

File No. 240637

Committee Item No. 3

Board Item No. \_\_\_\_\_

## COMMITTEE/BOARD OF SUPERVISORS

### AGENDA PACKET CONTENTS LIST

Committee: Land Use and Transportation

Date: Sept. 16, 2024

Board of Supervisors Meeting:

Date: \_\_\_\_\_

#### Cmte Board

- |                                     |                          |  |
|-------------------------------------|--------------------------|--|
| <input type="checkbox"/>            | <input type="checkbox"/> | Motion                                       |
| <input type="checkbox"/>            | <input type="checkbox"/> | Resolution                                   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Ordinance                                    |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Legislative Digest                           |
| <input type="checkbox"/>            | <input type="checkbox"/> | Budget and Legislative Analyst Report        |
| <input type="checkbox"/>            | <input type="checkbox"/> | Youth Commission Report                      |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Introduction Form                            |
| <input type="checkbox"/>            | <input type="checkbox"/> | Department/Agency Cover Letter and/or Report |
| <input type="checkbox"/>            | <input type="checkbox"/> | MOU  |
| <input type="checkbox"/>            | <input type="checkbox"/> | Grant Information Form                       |
| <input type="checkbox"/>            | <input type="checkbox"/> | Grant Budget                                 |
| <input type="checkbox"/>            | <input type="checkbox"/> | Subcontract Budget                           |
| <input type="checkbox"/>            | <input type="checkbox"/> | Contract / DRAFT Mills Act Agreement         |
| <input type="checkbox"/>            | <input type="checkbox"/> | Form 126 – Ethics Commission                 |
| <input type="checkbox"/>            | <input type="checkbox"/> | Award Letter                                 |
| <input type="checkbox"/>            | <input type="checkbox"/> | Application                                  |
| <input type="checkbox"/>            | <input type="checkbox"/> | Public Correspondence                        |

#### OTHER

- |                                     |                          |  |
|-------------------------------------|--------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <u>Planning Commission Transmittal – August 20, 2024</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <u>CEQA Determination – July 1, 2024</u>                 |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <u>Hearing Notice – September 6, 2024</u>                |
| <input type="checkbox"/>            | <input type="checkbox"/> | _____  |
| <input type="checkbox"/>            | <input type="checkbox"/> | _____  |
| <input type="checkbox"/>            | <input type="checkbox"/> | _____  |
| <input type="checkbox"/>            | <input type="checkbox"/> | _____  |
| <input type="checkbox"/>            | <input type="checkbox"/> | _____  |
| <input type="checkbox"/>            | <input type="checkbox"/> | _____  |

Prepared by: John Carroll

Date: Sept. 12, 2024

Prepared by: \_\_\_\_\_

Date: \_\_\_\_\_

Prepared by: \_\_\_\_\_

Date: \_\_\_\_\_

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

2

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

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

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

20 Section 1. Environmental and Land Use Findings.

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

1 (b) On August 1, 2024, the Planning Commission, in Resolution No. 210600, adopted  
2 findings that the actions contemplated in this ordinance are consistent, on balance, with the  
3 City’s General Plan and eight priority policies of Planning Code Section 101.1. The Board  
4 adopts these findings as its own. A copy of said Resolution is on file with the Clerk of the  
5 Board of Supervisors in File No. 240637, and is incorporated herein by reference.

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

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

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

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

23 ~~(b) Purpose. To protect and enhance existing neighborhood character, encourage new infill~~  
24 ~~housing at compatible densities and scale, and provide for thorough assessment of proposed large-~~  
25 ~~scale residences that could adversely impact the area and affordable housing opportunities, the~~

1 following controls in subsections (c)-(f) are imposed in the Corona Heights Large Residence Special  
2 Use District.

3 (c) ~~Controls. All applicable provisions of the Planning Code shall continue to apply in the~~  
4 ~~Corona Heights Large Residence Special Use District, except as otherwise provided in this Section~~  
5 ~~249.77.~~

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

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

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

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

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

23 (e) ~~In acting on any application for Conditional Use authorization within the Corona Heights~~  
24 ~~Large Residence Special Use District, the Commission shall consider the Conditional Use~~  
25

1 ~~authorization requirements set forth in subsection 303(c) and, in addition, shall consider whether facts~~  
2 ~~are presented to establish, based on the record before the Commission, one or more of the following:~~

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

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

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

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

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

15  
16 **SEC. 249.92. CENTRAL NEIGHBORHOODS LARGE RESIDENCE SPECIAL USE**  
17 **DISTRICT.**

18 (a) **General.** A special use district entitled the “Central Neighborhoods Large  
19 Residence Special Use District,” consisting of the area within a perimeter established by  
20 Waller Street, Steiner Street, Hermann Street, Buchanan Street, Haight Street, Octavia Street, 13th  
21 Street, Valencia Street, Duboce Avenue, Guerrero Street, 20th Street, Valencia Street, Tiffany Avenue,  
22 29th Street, San Jose Avenue, Randall Street, Mission Street, Alemany Boulevard, Tingley Street,  
23 crossing in a straight line over San Jose Avenue, I-280 Northbound, and I-280 Southbound to Monterey  
24 Boulevard, proceeding northeasterly along Monterey Boulevard to Joost Avenue, Joost Avenue, Congo  
25 Street, Bosworth Street, O’Shaughnessy Boulevard, Portola Drive, Twin Peaks Boulevard, following

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

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

25 (c) **Applicability.**

1 (1) Except as provided in this subsection (c), the provisions of this Section  
2 249.92 apply to all lots ~~in Residential, House (RH) zoning districts~~ located within the Central  
3 Neighborhoods Large Residence Special Use District, in those instances where a complete  
4 Development Application was submitted on or after January 1, 2022.

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

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

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

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

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

1 (f) **Conditional Use Findings.** In addition to the criteria outlined in Planning Code  
2 Section 303(c)(1), in acting upon an application for Conditional Use authorization within the  
3 Central Neighborhoods Large Residence Special Use District the Planning Commission shall  
4 also consider whether facts are presented to establish, based on the record before the  
5 Commission, that the following criteria are met:

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

8 (2) the proposed project does not remove Rental Units subject to the Residential  
9 Rent Stabilization and Arbitration Ordinance;

10 (3) the proposed project increases the number of Dwelling Units on the lot;

11 (4) no Dwelling Unit is less than one-third the gross floor area of the largest  
12 Dwelling Unit in a Residential Building;

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

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

22 \* \* \* \*

23 (h) The Conditional Use requirement established by subsections (e)-(f) of this Section  
24 249.92 shall sunset on December 31, 2024. After that date, ~~for all lots zoned RH within the~~  
25 ~~Central Neighborhoods Large Residence Special Use District,~~ no residential development or



1 expansion of an existing Residential Building shall be permitted *within the Central*  
 2 *Neighborhoods Large Residence Special Use District* that would result in any Dwelling Unit  
 3 exceeding 3,000 square feet of Gross Floor Area, except where the total increase of gross  
 4 floor area of any existing Dwelling Unit is less than 15%.

5  
 6 Section 3. Pursuant to Sections 106 and 302(c) of the Planning Code, Sectional Map  
 7 Sheet Nos. ZN06, ZN07, ZN11, and ZN12 of the Zoning Map of the City and County of San  
 8 Francisco are hereby amended, as follows:

<p>9          10 <b>Corona Heights Large Residence Special Use District Herein Deleted</b></p>
<p>11          12 Perimeter established by Market Street, Clayton Street, Ashbury Street, Clifford Terrace,          13 Roosevelt Way, Museum Way, the eastern property line of parcel 2620/063, the eastern          14 property line of parcel 2619/001A, and Douglass Street; and in addition, all additional          15 parcels fronting States Street, which includes RH-1, RH-2, and RH-3 Use Districts.</p>

<p>16          17 <b>Central Neighborhoods Large Residence</b>          18 <b>Special Use District Boundaries Herein</b>          19 <b>Superseded</b></p>	<p>17          18 <b>Central Neighborhoods Large Residence</b>          19 <b>Special Use District Boundaries Herein</b>          20 <b>Established</b></p>
<p>20          21 Perimeter established by Waller Street,          22 Steiner Street, Duboce Avenue, Sanchez          23 Street, 16th Street, Guerrero Street, 20th          24 Street, Valencia Street, Tiffany Avenue, 29th          25 Street, San Jose Avenue, Mission Street,          Alemany Boulevard, Tingley Street,</p>	<p>20          21 Perimeter established by Waller Street,          22 Steiner Street, Hermann Street, Buchanan          23 Street, Haight Street, Octavia Street, 13th          24 Street, Valencia Street, Duboce Avenue,          25 Guerrero Street, 20th Street, Valencia          Street, Tiffany Avenue, 29th Street, San</p>

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

<p>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>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 &amp; County of San Francisco Assessor's Block Map 2634A, north to the most southernly boundary of the Lands of City &amp; County of San Francisco, also known as Block 2634A Lot 003 as shown on the City &amp; 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</p>
--	---

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

	<p>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.</p>
--	---

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.

///  
///  
///  
///  
///  
///  
///  
///

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

7

8 APPROVED AS TO FORM:  
9 DAVID CHIU, City Attorney

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

12 n:\legana\as2024\2400313\01760013.docx

13

14

15

16

17

18

19

20

21

22

23

24

25

## **LEGISLATIVE DIGEST**

[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.

n:\legana\as2024\2400313\01760045.docx



August 6, 2024

Ms. Angela Calvillo, Clerk  
Honorable Supervisor Mandelman  
Board of Supervisors  
City and County of San Francisco  
City Hall, Room 244  
1 Dr. Carlton B. Goodlett Place  
San Francisco, CA 94102

Re: **Transmittal of Planning Department Case Number 2024-005624PCA/MAP:**  
Central Neighborhoods Large Residence SUD, Corona Heights Large Residence SUD  
Board File No. 240637

**Planning Commission Recommendation: Approval with Modification**

Dear Ms. Calvillo and Supervisor Mandelman,

On August 1, 2024, the Planning Commission conducted a duly noticed public hearing at a regularly scheduled meeting to consider the proposed Ordinance, introduced by Supervisor Mandelman that would amend the Planning Code to expand the boundaries of the Central Neighborhoods Large Residence Special Use District (SUD). At the hearing the Planning Commission adopted a recommendation for approval with modifications.

The Commission's proposed modifications were as follows:

1. Do not include accessory garage space in the calculation of Gross Floor Area (GFA).
2. Specify that for the purposes of calculating a unit's Gross Square Footage (GSF) in multi-unit buildings, shared spaces shall not be included.

The proposed amendments are not defined as a project under CEQA Guidelines Section 15060(c) and 15378 because they do not result in a physical change in the environment.

Supervisor, please advise the City Attorney at your earliest convenience if you wish to incorporate the changes recommended by the Commission.

Please find attached documents relating to the actions of the Commission. If you have any questions or require further information please do not hesitate to contact me.

Sincerely,



Aaron D. Starr  
*Manager of Legislative Affairs*

cc: Andrea Ruiz-Esquide, Deputy City Attorney  
Calvin Ho, Aide to Supervisor Mandelman  
John Carroll, Office of the Clerk of the Board

**ATTACHMENTS :**

Planning Commission Resolution  
Planning Department Executive Summary





# PLANNING COMMISSION RESOLUTION NO. 21600

**HEARING DATE: AUGUST 1, 2024**

*Project Name:* Central Neighborhoods Large Residence SUD, Corona Heights Large Residence SUD  
*Case Number:* 2024-005624PCA [Board File No. 240637]  
*Initiated by:* Supervisor Mandelman / Introduced August 1, 2024  
*Staff Contact:* Audrey Merlone, Legislative Affairs  
Audrey.Merlone@sfgov.org, 628-652-7534  
*Reviewed by:* Aaron D Starr, Manager of Legislative Affairs  
aaron.starr@sfgov.org, 628-652-7533

**RESOLUTION ADOPTING A RECOMMENDATION FOR APPROVAL OF A PROPOSED ORDINANCE THAT WOULD AMEND THE PLANNING CODE AND ZONING MAP 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.**

WHEREAS, on June 4, 2024, Supervisor Mandelman introduced a proposed Ordinance under Board of Supervisors (hereinafter “Board”) File Number 240637, which would amend 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;

WHEREAS, the Planning Commission (hereinafter “Commission”) conducted a duly noticed public hearing at a regularly scheduled meeting to consider the proposed Ordinance on August 1, 2024; and,

WHEREAS, the proposed Ordinance has been determined to be categorically exempt from environmental review under the California Environmental Quality Act Section 15378 and 15060(c); and

WHEREAS, the Planning Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of Department staff and other interested parties; and

WHEREAS, all pertinent documents may be found in the files of the Department, as the Custodian of Records, at 49 South Van Ness Avenue, Suite 1400, San Francisco; and

WHEREAS, the Planning Commission has reviewed the proposed Ordinance; and

WHEREAS, the Planning Commission finds from the facts presented that the public necessity, convenience, and general welfare require the proposed amendment; and

MOVED, that the Planning Commission hereby adopts a **recommendation for approval with modifications** of the proposed ordinance. The Commission's proposed recommendation(s) is/are as follows:

1. Do not include accessory garage space in the calculation of Gross Floor Area (GFA).
2. Specify that for the purposes of calculating a unit's Gross Square Footage (GSF) in multi-unit buildings, shared spaces shall not be included.

## Findings

Having reviewed the materials identified in the preamble above, and having heard all testimony and arguments, this Commission finds, concludes, and determines as follows:

The Department generally supports the purpose of the Central Neighborhoods Large Residence SUD in that it seeks to "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 Department agrees that projects seeking to expand their already large units without increasing their residential density should be discouraged. We also agree that generally, the size of a proposed unit is a sensible indicator of cost. It is also imperative however, that the impacts of this SUD do not simply curtail the size of units, but also encourage the addition of moderately sized units in otherwise low-density, high resource neighborhoods. With the proposed recommended modifications, the Department believes that the Ordinance will achieve these goals.

## General Plan Compliance

The proposed Ordinance and the Commission's recommended modifications are consistent with the following Objectives and Policies of the General Plan:

Objective 1 and Policy 1.3 of Urban Design Element

*With staff modifications:* Housing Element Policies 31 & 32, Objectives 3.B & 4.C

## URBAN DESIGN ELEMENT

### OBJECTIVE 1

EMPHASIS OF THE CHARACTERISTIC PATTERN WHICH GIVES TO THE CITY AND ITS NEIGHBORHOODS AN IMAGE, A SENSE OF PURPOSE, AND A MEANS OF ORIENTATION.

#### Policy 1.3

Recognize that buildings, when seen together, produce a total effect that characterizes the city and its districts.

*The proposed Ordinance helps to maintain a balance between a neighborhood's physical identity while also not impeding the development of future housing.*

## HOUSING ELEMENT

### OBJECTIVE 3.B

CREATE A SENSE OF BELONGING FOR ALL COMMUNITIES OF COLOR WITHIN WELL-RESOURCED NEIGHBORHOODS THROUGH EXPANDED HOUSING CHOICE.

### OBJECTIVE 4.C

DIVERSIFY HOUSING TYPES FOR ALL CULTURES, FAMILY STRUCTURES, AND ABILITIES.

#### Policy 31

Facilitate small and mid-rise multi-family buildings that private development can deliver to serve middle-income households without deed restriction, including through adding units in lower density areas or by adding Accessory Dwelling Units (ADUs).

#### Policy 32

Promote and facilitate aging in place for seniors and multi-generational living that supports extended families and communal households.

*The proposed Ordinance, with all staff modifications, will ensure that not only is home size limited within the SUD, but that density is encouraged by allowing larger units if the project also adds a unit of at least 800sqft. In these districts that are comprised mostly of RH, low density residences, this density is most likely to be added through the addition of ADUs. These ADUs are units that support multi-generational living and provide greater housing choices within our well-resourced neighborhoods.*

## Planning Code Section 101 Findings

The proposed amendments to the Planning Code are consistent with the eight Priority Policies set forth in Section 101.1(b) of the Planning Code in that:

In this section review each 101 finding response to ensure that the italicized text below relates to the proposed Ordinance. Also, do not use the word “impact.” “Impact” is a term reserved for CEQA, and using it in this context could affect its environmental determination. Instead use “effect,” such as “This Ordinance will not have a negative effect....”, or “adverse effect.”

1. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses enhanced;

*The proposed Ordinance would not have a negative effect on neighborhood serving retail uses and will not have a negative effect on opportunities for resident employment in and ownership of neighborhood-serving retail.*

2. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods;

*The proposed Ordinance would not have a negative effect on housing or neighborhood character.*

3. That the City’s supply of affordable housing be preserved and enhanced;

*The proposed Ordinance would not have an adverse effect on the City’s supply of affordable housing.*

4. That commuter traffic not impede MUNI transit service or overburden our streets or neighborhood parking;

*The proposed Ordinance would not result in commuter traffic impeding MUNI transit service or overburdening the streets or neighborhood parking.*

5. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced;

*The proposed Ordinance would not cause displacement of the industrial or service sectors due to office development, and future opportunities for resident employment or ownership in these sectors would not be impaired.*

6. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake;

*The proposed Ordinance would not have an adverse effect on City’s preparedness against injury and loss of life in an earthquake.*

7. That the landmarks and historic buildings be preserved;

*The proposed Ordinance would not have an adverse effect on the City’s Landmarks and historic*

*buildings.*

8. That our parks and open space and their access to sunlight and vistas be protected from development;

*The proposed Ordinance would not have an adverse effect on the City's parks and open space and their access to sunlight and vistas.*

### **Planning Code Section 302 Findings.**

The Planning Commission finds from the facts presented that the public necessity, convenience and general welfare require the proposed amendments to the Planning Code as set forth in Section 302.

NOW THEREFORE BE IT RESOLVED that the Commission hereby ADOPTS A RECOMMENDATION FOR APPROVAL WITH MODIFICATIONS the proposed Ordinance as described in this Resolution.

I hereby certify that the foregoing Resolution was adopted by the Commission at its meeting on August 1, 2024.



**Jonas P Ionin**

Digitally signed by Jonas P Ionin  
Date: 2024.08.02 14:56:51 -07'00'

Jonas P. Ionin  
*Commission Secretary*

AYES: Williams, Braun, Imperial, Moore

NOES: McGarry, So, Diamond

ABSENT: None

ADOPTED: August 1, 2024



# EXECUTIVE SUMMARY

## PLANNING CODE TEXT & ZONING MAP AMENDMENT

**HEARING DATE: August 1, 2024**

**90-Day Deadline:** September 11, 2024

*Project Name:* Central Neighborhoods Large Residence SUD, Corona Heights Large Residence SUD

*Case Number:* 2024-005624PCA/MAP [Board File No. 240637]

*Initiated by:* Supervisor Mandelman / Introduced June 4, 2024

*Staff Contact:* Audrey Merlone, Legislative Affairs  
Audrey.Merlone@sfgov.org, 628-652-7534

*Reviewed by:* Aaron Starr, Manager of Legislative Affairs  
aaron.starr@sfgov.org, 628-652-7533

*Environmental*

*Review:* Not a Project Under CEQA

**RECOMMENDATION: Approval with Modifications**

### Planning Code Amendment

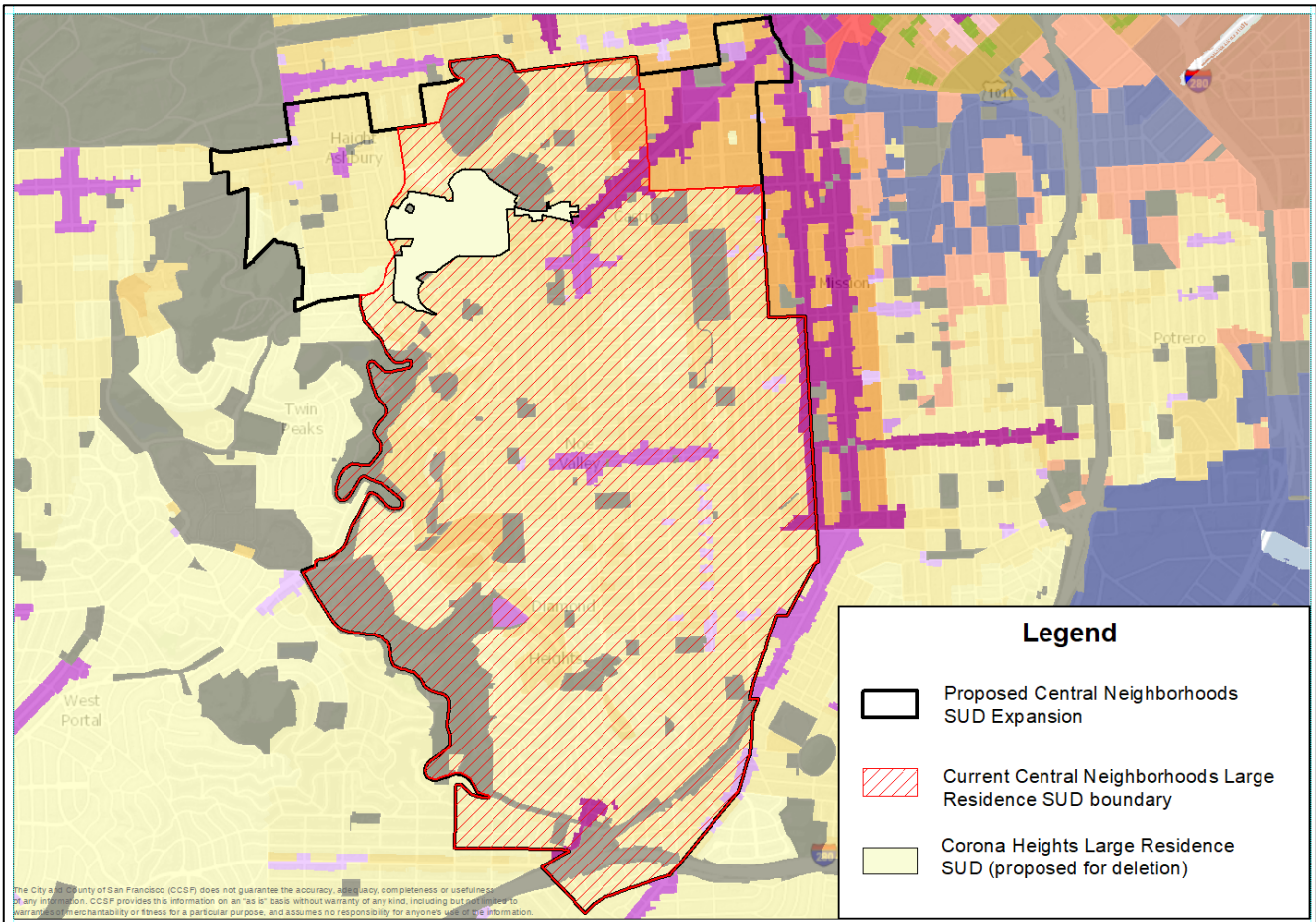
The proposed Ordinance would amend the Planning Code and Zoning Map to expand the boundaries of the Central Neighborhoods Large Residence Special Use District (SUD), and to apply its controls to all lots within the SUD, with some exceptions; to delete the Corona Heights Large Residence SUD, and as a result to merge it into the Central Neighborhoods Large Residence SUD.



**The Way It Is Now & The Way It Would Be:**

	<b>The Way It Is</b>	<b>The Way It Would Be</b>
<b>Where the Central Neighborhoods Large Residence SUD Applies</b>	RH-zoned parcels within the previous (pre 2022) D8 Supervisorial District Boundary EXCEPT for parcels within the Corona Heights Large Residence SUD	ALL parcels within the previous D8 Supervisorial District Boundary AND within the new D8 Boundary, INCLUDING all parcels within the Corona Heights Large Residence SUD
<b>Where the Corona Heights Large Residence SUD Applies</b>	RH-zoned parcels within a geographic area that is surrounded by the Central Neighborhoods Large Residence SUD and generally follows the neighborhood boundaries of Corona Heights.	The Corona Heights Large Residence SUD would be removed from the Planning Code (cease to exist).

**Map of Proposed Changes to Central Neighborhoods Large Residence SUD Boundaries:**



For additional maps please see Exhibit B.

## Background

The original ordinance that established the Central Neighborhoods Large Residence SUD became active in April of 2022.<sup>1</sup> When the proposed ordinance was before the Planning Commission in late 2021, the large-home controls would have applied in all RH districts citywide, not just those in District 8. The Commission voted to disapprove the ordinance, while also taking the unusual step of sending specific comments to the Board of Supervisors. The adopted comments included:

1. Staff should work with affected areas and complete community outreach based on areas of concern.
2. Encourage density.
3. Explore a form-based approach for the size limitation.
4. Look at tenant protections.
5. Ensure unfinished area can be converted to finished area without triggering the legislation provisions.
6. The legislation's effective date should be the date of the law, and grandfathering should not go back to a prior date.

Taking these comments into account, Supervisor Mandelman made amendments by reducing the area to only RH zoned parcels within an SUD that followed District 8's 2021 supervisorial district lines. Projects within the SUD require a Conditional Use authorization (CUA) if the property is zoned RH, and the proposal would result in a Dwelling Unit with more than 1.2:1 FAR or a GFA of more than 3,000sqft. The SUD provides an exception to the CU requirement if the proposed expansion is less than a 15% increase of any existing unit over the last 10 years. The CUA requirement also includes specific findings.

Due to Senate Bill 423, the CUA required under the SUD will sunset on December 31, 2024. After that date, no expansion or new construction of a Dwelling Unit exceeding 3,000sqft (GFA) will be allowed, except for expansions of less than 15% over the last 10 years.

Since this ordinance was enacted, the state passed Senate Bill 423, Sponsored by Senator Wiener, which became effective on January 1, 2024. The bill does several things, but relevant for this discussion is that it requires cities that are not on track to meet their housing targets (Regional Housing Needs Assessment, or RHNA targets) to ministerially approve housing projects that comply with local codes. A last-minute amendment to the bill made San Francisco subject to annual reviews of its progress on housing—making it the only jurisdiction in the state receiving elevated scrutiny. Essentially this means if San Francisco fails to meet its annual RHNA targets in any one income category, projects that satisfy that income category must be approved ministerially.

Once HCD determines that the city did not meet its annual RHNA housing target, the CUA requirements in both SUDs would be unenforceable due to a lack of objective criteria. To maintain the SUDs' intent, the

---

<sup>1</sup> <https://sfgov.legistar.com/View.ashx?M=F&ID=10664739&GUID=F6F424D6-CBF9-4D50-918D-38BE6167356C>



mayor included a provision in her Housing Production Ordinance<sup>2</sup> to amend the subjective CUA process into an objective code standard. The CUA requirement under the SUD sunsets on December 31, 2024. After this date, no expansion or new construction of a Dwelling Unit exceeding 3,000 sq ft (GFA) will be allowed, except for expansions of less than 15% over the past 10 years. While this change preserves the intent of the two SUDs and makes housing approval faster and more predictable, it also removes some of the flexibility found in the current SUDs.

On June 28, 2024, San Francisco received notice from HCD stating that the city did not meet its annual RHNA goals; therefore, all multi-unit housing projects are now subject ministerial approval. Ministerial projects can only be reviewed against objective code criteria, such as height, rear yard, and density limits.

## Issues and Considerations

### Summary of the Corona Heights and Central Neighborhoods SUDs

Both the Corona Heights and the Central Neighborhoods SUDs seek to limit the size of dwelling units. In fact, both SUDs have the exact same purpose statement, which is: “to protect and enhance existing neighborhood character, encourage new infill housing at compatible densities and scale, and provide for thorough assessment of proposed large-scale residences that could adversely impact the area and affordable housing opportunities.” There were, however, some differences in how they went about achieving this goal. The Corona Heights Large Residence SUD required CU authorization if the building, not unit, went beyond the limits described above. It did not set a maximum cap on the unit or building size. The Central Neighborhood’s Large Residence SUD established a threshold of 3,000 sq. ft. or 1.25 FAR per unit above which CU authorization was required. It also included a cap of 4,000 sq. ft. on unit size and regulated the unit size not the building size. Although the mechanisms were different between the two SUDs, the overall goals were the same.

### Effect of the Central Neighborhoods Large Residence SUD to Date

In the two-and-a-half years since it was first enacted the Planning Commission has reviewed 15 projects seeking a Conditional Use authorization (CUA) under the Central Neighborhoods Large Residence SUD. Of those 15 projects:

- All were in either a RH-1 or RH-2 zoning district.
- All but one were existing single-family homes.
- 3 out of 15 projects proposed increasing the density on the lot by adding one Dwelling Unit.
- The Commission required 2 of the 15 applications to revise their project to increase the density on the lot through the addition of an Accessory Dwelling Unit (*Note: This directive of the Commission to increase density on the lot became more common as this SUD aged, suggesting an evolution in how the*

---

<sup>2</sup> Board File No. 231142

*Commission views these types of projects).*

- 13 of the 15 CUA's were approved as proposed.

Over the past two and a half years, staff responsible for implementing the SUD noted significant successes in curbing the size of large single-family home expansions. Despite 15 projects proceeding with applications for a CUA to exceed size limits, many others opted to stay below the threshold and incorporate an ADU instead. Staff remains skeptical about whether these ADUs, (whether built to circumvent the CUA or through its approval), will initially be rented as separate units; however, they acknowledge that these units could, in the future, accommodate multi-generational living or becoming rental units for subsequent owners, if not the current ones.

The Department generally supports the Central Neighborhoods Large Residence SUD's primary objective of promoting new infill housing at compatible densities; however, based on our review of projects subject to the SUD over the past 2.5 years, it appears that the 3,000 sqft hard cap may not effectively encourage increased density. There is nothing in the existing controls or in the proposed ordinance that incentivizes additional units or ADUs, as there was with the CU process and Planning Commission review. To remedy this, more flexibility could be added to the program in exchange for an additional unit, so long as the new controls are objective and can be granted ministerially.

Further, to effectively meet the SUD's goal of promoting density and the city's goal to increase housing stock, governmental constraints on housing production must be minimized. For instance, the one-year ownership requirement on single family homes in the city's Exception from Density Ordinance (also known as the Fourplex Ordinance) currently acts as a constraint on housing production. This and similar constraints, such as building configurations required in the Family Housing Opportunity SUD, should be reconsidered to better align with the city's housing objectives.

To effectively meet the SUD's goal of promoting density and the city's goal to increase housing stock, governmental constraints on housing production must be minimized.

Staff have also observed that the current method of calculating GFA for the Central Neighborhoods Large Residence SUD can be confusing to implement and creates a loophole to the square footage limit. Under the SUD, GFA encompasses spaces designated for accessory parking, all expansions within the last decade, and any expansions constructed without proper permits. In cases involving multiple units, staff have observed applicants assigning garage space to smaller units, even when these spaces may be utilized by both units or entirely by the larger one. This tactic aims to maximize the GFA available to the larger unit without exceeding the established threshold. Even when garage space allocation is equitable between units, staff encounters challenges in apportioning shared areas. Additionally, determining which segments of the garage qualify for the GFA calculation is problematic, especially where parts are used for storage or other auxiliary purposes.

## Proposed SUD Boundaries

The proposed Ordinance would expand the boundaries of the Central Neighborhoods Large Residence SUD to encompass the Corona Heights Large Residence SUD and new areas from the 2022 redistricting process that now fall within District 8 (Note: The boundaries would not shrink in areas where redrawn district lines move certain parcels out of District 8). The Department maintains its stance against using supervisorial district boundaries for land use delineation due to their basis in population equality and compliance with the Federal Voting Rights Act and the 14th Amendment's Equal Protection Clause. These boundaries are not designed with land use considerations in mind, but rather to prevent the dilution of voting power among diverse ethnic, political, social, and economic groups. As the city's various neighborhoods continue to evolve, redrawing supervisorial district boundaries every ten years is required to ensure they remain equal in this regard. The Department is concerned that district boundaries are being used once again to define the SUD. A more nuanced analysis of which neighborhoods *need* these controls would be preferred; however, this cannot be done in the limited time staff has to respond to the proposed ordinance.

## General Plan Compliance

Objective 1 of the Urban Design Element instructs the city to guide development in such a manner where we place "*Emphasis of the characteristic pattern which gives to the city and its neighborhoods an image, a sense of purpose, and a means of orientation.*" Policy 1.3 of this objective is to "*Recognize that buildings, when seen together, produce a total effect that characterizes the city and its districts.*" The proposed Ordinance helps to maintain a balance between a neighborhood's physical identity while also not impeding the development of future housing.

This proposed Ordinance, with all staff modifications, is additionally in conformance with Housing Element Policy 31, to "*Facilitate small and mid-rise multi-family buildings that private development can deliver to serve middle-income households without deed restriction, including through adding units in lower density areas or by adding Accessory Dwelling Units (ADUs).*" The Department's recommended modifications will ensure that not only is home size limited within the SUD, but that density is encouraged by allowing larger units if the project also adds a unit of at least 800sqft. In these districts that are comprised mostly of RH, low density residences, this density is most likely to be added through the addition of ADU's.

## Racial and Social Equity Analysis

The primary objective of the Central Neighborhoods Large Residence SUD is to curtail unit size within its boundaries, with a key focus on preserving affordable housing options. The rationale behind these controls is to mitigate market and Planning Code influences that favor larger residences, thereby safeguarding smaller, more affordable units. While the intention to preserve affordable housing is commendable, merely limiting unit size in well-resourced neighborhoods like Central Neighborhoods SUD and Corona Heights SUD may fall short of promoting racial and social equity. Without a concurrent effort to augment the supply of affordable units in these areas, access to housing for historically marginalized groups remains uncertain. Specifically, the Central Neighborhoods Large Residence SUD and the Corona Heights Large Residence SUD are situated in affluent areas characterized by higher-income populations. Restricting unit size without concurrently encouraging density risks perpetuating the existing status quo rather than advancing equity. To truly address housing disparities, it is crucial to consider measures that not only limit unit size but also foster

increased housing density in these neighborhoods.

Merely limiting unit size in well-resourced neighborhoods like Central Neighborhoods SUD and Corona Heights SUD may fall short of promoting racial and social equity.

Furthermore, the proposed ordinance may inadvertently affect BIPOC families with a tradition of multigenerational living. A 3,000 sq. ft. home in San Francisco is notably large, especially when compared to the average home size of approximately 1,600 sq. ft. While the addition of an Accessory Dwelling Unit could make a 3,000 sq. ft. home suitable for multi-generational living, potential impacts should not be overlooked. Ongoing evaluation by the city is essential to understand the full consequences of restricting home sizes on the ability of these families to secure housing across all San Francisco neighborhoods. City initiatives are underway to address issues related to density and unit size. The Constraints Reduction Ordinance, spearheaded by Mayor Breed, seeks to enhance housing production by streamlining regulations and enabling more projects as of right. Supervisor Mandelman's four-plex ordinance and Supervisor Melgar's Family Housing Opportunity SUD both promote greater density in lower-density neighborhoods, including those

covered by the Central Neighborhoods SUD and Corona Heights SUD. Therefore, any shortcomings in the proposed Ordinance's ability to advance racial and social equity can potentially be mitigated by existing legislation. Ongoing assessments, particularly within the Housing Element's rezoning effort, are crucial to comprehensively address questions related to appropriate unit size and the impact on multi-generational families.

## Implementation

The Department has determined that this ordinance will not impact our current implementation procedures.

## Recommendation

The Department recommends that the Commission **adopt a recommendation for approval with modifications** of the proposed Ordinance and adopt the attached Draft Resolution to that effect. The Department's proposed recommendations are as follows:

1. Do not include accessory garage space in the calculation of Gross Floor Area (GFA).
2. Allow one Dwelling Unit up to 4,000sqft if the project also adds a Dwelling Unit of at least 800sqft.
3. Specify that for the purposes of calculating a unit's Gross Square Footage (GSF) in multi-unit buildings, shared spaces shall not be included.

## Basis for Recommendation

The Department generally supports the purpose of the Central Neighborhoods Large Residence SUD in that it seeks to "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 Department agrees that projects seeking to expand their already large units without increasing their residential density should be discouraged. We also agree that generally, the size of a proposed unit is a sensible indicator of cost. It is also imperative however, that the impacts of this SUD do not simply curtail the size of units, but also encourage the addition of moderately sized units in otherwise low-density, high resource neighborhoods. With the proposed recommended modifications, the Department believes that the Ordinance will achieve these goals.

**Recommendation 1: Do not include accessory garage space in the calculation of Gross Floor Area (GFA).**

The inclusion of garage space in the calculation of total GFA has allowed applicants to circumvent size limits by "assigning" garages to smaller units, artificially inflating their apparent size on paper. Staff are not able to ensure that these spaces are used for parking for that unit post-construction.

**Recommendation 2: Allow one Dwelling Unit up to 4,000sqft if the project also adds a Dwelling Unit of at least 800sqft.** Once the CUA sunsets at the end of this year, there will no longer be an incentive for project sponsors to add additional units to their project. The city needs to find ways to increase density, particularly in our High Resourced neighborhoods. While the primary purpose of this SUD is to prevent overly large homes, the city should also explore avenues to promote increased density in these areas. Although we cannot guarantee that the units will be rented and used independently, requiring a minimum size of 800sqft will ensure that units are substantial enough to be less likely to be left vacant. Implementing objective design criteria, such as standards for entrance locations, reducing options for connectivity to the main unit, and minimum livability requirements, can further prevent ADUs from being absorbed into the primary unit.

**Recommendation 2: Specify that for the purposes of calculating a unit’s Gross Square Footage (GSF) in multi-unit buildings, shared spaces shall not be included.** Staff have encountered challenges in calculating GSF for multi-unit buildings due to shared stairwells, atriums, and other communal spaces accessible to all building tenants. To address this issue, the SUD should explicitly specify that in multi-unit buildings, each unit's GSF should only include areas exclusively dedicated to that unit. Shared spaces between units should not be factored into the calculation.

## Required Commission Action

The proposed Ordinance is before the Commission so that it may adopt a recommendation of approval, disapproval, or approval with modifications.

## Environmental Review

The proposed amendments are not defined as a project under CEQA Guidelines Section 15060(c) and 15378 because they do not result in a physical change in the environment.

## Public Comment

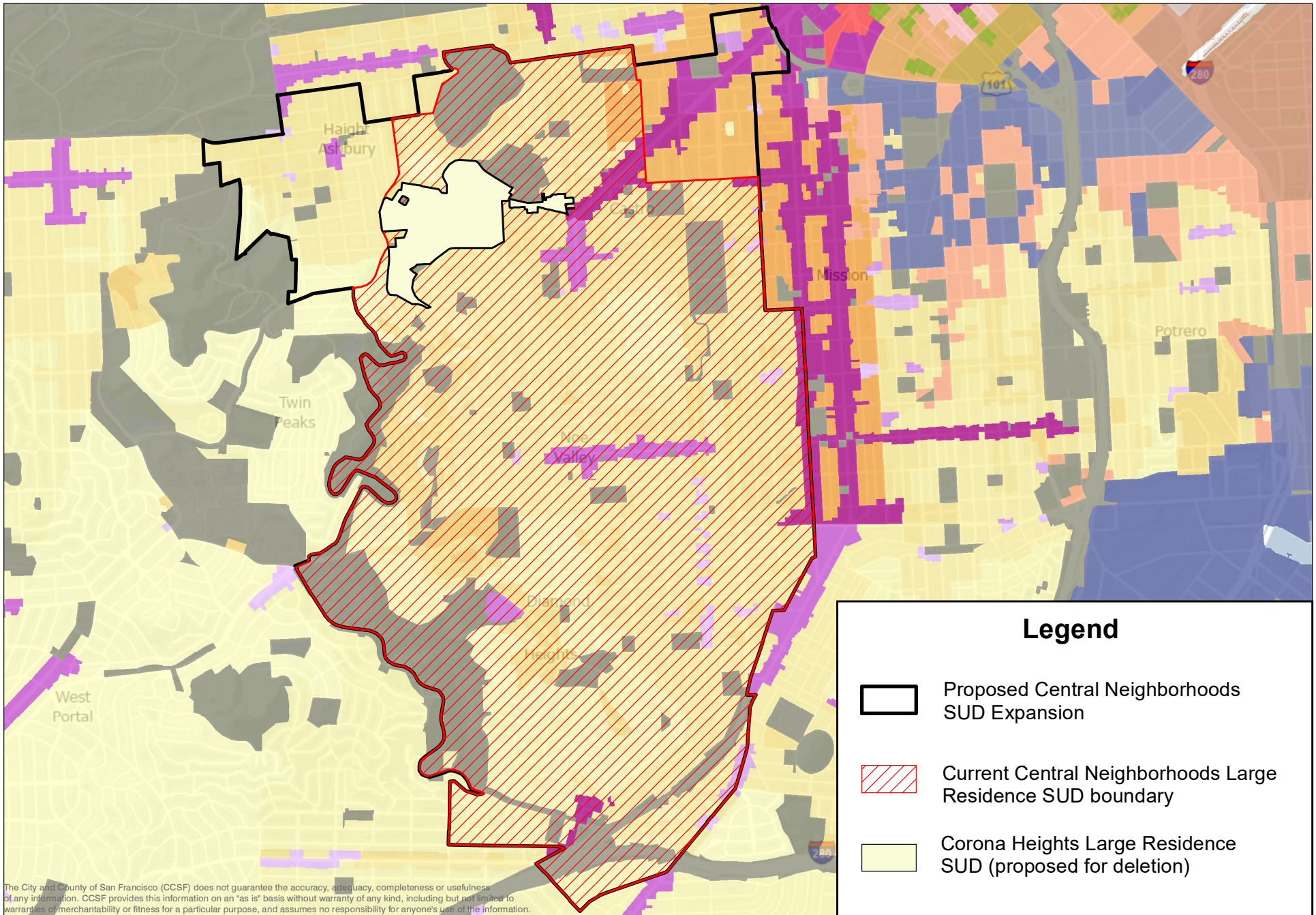
As of the date of this report, the Planning Department has not received any public comment regarding the proposed Ordinance.

### ATTACHMENTS:

Exhibit B: Additional maps illustrating the current and proposed SUD boundaries



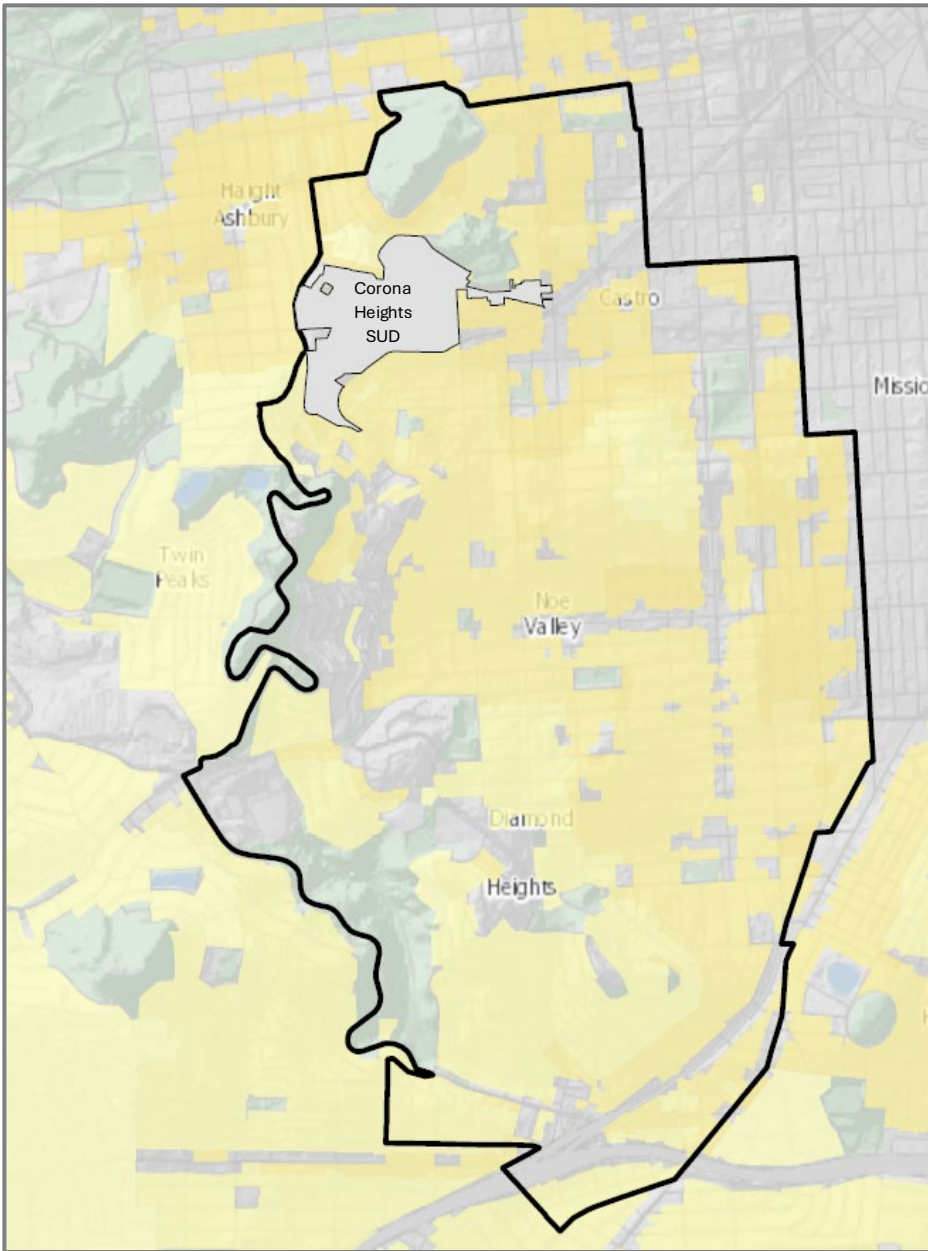
# Proposed Central Neighborhoods SUD Expansion



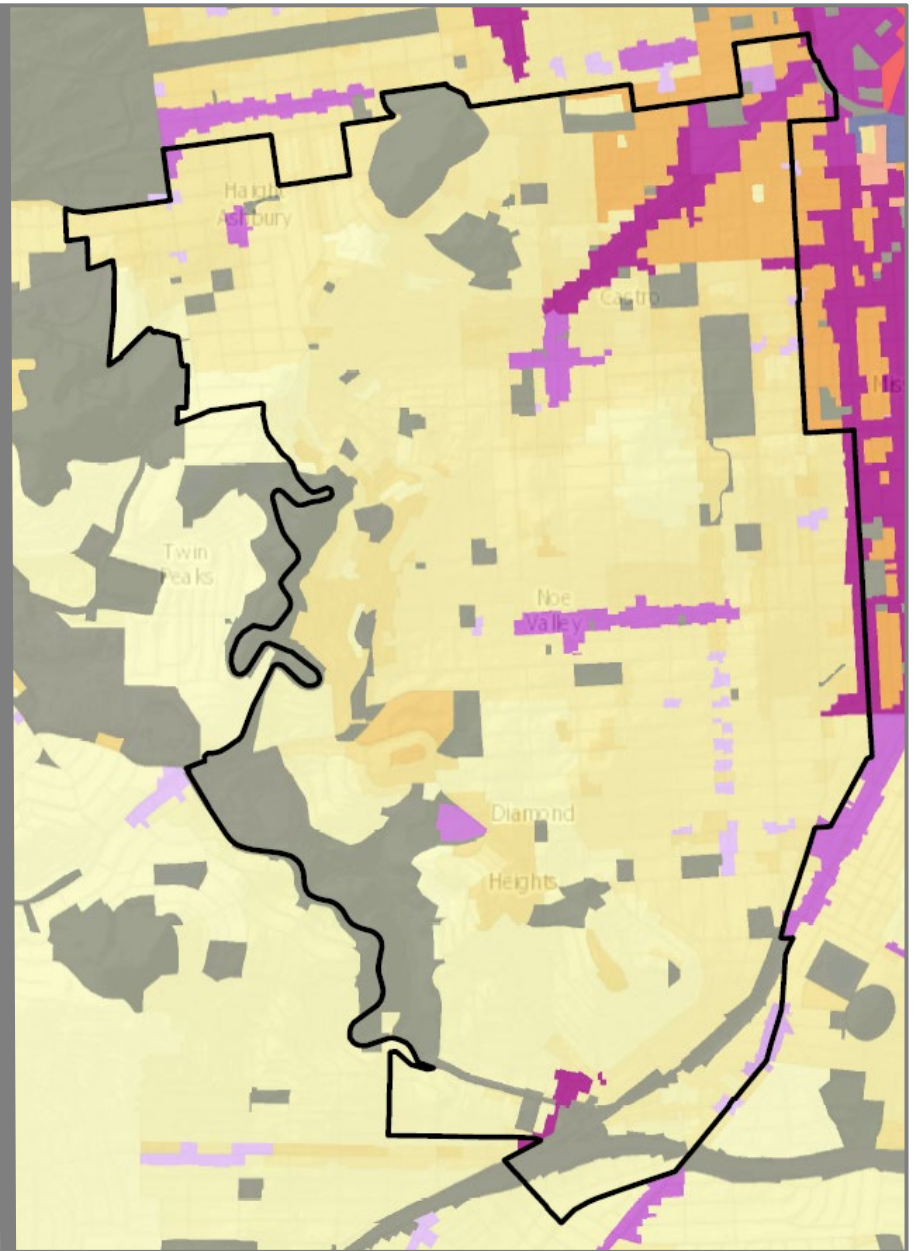
0 0.1 0.2 0.4 Mile

# Central Neighborhoods Large Residence SUD

Where the SUD Applies Now (RH Districts outside the Corona Heights SUD)

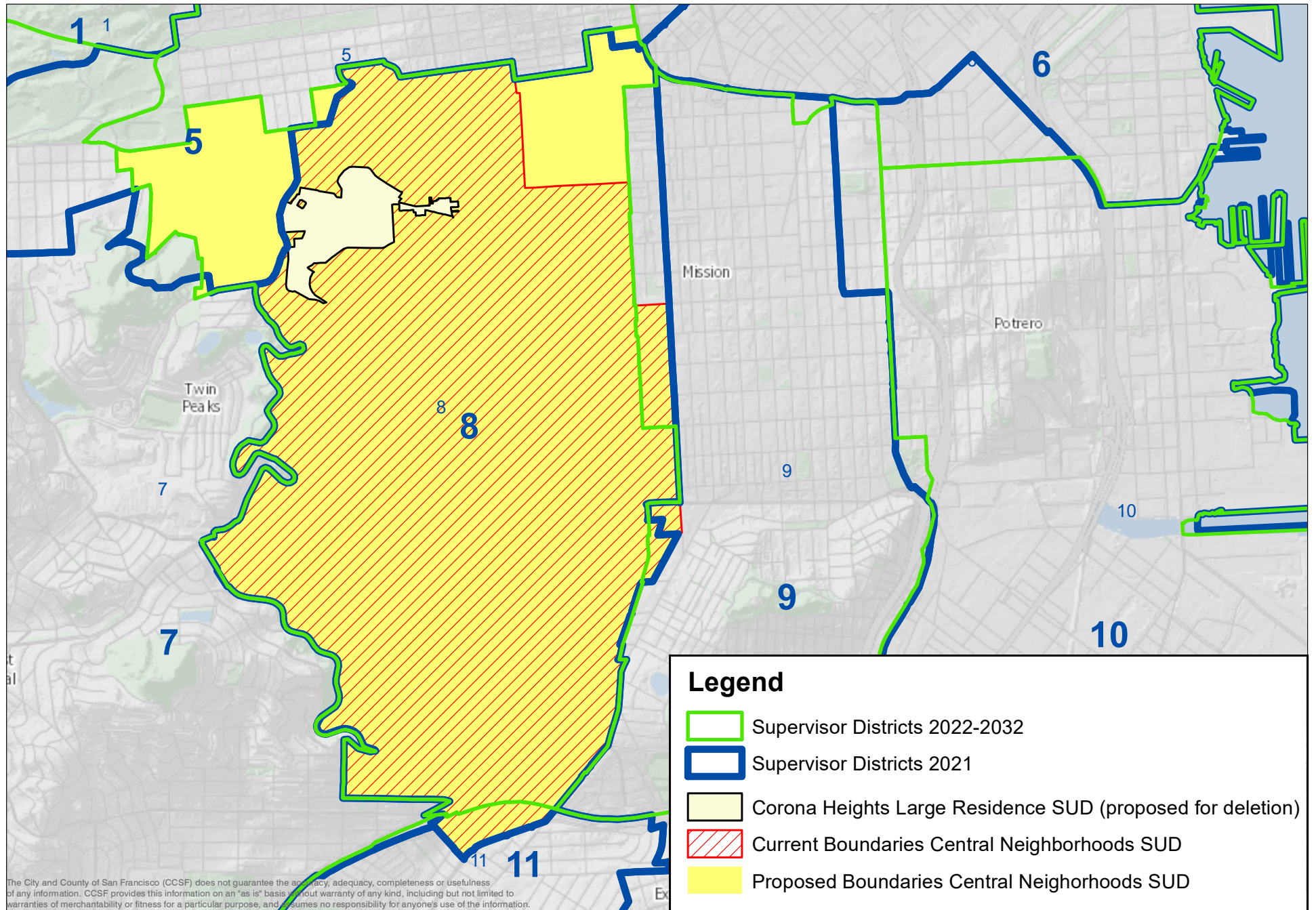


Where the SUD Would Apply (All zoning districts within the boundary)





# 2021 & Current Supervisorial Districts; Current & Proposed Central Neighborhoods SUD



The City and County of San Francisco (CCSF) does not guarantee the accuracy, adequacy, completeness or usefulness of any information. CCSF provides this information on an "as is" basis without warranty of any kind, including but not limited to warranties of merchantability or fitness for a particular purpose, and assumes no responsibility for anyone's use of the information.

BOARD of SUPERVISORS



City Hall  
1 Dr. Carlton B. Goodlett Place, Room 244  
San Francisco 94102-4689  
Tel. No. (415) 554-5184  
Fax No. (415) 554-5163  
TDD/TTY No. (415) 554-5227

---

---

## MEMORANDUM

---

---

Date: June 13, 2024  
To: Planning Department/Planning Commission  
From: John Carroll, Assistant Clerk, Land Use and Transportation Committee  
Subject: Board of Supervisors Legislation Referral - File No. 240637  
Planning Code, Zoning Map - Central Neighborhoods Large Residence SUD, Corona Heights Large Residence SUD

---

- California Environmental Quality Act (CEQA) Determination  
(*California Public Resources Code, Sections 21000 et seq.*)
  - Ordinance / Resolution
  - Ballot Measure

Not defined as a project under CEQA Guidelines Sections 15378 and 15060(c)(2) because it would not result in a direct or indirect physical change in the environment.  
7/1/2024 *Joy Navarrete*
- Amendment to the Planning Code, including the following Findings:  
(*Planning Code, Section 302(b): 90 days for Planning Commission review*)
  - General Plan
  - Planning Code, Section 101.1
  - Planning Code, Section 302
- Amendment to the Administrative Code, involving Land Use/Planning  
(*Board Rule 3.23: 30 days for possible Planning Department review*)
- General Plan Referral for Non-Planning Code Amendments  
(*Charter, Section 4.105, and Administrative Code, Section 2A.53*)  
(Required for legislation concerning the acquisition, vacation, sale, or change in use of City property; subdivision of land; construction, improvement, extension, widening, narrowing, removal, or relocation of public ways, transportation routes, ground, open space, buildings, or structures; plans for public housing and publicly-assisted private housing; redevelopment plans; development agreements; the annual capital expenditure plan and six-year capital improvement program; and any capital improvement project or long-term financing proposal such as general obligation or revenue bonds.)
- Historic Preservation Commission
  - Landmark (*Planning Code, Section 1004.3*)
  - Cultural Districts (*Charter, Section 4.135 & Board Rule 3.23*)
  - Mills Act Contract (*Government Code, Section 50280*)
  - Designation for Significant/Contributory Buildings (*Planning Code, Article 11*)

Please send the Planning Department/Commission recommendation/determination to John Carroll at [john.carroll@sfgov.org](mailto:john.carroll@sfgov.org).

BOARD of SUPERVISORS



City Hall  
1 Dr. Carlton B. Goodlett Place, Room 244  
San Francisco, CA 94102-4689  
Tel. No. (415) 554-5184  
Fax No. (415) 554-5163  
TDD/TTY No. (415) 554-5227

## NOTICE OF PUBLIC HEARING

### LAND USE AND TRANSPORTATION COMMITTEE

### BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO

NOTICE IS HEREBY GIVEN THAT the Board of Supervisors of the City and County of San Francisco's Land Use and Transportation Committee will hold a public hearing to consider the following proposal and said public hearing will be held as follows, at which time all interested parties may attend and be heard:

**Date:** Monday, September 16, 2024

**Time:** 1:30 p.m.

**Location:** Legislative Chamber, Room 250, located at City Hall  
1 Dr. Carlton B. Goodlett Place, San Francisco. CA 94102

**Subject:** **File No. 240637.** 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.

In accordance with Administrative Code, Section 67.7-1, persons who are unable to attend the hearing on this matter may submit written comments. These comments will be added to the official public record in this matter and shall be brought to the attention of the Board of Supervisors. Written comments should be addressed to Angela Calvillo, Clerk of the Board, City Hall, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA, 94102 or sent via email ([bos@sfgov.org](mailto:bos@sfgov.org)). Information relating to this matter is available with the Office of the Clerk of the Board or the Board of Supervisors' Legislative Research Center (<https://sfbos.org/legislative-research-center-lrc>). Agenda information relating to this matter will be available for public review on Friday, September 13, 2024.

For any questions about this hearing, please contact the Assistant Clerk for the Land Use and Transportation Committee:

John Carroll ([john.carroll@sfgov.org](mailto:john.carroll@sfgov.org)) ~ (415) 554-4445)



Angela Calvillo  
Clerk of the Board of Supervisors  
City and County of San Francisco

jec:mcc:ams





# CALIFORNIA NEWSPAPER SERVICE BUREAU

## DAILY JOURNAL CORPORATION

Mailing Address : 915 E 1ST ST, LOS ANGELES, CA 90012  
Telephone (800) 788-7840 / Fax (800) 464-2839  
Visit us @ www.LegalAdstore.com

SF BOS (OFFICIAL) SF  
CCSF BD OF SUPERVISORS (OFFICIAL NOTICES)  
1 DR CARLTON B GOODLETT PL #244  
SAN FRANCISCO, CA 94102

### COPY OF NOTICE

Notice Type: GPN GOVT PUBLIC NOTICE

Ad Description

JEC - LUT Hearing - September 16, 2024 - File Nos. 240637

To the right is a copy of the notice you sent to us for publication in the SAN FRANCISCO EXAMINER. Thank you for using our newspaper. Please read this notice carefully and call us with ny corrections. The Proof of Publication will be filed with the County Clerk, if required, and mailed to you after the last date below. Publication date(s) for this notice is (are):

09/06/2024

The charge(s) for this order is as follows. An invoice will be sent after the last date of publication. If you prepaid this order in full, you will not receive an invoice.

Publication	\$585.90
Set aside for CCSF Outreach Fund	\$65.10
Clearinghouse Service Charge	\$83.70
Total	\$734.70

EXM# 3846432

#### NOTICE OF PUBLIC HEARING BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO LAND USE AND TRANSPORTATION COMMITTEE

MONDAY September 16, 2024 - 1:30 PM Legislative Chamber, Room 250, City Hall 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102

NOTICE IS HEREBY GIVEN THAT the Board of Supervisors of the City and County of San Francisco's Land Use and Transportation Committee will hold a public hearing to consider the following proposal and said public hearing will be held as follows, at which time all interested parties may attend and be heard:

**File No. 240637.** 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.

In accordance with Administrative Code, Section 67.7-1, persons who are unable to attend the hearing on this matter may submit written comments. These comments will be added to the official public record in this matter and shall be brought to the attention of the Board of Supervisors. Written comments should be addressed to Angela Calvillo, Clerk of the Board, City Hall, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102 or sent via email (bos@sfgov.org). Information relating to this matter is available with the Office of the Clerk of the Board or the Board of Supervisors' Legislative Research Center (<https://sfbos.org/legislative-research-center-lrc>). Agenda information relating to this matter will be available for

public review on Friday, September 13, 2024. For any questions about this hearing, please contact the Assistant Clerk for the Land Use and Transportation Committee: John Carroll (john.carroll@sfgov.org - (415) 554-4445)

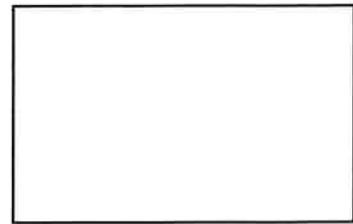
EXM-3846432#



\* A 0 0 0 0 0 6 8 4 9 6 8 1 \*

## Introduction Form

*(by a Member of the Board of Supervisors or the Mayor)*



I hereby submit the following item for introduction (select only one):

- 1. For reference to Committee (Ordinance, Resolution, Motion or Charter Amendment)
- 2. Request for next printed agenda (For Adoption Without Committee Reference)  
*(Routine, non-controversial and/or commendatory matters only)*
- 3. Request for Hearing on a subject matter at Committee
- 4. Request for Letter beginning with "Supervisor \_\_\_\_\_ inquires..."
- 5. City Attorney Request
- 6. Call File No. \_\_\_\_\_ from Committee.
- 7. Budget and Legislative Analyst Request (attached written Motion)
- 8. Substitute Legislation File No. \_\_\_\_\_
- 9. Reactivate File No. \_\_\_\_\_
- 10. Topic submitted for Mayoral Appearance before the Board on \_\_\_\_\_

The proposed legislation should be forwarded to the following (please check all appropriate boxes):

- Small Business Commission     Youth Commission     Ethics Commission
- Planning Commission     Building Inspection Commission     Human Resources Department

General Plan Referral sent to the Planning Department (proposed legislation subject to Charter 4.105 & Admin 2A.53):

- Yes                       No

*(Note: For Imperative Agenda items (a Resolution not on the printed agenda), use the Imperative Agenda Form.)*

Sponsor(s):

**Mandelman**

Subject:

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

Long Title or text listed:

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.

Signature of Sponsoring Supervisor: