

BOARD of SUPERVISORS



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MEMORANDUM

TO: Youth Commission

FROM: John Carroll, Assistant Clerk,
Land Use and Transportation Committee

DATE: October 6, 2025

SUBJECT: REFERRAL FROM BOARD OF SUPERVISORS

The Board of Supervisors has received the following, which at the request of the Youth Commission is being referred as per Charter Section 4.124 for comment and recommendation. The Commission may provide any response it deems appropriate within 12 days from the date of this referral.

File No. 250700

Ordinance amending the Zoning Map to implement the Family Zoning Plan by: amending the Zoning Use District Maps to: 1) reclassify certain properties currently zoned as various types of Residential to Residential Transit Oriented - Commercial (RTO-C); 2) reclassify properties currently zoned Residential Transit Oriented (RTO) to Residential Transit Oriented - 1 (RTO-1); 3) reclassify certain properties from Residential districts other than RTO to RTO-1; 4) reclassify certain properties currently zoned Neighborhood Commercial (NC) or Public (P) to Community Business (C-2); and 5) reclassify certain properties from Public to Mixed-Use or Neighborhood Commercial Districts; amending the Height and Bulk Map to: 1) reclassify properties in the Family Zoning Plan to R-4 Height and Bulk District; 2) change the height limits on certain lots in the R-4 Height and Bulk District; and 3) designating various parcels to be included in the Non-Contiguous San Francisco Municipal Transportation Agency Sites Special Use District (SFMTA SUD); amending the Local Coastal Program to: 1) reclassify all properties in the Coastal Zone to R-4 Height and Bulk District; 2) reclassify certain properties to RTO-C and Neighborhood Commercial District; 3) designate one parcel as part of the SFMTA SUD; and 4) 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 public necessity, convenience, and welfare under Planning Code, Section 302; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and making findings under the City's Local Coastal Program and the California Coastal Act of 1976.

Please return this cover sheet with the Commission's response to John Carroll, Assistant Clerk, Land Use and Transportation Committee at john.carroll@sfgov.org.

RESPONSE FROM YOUTH COMMISSION **Date:** _____

_____ **No Comment**

_____ **Recommendation Attached**

Chairperson, Youth Commission

1 [Zoning Map - Family Zoning Plan]

2
3 **Ordinance amending the Zoning Map to implement the Family Zoning Plan by:**
4 **amending the Zoning Use District Maps to: 1) reclassify certain properties currently**
5 **zoned as various types of Residential to Residential Transit Oriented - Commercial**
6 **(RTO-C); 2) reclassify properties currently zoned Residential Transit Oriented (RTO) to**
7 **Residential Transit Oriented - 1 (RTO-1); 3) reclassify certain properties from**
8 **Residential districts other than RTO to RTO-1; 4) reclassify certain properties currently**
9 **zoned Neighborhood Commercial (NC) or Public (P) to Community Business (C-2); and**
10 **5) reclassify certain properties from Public to Mixed-Use or Neighborhood Commercial**
11 **Districts; amending the Height and Bulk Map to: 1) reclassify properties in the Family**
12 **Zoning Plan to R-4 Height and Bulk District; 2) change the height limits on certain lots**
13 **in the R-4 Height and Bulk District; and 3) designating various parcels to be included in**
14 **the Non-Contiguous San Francisco Municipal Transportation Agency Sites Special Use**
15 **District (SFMTA SUD); amending the Local Coastal Program to: 1) reclassify all**
16 **properties in the Coastal Zone to R-4 Height and Bulk District; 2) reclassify certain**
17 **properties to RTO-C and Neighborhood Commercial District; 3) designate one parcel as**
18 **part of the SFMTA SUD; and 4) directing the Planning Director to transmit the**
19 **Ordinance to the Coastal Commission upon enactment; affirming the Planning**
20 **Department's determination under the California Environmental Quality Act; making**
21 **findings of public necessity, convenience, and welfare under Planning Code, Section**
22 **302; making findings of consistency with the General Plan, and the eight priority**
23 **policies of Planning Code, Section 101.1; and making findings under the City's Local**
24 **Coastal Program and the California Coastal Act of 1976.**

25 **NOTE: Unchanged Code text and uncoded 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 ~~strikethrough 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. Land Use and Environmental Findings.

(a) On November 17, 2022, the Planning Commission, in Motion No. M-21206 certified the Final Environmental Impact Report (EIR) for the 2022 Housing Element of the San Francisco General Plan (Housing Element EIR), as in compliance with the California Environmental Quality Act (CEQA) (California Public Resources Code Section 21000, et seq.), the CEQA Guidelines (14 Cal. Code Regs. Section 15000, et seq.), and Chapter 31 of the San Francisco Administrative Code. Copies of Planning Commission Motion No. M-21206 and the Housing Element EIR are on file with the Clerk of the Board of Supervisors in File No. 230001.

(b) On December 15, 2022, at a duly noticed public hearing, the Planning Commission adopted findings under CEQA regarding the 2022 Housing Element's environmental impacts, the disposition of mitigation measures, and project alternatives, as well as a statement of overriding considerations (CEQA Findings) and adopted a mitigation monitoring reporting program (MMRP), by Resolution No. 21220.

(c) The Planning Commission then adopted the proposed 2022 Housing Element in Resolution No. 21221, finding in accordance with Planning Code Section 340 that the public necessity, convenience, and general welfare required the proposed amendments to the General Plan.

(d) On January 31, 2023, in Ordinance No. 010-23, the Board of Supervisors, adopted

1 the 2022 Housing Element. That ordinance confirmed the certification of the Housing Element
2 EIR and made certain environmental findings, including adoption of the MMRP and a
3 Statement of Overriding Considerations.

4 (e) On _____, 2025, the Planning Department published an addendum to the
5 Housing Element EIR, which concluded that no supplemental or subsequent environmental
6 review is required for the Family Housing Rezoning Program, because the environmental
7 impacts of these amendments were adequately identified and analyzed under CEQA in the
8 Housing Element EIR, and the proposed amendments would not result in any new or more
9 severe environmental impacts than were identified previously.

10 (f) The Board of Supervisors has reviewed and considered the Housing Element EIR
11 and the Addendum, and concurs with the Planning Department's analysis and conclusions,
12 finding that the addendum adequately identified and analyzed the environmental impacts of
13 the Family Housing Rezoning Program, and that no additional environmental review is
14 required under CEQA Section 21166 and CEQA Guideline Sections 15162-15164 for the
15 following reasons:

16 (1) the Family Housing Rezoning Program would not involve new significant
17 environmental effects or a substantial increase in the severity of significant effects previously
18 identified in the Housing Element EIR;

19 (2) no substantial changes have occurred that would require major revisions to
20 the Final EIR due to the involvement of new environmental effects or a substantial increase in
21 the severity of effects identified in the Housing Element EIR; and

22 (3) no new information of substantial importance has become available which
23 indicates that (i) the Family Housing Rezoning Program will have significant effects not
24 discussed in the Final EIR; (ii) significant environmental effects will be substantially more
25 severe; (iii) mitigation measures or alternatives found not feasible that would reduce one or

1 more significant effects have become feasible, or (iv) mitigation measures or alternatives that
2 are considerably different from those in the Housing Element EIR would substantially reduce
3 one or more significant effects on the environment. The Addendum is on file with the Clerk of
4 the Board of Supervisors in File No. _____.

5 (g) The Planning Department has determined that the amendments to the Local
6 Coastal Program are exempt from CEQA review under Public Resources Code Sections
7 21080.5 and 21080.9, and CEQA Guidelines Section 15265. Said determination is on file with
8 the Clerk of the Board of Supervisors in File No. ____ and is incorporated herein by reference.

9 (h) On _____, the Planning Commission, in Resolution No. _____, adopted
10 findings that the actions contemplated in this ordinance are consistent, on balance, with the
11 City's General Plan and eight priority policies of Planning Code Section 101.1. The Board
12 adopts these findings as its own. A copy of said Resolution is on file with the Clerk of the
13 Board of Supervisors in File No. _____, and is incorporated herein by reference.

14 (i) Pursuant to Planning Code Section 302, this Board finds that these Planning Code
15 amendments will serve the public necessity, convenience, and welfare for the reasons set
16 forth in Planning Commission Resolution No. _____, and the Board adopts such reasons
17 as its own. A copy of said resolution is on file with the Clerk of the Board of Supervisors in File
18 No. _____ and is incorporated herein by reference.

19
20 Section 2. Additional Findings.

21 (a) This ordinance amends several of the Zoning Maps of the San Francisco Planning
22 Code to implement the height, bulk, and zoning district changes in the Family Zoning Plan.
23 The Family Zoning Plan consists of three parts: San Francisco General Plan amendments,
24 found in the ordinance in Board file No. 250701, Planning Code amendments, found in the
25 ordinance in Board file No. 250701, and these Zoning Map Amendments. Together, the

1 Family Zoning Plan Planning Code, Zoning Map, and General Plan amendments implement
2 commitments made in San Francisco's 2022 Housing Element Update, approved in
3 Ordinance No. 10-23 on January 31, 2023. The Family Zoning Plan modifies zoning
4 requirements primarily in well-resourced neighborhoods in San Francisco's west and north
5 sides, and aims to increase capacity for multi-family housing. The Family Zoning Plan
6 ordinances satisfy San Francisco's Regional Housing Needs Allocation (RHNA) shortfall of
7 approximately 36,200 housing units.

8 (b) Because the number of parcels to be rezoned in this Zoning Map amendment is
9 extensive, this ordinance does not include a table indicating the Assessor's Block and Lot
10 numbers, Use or Height and Bulk Districts to be Superseded, and Use or Height and Bulk
11 Districts Approved, except for the Zoning Map amendments required to implement the Non-
12 Contiguous San Francisco Municipal Transportation Agency Sites Special Use District. Zoning
13 Map amendments implementing the Non-Contiguous San Francisco Municipal Transportation
14 Agency Sites Special Use District, which is established in Section 249.11 of the Planning
15 Code, as proposed by the ordinance in Board File No. 250701, are included in Section 5 of
16 this ordinance, below.

17 (c) Instead of including a table with the parcels included in the Zoning Map
18 amendments in the body of this ordinance, the proposed changes to each parcel are included
19 in the Family Zoning Plan Map Ordinance Parcel Tables (hereinafter, "Zoning Tables"), which
20 is a spreadsheet included in Board File No. 250700, and is incorporated by reference as
21 though fully set forth herein. The Zoning Tables are based on San Francisco Assessor's
22 Office information as of January 1, 2022, and any changes made to any lot after
23 January 1, 2022 may not appear in the Zoning Tables. In the event a parcel was subdivided
24 and/or merged, or vice versa, after January 1, 2022 (each a Modified Parcel), it is the intent of
25 the Board of Supervisors that the zoning changes shown in the Zoning Tables shall apply to

1 each of the Modified Parcels. The text of this ordinance includes descriptions of the changes
2 to the Zoning Maps, and the general locations of those changes.

3 (d) While most Assessor's Parcel Blocks (also referred to as Assessor's Blocks and
4 identified by the first four digits of any Assessor's Parcel Number in this ordinance) are
5 subdivided horizontally, in some instances, property owners may have subdivided the
6 Assessor's Parcel Block into vertical subdivision lots or through the creation of condominiums
7 units. All Assessor's lots, including vertical lots and condominium units, located in the same
8 Assessor's Parcel Block are subject to the same Planning Code provisions applicable to the
9 Assessor's Parcel Block. Individual Assessor lots are identified by the last three digits of the
10 Assessor's Parcel Number in the Zoning Table. To the extent the Zoning Table identifies a
11 vertical subdivision lot or condominium unit that is created in the same Assessor Parcel Block
12 as another vertical subdivision lot or condominium unit not identified in the Zoning Table (each
13 a "Related Lot"), the proposed changes apply to all Related Lots.

14 (e) Section 3 of this Ordinance describes generally the amendments to the Zoning Use
15 District Maps. The amendments to the Zoning Use District maps include: (i) reclassifying
16 certain properties currently zoned as various Residential districts to a new zoning district
17 called Residential Transit Oriented – Commercial (RTO-C), which is established in
18 Section 209.4 of the Planning Code, as proposed by the ordinance in Board File No. 250701;
19 (ii) reclassifying properties currently zoned RTO to a new zoning district called Residential
20 Transit Oriented – 1 (RTO-1), established in Section 209.4 of the Planning Code, as proposed
21 by the ordinance in Board File No. 250701; (iii) reclassifying certain properties from various
22 Residential districts other than RTO to RTO-1; (iv) reclassifying certain properties currently
23 zoned Neighborhood Commercial (NC) or Public (P) to C-2; and (v) reclassifying certain
24 properties from Public to other mixed-use or Neighborhood Commercial district designations.

25 (f) Section 4 of this Ordinance describes generally the amendments to the Height and

1 Bulk Maps. Changes to the Height and Bulk District map include (i) reclassifying properties in
2 the Family Housing Zoning Plan to Height and Bulk District R-4 (as established in Section 270
3 of the Planning Code proposed in the ordinance found in Board File No. 250701); and, (ii)
4 increasing the height limits on certain lots. The height limit increases include, on some
5 properties, the establishment of a height limit applicable only to projects that use the Housing
6 Choice – San Francisco Program, established in Section 206.10 and 263.19 of the Planning
7 Code, as proposed by the ordinance found in Board File No. 250701.

8 (g) Section 5 of this Ordinance adopts the Non-Contiguous San Francisco Municipal
9 Transportation Agency Sites Special Use District. The Non-Contiguous San Francisco
10 Municipal Transportation Agency Sites Special Use District is included in the Family Zoning
11 Plan – Planning Code amendments, new Planning Code Section 249.11, as proposed by the
12 ordinance found in Board File No. 250701.

13 (h) Section 6 of this Ordinance amends the Local Coastal Program to designate all
14 parcels in the Coastal Zone as part of the Height and Bulk District R-4 and rezone certain
15 parcels to RTO-C, Neighborhood Commercial, and the Non-Contiguous San Francisco
16 Municipal Transportation Agency Sites Special Use District.

17 (i) The Board of Supervisors finds that the Planning Code amendments in this
18 ordinance constitute amendments to the City’s Local Coastal Program (“LCP”). The Board of
19 Supervisors finds that the LCP amendment conforms with the applicable provisions of the
20 Coastal Act of 1976, and that the amendments are consistent with and adequate to carry out
21 the provisions of the City’s certified LCP Land Use Plan—the Western Shoreline Area Plan.
22 The Board further finds that the amendments will be implemented in full conformance with the
23 Coastal Act’s provisions and acknowledges that the amendments in the Western Shoreline
24 Area Plan are consistent with San Francisco’s Housing Element’s housing goals.

25 (j) As noted above, the text of this ordinance includes descriptions of the changes to

1 the Zoning Maps, and the general locations of those changes. The specific amendments to
2 individual parcels are noted in the Zoning Tables which can be found in Board File
3 No. 250700. Maps showing a visual image of the proposed amendments to the Zoning Maps
4 are also included in Board File No. 250700. Sections 3, 4, and 6 of this Ordinance _____,
5 and the maps in Board File No. 250700, are general descriptions only; to the extent the text of
6 this ordinance or the maps differ from the amendments shown in the Zoning Tables, the
7 Zoning Tables shall control.

8
9 Section 3. The Zoning Map of the San Francisco Planning Code is hereby revised by
10 amending Zoning Use District Maps ZN01, ZN02, ZN03, ZN04, ZN05, ZN06, ZN07, ZN11,
11 ZN12, and ZN13 of the Zoning Map of the City and County of San Francisco as set forth in the
12 Zoning Tables in Board File No. 250700, which is incorporated by reference as though fully
13 set forth herein. The following paragraphs generally describe the revisions to the Zoning Use
14 district maps.

15 (a) The Family Zoning Plan – Map Amendment implements the changes identified in
16 the Housing Element by reclassifying certain properties in certain commercial districts and
17 along transit corridors from Residential to Residential Transit Oriented - Commercial (RTO-C).
18 These commercial districts and transit corridors include, or are adjacent to, the following
19 streets: Franklin Street between O'Farrell Street and Francisco Street; Gough Street between
20 O'Farrell Street and Francisco Street; Van Ness Avenue between Union Street and Beach
21 Street; certain parcels north of Francisco Street and east of Van Ness Avenue; Chestnut
22 Street between Polk Street and Baker Street; Lombard Street between Broderick Street and
23 Lyon Street; California Street between Van Ness Avenue and 27th Avenue; the areas
24 between Geary Boulevard, Steiner Street, California Street, and Broderick Street; Geary
25 Boulevard between Franklin Street and 48th Avenue; Point Lobos Avenue between 42nd

1 Avenue and 48th Avenue; Balboa Street between Arguello Boulevard and Point Lobos
2 Avenue; Fulton Street between Central Avenue and La Playa Street; Stanyan Street between
3 Grattan Street and McAllister Street; Carl Street between Cole Street and Willard Street;
4 Parnassus Avenue between Clayton Street and Willard Street; Shrader Street between
5 Grattan Street and McAllister Street; Haight Street between Steiner Street and Clayton Street;
6 Duboce Avenue between Church Street and Steiner Street; Church Street between 29th
7 Street and Hermann Street; Lincoln Way between Arguello Boulevard and 48th Avenue; Irving
8 Street between Arguello Boulevard and 48th Avenue; Judah Street between 6th Avenue and
9 48th Avenue; 7th Avenue between Lawton Street and Lake Street; 19th Avenue between
10 Winston Drive and Lake Street; Funston Avenue between Vicente Street and Lake Street;
11 14th Avenue between Vicente Street to Lake Street; 15th Avenue between Portola Drive and
12 Lake Street; 17th Avenue through 21st Avenue between Winston Drive to Lake Street;
13 Noriega Street between 16th Avenue and 48th Avenue; Taraval Street between 12th Avenue
14 and 46th Avenue; Ulloa Street between West Portal Avenue and 22nd Avenue; Vicente Street
15 between 18th Avenue and 47th Avenue; Sloat Boulevard between Portola Drive and 44th
16 Avenue; Eucalyptus Drive between Ocean Avenue and 23rd Avenue; West Portal Avenue
17 between Sloat Boulevard and 15th Avenue; Ocean Avenue between San Jose Avenue and
18 20th Avenue; Winston Drive between Junipero Serra Boulevard and Lake Merced Boulevard;
19 Brotherhood Way between Junipero Serra Boulevard and Lake Merced Boulevard; Chenery
20 Street between Natick Street and Lippard Avenue; Brompton Avenue between Joost Avenue
21 and Chenery Street; Wilder Street between Natick Street and Diamond Street; Joost Avenue
22 between Monterey Boulevard and Lippard Avenue; Laguna Honda Boulevard between
23 Merced Avenue and Clarendon Avenue; Dewey Boulevard between Pacheco Street and
24 Laguna Honda Boulevard; Woodside Avenue between Portola Drive and Laguna Honda
25 Boulevard; and Portola Drive between Woodside Avenue and Sloat Boulevard; the areas

1 bound by Riverton Drive, Ocean Avenue, 20th Avenue, and Eucalyptus Drive; the area
2 bounded by 19th Avenue, Rossmoor Drive, Junipero Serra Boulevard, and Ocean Avenue;
3 the area bounded by Geneva Avenue, Howth Street, Mount Vernon Avenue, San Miguel
4 Street, and Interstate 280; the area bounded by Delano Avenue, Oneida Avenue, San Jose
5 Avenue, and Mount Vernon Avenue; the area bounded by 7th Avenue, Kirkham Street, 3rd
6 Avenue, and Irving Street; the area bounded by Arguello Boulevard, Frederick Street, Stanyan
7 Street, Farnsworth Lane, Hill Point Avenue, and Hillway Avenue; the area bounded by
8 Stanyan Street, Anza Street, Masonic Avenue, and Geary Boulevard; the area bounded by
9 Fillmore Street, Washington Street, Van Ness Avenue, and Greenwich Street; the area
10 bounded by Golden Gate Avenue, Gough Street, Market Street, and Diamond Street; and the
11 area bounded by Market Street, Valencia Street, Castro Street, and 18th Street.

12 (b) The Rezoning Program reclassifies all properties currently zoned RTO located in
13 the Market & Octavia Area Plan area, which is generally bounded by 16th Street, Noe Street,
14 Waller Street, Webster Street, Oak Street, Buchannan Street, Grove Street, Laguna Street,
15 Golden Gate Avenue, Gough Street, Fulton Street, Octavia Street, 14th Street, and Guerrero
16 Street, to RTO-1.

17 (c) The Family Zoning Plan – Map Amendment reclassifies certain properties currently
18 zoned Neighborhood Commercial or Public to Community Business (C-2). Properties being
19 reclassified to C-2 include are the entirety of Assessor’s Block 0019 at Stockton Street and
20 North Point Street; Block 1072 at Geary Boulevard and Presidio Avenue, and Block 1094 at
21 Geary Boulevard and Masonic Avenue.

22 (d) The Family Zoning Plan – Map Amendment reclassifies other properties under the
23 jurisdiction of the San Francisco Municipal Transit Agency (SFMTA) from P (Public) or R
24 (Residential) to various Neighborhood Commercial Districts. These properties, most of which
25 operate as parking lots, include properties at La Playa Street and Cabrillo Street; on 19th

1 Avenue near Geary Boulevard; on 8th Avenue and 9th Avenue south of Clement Street; on
2 18th Street and Castro Street within the Castro Street NCD; on Noe Street within the 24th and
3 Noe Valley NCD; on 19th Avenue and Ocean Avenue adjacent to the Lakeside Village NCD;
4 at San Jose Avenue and Geneva Avenue; and on the west side of Laguna Honda Boulevard
5 north of Dewey Boulevard.

6 (e) The Family Zoning Plan – Map Amendment also reclassifies some parcels in
7 various locations that are currently classified under two zoning districts (“split” zoning). The
8 amendments reclassify each property to one zoning district. In most instances, “split” zoned
9 parcels are partially zoned RH or RM and will be reclassified to either the RH or RM district.

10 (f) The Board of Supervisors finds that the Zoning Map amendments in this ordinance
11 constitute an amendment to the City’s Local Coastal Program (“LCP”). The Board of
12 Supervisors finds that the LCP amendment conforms with the applicable provisions of the
13 California Coastal Act of 1976 (Public Resources Code Section 30000 et seq.), and that the
14 amendment is consistent with and adequate to carry out the provisions of the City’s certified
15 LCP Land Use Plan—the Western Shoreline Area Plan. The Board further finds that the
16 amendment will be implemented in full conformance with the Coastal Act’s provisions.

17
18 Section 4. The Zoning Map of the San Francisco Planning Code is hereby revised by
19 amending Height Maps HT01, HT02, HT03, HT04, HT05, HT06, HT07, HT11, HT12, and
20 HT13 of the Zoning Map of the City and County of San Francisco as set forth in the Zoning
21 Tables found in Board of Supervisors File No. 250700, which is incorporated by reference as
22 though fully set forth herein. The following paragraphs generally describe the revisions to the
23 Height District maps; for specific amendments to specific parcels, refer to the Zoning Tables.

24 (a) The Family Zoning Plan – Map Amendment rezones properties to the Height and
25 Bulk District R-4 that are generally located in the Well-Resourced areas, as described in the

1 Housing Element. Properties located in the area north of Haight Street, west of Octavia Street,
2 east of Fillmore Street, and south of Fulton Street will also be rezoned to the Height and Bulk
3 District R-4. The R-4 District is established in Section 270 of the Planning Code proposed in
4 the ordinance found in Board File No. 250701. The Zoning Map also increases the height
5 limits on certain lots. The height limit increases include, on some properties, the
6 establishment of a height limit applicable only to projects that use the Housing Choice – San
7 Francisco Program, established in Section 206.10 and 263.19 of the Planning Code, as
8 proposed by the ordinance found in Board File No. 250701. Where height districts are noted
9 with a double slash (“//”) separating two numbers or sets of numbers (e.g. 55-R-4//85-R-4, or
10 120/400-R-4//120/650-R-4), the number or set of numbers preceding the double slash is the
11 permitted height limit for projects not using the HC-SF program (Base Height), and the
12 number or set of numbers after the double slash is the permitted height limit for projects using
13 the HC-SF Program. Where numbers are separated by a single slash (“/”), the first number is
14 the maximum height for podium buildings and the number following the slash is the maximum
15 tower height.

16 (b) In the Family Zoning Plan area, all height districts less than 40 feet are increased
17 to 40 feet. These areas include, but are not limited to, the following areas, and/or along or
18 adjacent to the following streets: the area between Junipero Serra Boulevard and 19th
19 Avenue south of Eucalyptus Drive; the Westwood Park area north of Ocean Avenue, south of
20 Monterey Boulevard, east of Faxon Avenue, and west of Frida Kahlo Way; Monterey
21 Boulevard between Edna Street and Northgate Drive; and the area north of Turk Street, west
22 of Saint Joseph’s Street, south of O’Farrell Street, and east of Nido Avenue.

23 (c) Properties being reclassified to a “HC-SF Program” height of 50 feet, but typically
24 maintaining a Base Height limit of 40 feet, include certain properties along or within
25 approximately one block of certain Neighborhood Commercial districts and major transit

1 corridors, and certain other areas, including but not limited to: Church Street between 30th
2 Street and Hermann Street; 24th Street between Dolores Street and Diamond Street; Market
3 Street between Octavia Boulevard and Eureka Street; Castro Street between 19th Street and
4 Clay Street; Haight Street between Webster Street and Stanyan Street; Parnassus Avenue
5 between Clayton Street and Hillway Avenue; the area between Clayton Street and Stanyan
6 Street south of Haight Street and north of Parnassus Avenue; Divisadero Street between
7 Duboce Avenue and Clay Street; Sacramento Street between Fillmore Street and Arguello
8 Boulevard; Columbus Avenue between Green Street and Bay Street; certain areas north of
9 Broadway, west of Leavenworth, south of Chestnut and west of Van Ness Avenue; certain
10 areas within approximately one-quarter mile from the Glen Park BART station and north of
11 San Jose Avenue, generally bounded by Monterey Boulevard, Acadia Street, the parcels on
12 the west side of Chilton Avenue, Surrey Street, Sussex Street, Roanoke Street, and Arlington
13 Street.

14 (d) Properties being reclassified to a "HC-SF" height of 65 feet, where the Base Height
15 limit typically remains at 40 feet or will be reclassified to 40 feet, include properties in all
16 Neighborhood Commercial districts not otherwise being reclassified to a Local Program height
17 greater than 65 feet, as well as certain major transit corridors, major arterials, portions of
18 streets that extend from commercial or mixed use districts, and certain other areas adjacent to
19 major institutional or commercial activity, including portions or all of the following streets or
20 areas: Ocean Avenue between Victoria Street and Clearfield Drive; Sloat Boulevard
21 between 19th Avenue and 44th Avenue; Vicente Street between 22nd Avenue and 47th
22 Avenue; Taraval Street between 12th Avenue and 21st Avenue; Ulloa Street between
23 Claremont Boulevard and 21st Avenue; 15th Avenue between Vicente Street to Lake
24 Street; 17th Avenue between Vicente Street to Lake Street; 18th Avenue between Vicente
25 Street and Lake Street; 20th Avenue between Buckingham Way and Lake Street; 21st

1 Avenue between Buckingham Way and Lake Street; Noriega Street between Sunset
2 Boulevard and 48th Avenue; Lawton Street between Lockley Avenue and 43rd Avenue; Judah
3 Street between 5th Avenue and 8th Avenue; Parnassus Avenue between Clayton Street
4 and 21st Avenue; Irving Street between 6th Avenue and 48th Avenue; Lincoln Way between
5 Arguello Boulevard and 48th Avenue; 7th Avenue between Lawton Street and Cornwall
6 Street; Frederick Street between Clayton Street and Arguello Boulevard; Carl Street between
7 Clayton Street and Arguello Boulevard; Willard Street between Woodland Avenue and
8 Frederick Street; Stanyan Street between Grattan Street and Geary Boulevard; Shrader
9 Street between Grattan Street and Page Street; Cole Street between Grattan Street and Page
10 Street; Haight Street between Webster Street and Stanyan Street; Balboa Street between
11 Arguello Boulevard and La Playa Street; Clement Street between Arguello Boulevard and El
12 Camino Del Mar; California Street between Park Presidio Boulevard and 27th Avenue;
13 Arguello Boulevard between Irving Street and Cornwall Street; the area bounded by Geary
14 Boulevard, Stanyan Street, Anza Street, and Masonic Avenue; Masonic Avenue between
15 Waller Street and California Street; Presidio Avenue between Geary Boulevard and Clay
16 Street; Sacramento Street between Webster Street and Maple Street; Fillmore Street between
17 Waller Street and Bay Street; Broadway between Laguna Street and Fillmore Street; Union
18 Street between Leavenworth Street and Pierce Street; Lombard Street between Pierce Street
19 and Lyon Street; Chestnut Street between Mason Street and Baker Street; Van Ness Avenue
20 between Lombard Street and Beach Street; Jefferson Street between Powell Street and Hyde
21 Street; Beach Street between Leavenworth Street and Van Ness Avenue; North Point Street
22 between Leavenworth Street and Van Ness Avenue; Bay Street between Columbus Avenue
23 and Franklin Street; Columbus Avenue between Lombard Street and Beach Street;
24 Leavenworth Street between Pacific Avenue and Jefferson Street; Hyde Street between
25 Jackson Street and Jefferson Street; Larkin Street between Jackson Street and Beach Street;

1 Filbert Street between Leavenworth Street and Pierce Street; Green Street between
2 Leavenworth Street and Polk Street; Vallejo Street between Leavenworth Street and Octavia
3 Street; Pacific Avenue between Leavenworth Street and Polk Street; Church Street
4 between 30th Street and 15th Street; 24th Street between Chattanooga Street and Douglass
5 Street; Chenery Street between Castro Street and Lippard Avenue; Natick Street between
6 Wilder Street and Chenery Street; Wilder Street between Natick Street and Carrie Street; and
7 Diamond Street between Bosworth Street and Elizabeth Street.

8 (e) Properties being reclassified to a "HC-SF" height of 85 feet, where the Base Height
9 will typically be reclassified to 50 feet except in some locations where the existing height limit
10 is greater than 50 feet, include properties in several Neighborhood Commercial districts, as
11 well as certain major transit corridors, major arterials, and certain other areas adjacent to
12 major institutional or commercial activity, including portions or all of the following streets or
13 areas: the area generally bounded by Delano Avenue to the east, Mount Vernon Avenue to
14 the south, Nahua Avenue and San Jose Avenue to the west, and Oneida Avenue to the north;
15 the area generally bounded by Mount Vernon Avenue to the south, Howth Street to the west,
16 Ocean Avenue to the north and Interstate 280 and San Miguel Street to the east; Ocean
17 Avenue between Howth Street and Manor Drive; Ocean Avenue between Paloma Avenue
18 and 19th Avenue; Sloat Boulevard between Junipero Serra Boulevard and 20th Avenue; the
19 south side of Belle Avenue opposite Chester Avenue; Monterey Boulevard between Foerster
20 Street and Genessee Street; the south side of Brotherhood Way between Junipero Serra
21 Boulevard and Lake Merced Boulevard; 19th Avenue between Sargent Street and Banbury
22 Drive; the northern and southern corners of Buckingham Way and Winston Drive; Eucalyptus
23 Drive between Junipero Serra Boulevard and 20th Avenue; Sloat Boulevard between
24 Everglade Drive and Clearfield Drive; West Portal Avenue between Sloat Boulevard and
25 Dorchester Way; Ulloa Street between Dorchester Way and Wawona Street; Claremont

1 Boulevard between Ulloa Street and Portola Drive; the area generally bounded by Sloat
2 Boulevard to the south, 19th Avenue to the west, Wawona Street to the north and 15th
3 Avenue to the east; 19th Avenue between Eucalyptus Drive and Lincoln Way; Taraval Street
4 between 14th Avenue and 47th Avenue; Noriega Street between 16th Avenue and Sunset
5 Boulevard; Judah Street between 7th Avenue and 48th Avenue; Irving Street between
6 Arguello Boulevard and 27th Avenue; Lincoln Way between 8th Avenue and 21st Avenue; 9th
7 Avenue between Kirkham Street and Lincoln Way; 7th Avenue between Judah Street and
8 Hugo Street; Woodside Avenue between Portola Drive and Laguna Honda Boulevard; Laguna
9 Honda Boulevard between Woodside Avenue and Clarendon Avenue; Dewey Boulevard
10 between Pacheco Street and Laguna Honda Boulevard; Merced Avenue between Pacheco
11 Street and Laguna Honda Boulevard; the area bounded by 7th Avenue to the west, Lawton
12 Street to the north and Locksley Avenue to the east; Portola Drive between Evelyn Way and
13 Woodside Avenue and O'Shaughnessy Boulevard; Fulton Street from Central Avenue to 48th
14 Avenue; O'Farrell Street between Lyon Street and Masonic Avenue; Geary Boulevard
15 between 14th Avenue and 43rd Avenue; California Street between Leavenworth Street and
16 Funston Avenue; Lake Street between 2nd Avenue and 5th Avenue; Divisadero Street
17 between Waller Street and Sacramento Street; the area generally bounded by Bush Street on
18 the south, Larkin Street on the west, California Street on the north and Leavenworth Street on
19 the east; Post Street between Steiner Street and Scott Street; Bush Street between Steiner
20 Street and Broderick Street; Sutter Street between Steiner Street and Broderick Street; Scott
21 Street between Post Street and Pine Street; Pierce Street between Post Street and Pine
22 Street; Steiner Street between Post Street and Pine Street; Vallejo Street between Larkin
23 Street and Gough Street; Pacific Avenue between Larkin Street and Octavia Street; Green
24 Street between Larkin Street and Franklin Street; Gough Street between Pacific Avenue and
25 Greenwich Street; Franklin Street between Pacific Avenue and Greenwich Street; Lombard

1 Street between Pierce Street and Laguna Street; Filbert Street between Hyde Street and
2 Gough Street; the area generally bounded by Larkin Street to the east, California Street to the
3 south, Polk Street to the west and Greenwich Street to the north; the area generally
4 comprised of the eastern half of the blocks bounded by Polk Street to the east, California
5 Street to the south, Van Ness Avenue to the west and Greenwich Street to the north;
6 Greenwich Street between Polk Street and Gough Street; Church Street between 15th Street
7 and Herman Street; Duboce Avenue between Church Street and Castro Street; Castro Street
8 between 19th Street and 16th Street; 16th Street between Market Street and Flint Street;
9 miscellaneous parcels within the area bounded by 14th Street to the south, Dolores Street to
10 the west, Market Street to the north and Guerrero Street to the east; 14th Street between
11 Landers Street and Market Street; 17th Street between Noe Street and Castro Street;
12 Chenery Street between Carrie Street and Brompton Avenue; Wilder Street between Carrie
13 Street and Diamond Street; Diamond Street between Monterey Boulevard and Chenery
14 Street; Bosworth Street between Diamond Street and Brompton Avenue; Brompton Avenue
15 between Joost Avenue and Chenery Street; and Joost Avenue between Monterey Boulevard
16 and Lippard Avenue. The area generally bounded by Francisco Street to the south, Columbus
17 Avenue to the west, Beach Street to the north, and Grant Street on the east would be
18 reclassified to a "HC-SF" height of 85 feet with a Base Height of 40 feet.

19 (f) Properties being reclassified to a general height limit of 85 feet include parcels
20 along 11th Street between Mission Street and Folsom Street; 12th Street between Harrison
21 Street and Howard Street; 13th Street between Harrison Street and Folsom Street; Harrison
22 Street between 13th Street and Norfolk Street; Folsom Street between 13th Street and 11th
23 Street; and Howard Street between 13th Street and 11th Street.

24 (g) Properties being reclassified to "HC-SF" heights ranging from 120 feet to 180 feet,
25 where the Base Height will be reclassified to heights ranging from 60 feet to 80 feet, include

1 properties in several Neighborhood Commercial districts, as well as certain major transit
2 corridors, major arterials, intersections of major corridors, and certain other areas adjacent to
3 major institutional or commercial activity, including portions or all of the following streets or
4 areas: Cambon Drive; the intersections of Eucalyptus Drive with Junipero Serra Boulevard
5 and with 19th Avenue; the intersections of 19th Avenue with Taraval Street, Noriega Street,
6 Judah Street, and Irving Street; Geary Boulevard between 2nd Avenue and Divisadero Street;
7 the west side of Presidio Avenue between Euclid Avenue and Post Street; Masonic Avenue
8 between Geary Boulevard and Anza Street; the north side of O'Farrell Street between Wood
9 Street and Anzavista Avenue; Lombard Street between Laguna Street and Van Ness Avenue;
10 Broadway between Laguna Street and Van Ness Avenue; Gough Street between Vallejo
11 Street and Washington Street; Franklin Street between California Street and Vallejo Street;
12 Van Ness Avenue between Lombard Street and Broadway; Polk Street between Clay and
13 California; California between Polk and Hyde; the area generally bounded by Larkin,
14 California, Leavenworth, and Bush Streets; Market Street between South Van Ness Avenue
15 and Diamond Street; South Van Ness Avenue between 12th Street and 13th Street; Otis
16 Street between Duboce Avenue and South Van Ness Avenue; and Mission Street between
17 13th Street and South Van Ness Avenue.

18 (h) Properties being reclassified to "HC-SF" heights of between 240 feet to 350 feet,
19 where the Base Height will be reclassified to between 100 feet and 140 feet, include parcels
20 and portions of the following areas or locations: Church Street at Market Street; Gough Street
21 at McCoppin Street; Mission Street at South Van Ness Avenue; Geary Boulevard between
22 Lyon Street and Wood Street; Masonic Avenue between Euclid Avenue and Anza Street; the
23 area bounded by Geary Boulevard, Scott Street, Sutter Street, and Broderick Street; Franklin
24 Street between Broadway and California Street; Van Ness Avenue between Sutter Street and
25 Green Street; Van Ness Avenue between Redwood Street and Ellis Street; and Polk Street

between California Street and Geary Street.

(i) Properties being reclassified to a “HC-SF” height of 450 feet, where the Base Height will be increased to 140 feet, include parcels, groups of parcels, and portions of the following area or location: Oak Street at Van Ness Avenue.

(j) Properties being reclassified to “HC-SF” heights of between 490 feet to 650 feet, where the Base Heights will be increased to between 195 feet and 260 feet, include parcels, groups of parcels, and portions of the following areas or locations: Van Ness Avenue and Market Street; the area generally bounded by Polk Street, Ellis Street, Gough Street and Sutter Street, and parcels near Geary Boulevard and Masonic Avenue.

Section 5. Zoning Map. The Planning Code is hereby amended by revising Special Use District Maps SU01, SU02, SU03, SU04 and SU05, SU06, SU07, SU11, and SU12 of the Zoning Map of the City and County of San Francisco as follows:

Description of Property (Assessor’s Block/Lot)	Special Use District Hereby Approved
0019/001; 1596/044; 1596/045; 1453/020; 1526/028A; 1526/028; 1526/002; 1440/028; 1440/029; 1440/030; 1439/045; 1439/048; 1439/049; 1439/036; 1439/035; 1072/001; 0490/013; 0490/012; 0490/011; 0490/010; 0490/009; 06350/09A; 0635/009; 1730/050; 1763/044;	Non-Contiguous SFMTA Sites Special Use District

1	2647/017; 2647/034; 3582/087;	
2	6507/023; 7226/016; 7225/013;	
3	2988A/007; 2979A/034;	
4	2979A/002; 0669/012;	
5	2864/050; 6972/036	

6

7 Section 6. Local Coastal Program. This ordinance constitutes an amendment to the

8 Implementation Plan ("IP") of the City's Local Coastal Program. In the event of an

9 inconsistency between this ordinance and previously certified sections of the IP, this

10 ordinance shall prevail. The Local Coastal Program is hereby amended to reflect the following

11 changes to Zoning Use District Map ZN13, Height and Bulk District Map HT13, and Special

12 Use District Map SU13, as set forth in the Zoning Tables in Board File No. 250700, which is

13 incorporated by reference as though fully set forth herein. The following paragraphs generally

14 describe the revisions to the Zoning Use, Height and Bulk, and Special Use District maps.

15 (a) RTO Changes: The Family Zoning Plan – Map Amendment implements the

16 changes identified in the Housing Element by reclassifying certain properties along or

17 adjacent to certain commercial districts and transit corridors from various Residential Districts

18 (including RH-1(D), RH-2, RH-3 and RM-1) to Residential Transit Oriented - Commercial

19 (RTO-C) District. These corridors include, or are adjacent to, the following streets:

20 Brotherhood Way between Thomas More Way and Lake Merced Boulevard; Judah Street

21 between 47th Avenue and 48th Avenue; 47th Avenue and 48th Avenue between Kirkham

22 Street and Judah Street; Irving Street between 47th Avenue and 48th Avenue; 47th Avenue

23 and 48th Avenue between Judah Street and Irving Street; Lincoln Way between 47th Avenue

24 and 48th Avenue; 47th Avenue and 48th Avenue between Irving Street and Lincoln Way;

25 Fulton Street between 46th Avenue and 48th Avenue; 46th Avenue, 47th Avenue, and 48th

1 Avenue between Fulton Street and Cabrillo Street; Balboa Street between 46th Avenue and
2 La Playa Street; 46th Avenue, 47th Avenue, and 48th Avenue between Cabrillo Street and
3 Sutro Heights Avenue; and El Camino Del Mar between Point Lobos Avenue and Seal Rock
4 Drive.

5 (b) NC-2 Changes: The Rezoning Program reclassifies certain properties currently
6 zoned Residential-Mixed Low Density (RM-1) or Neighborhood Commercial-Shopping Center
7 (NC-S) to Small-Scale Neighborhood Commercial (NC-2). Properties being reclassified to
8 NC-2 include certain parcels on Assessor's Block 1596 on La Playa Street between Cabrillo
9 Street and Balboa Street, and Block 1691 between La Playa Street, 48th Avenue, Fulton
10 Street, and Cabrillo Street.

11 (c) Height and Bulk District R-4. The Rezoning Program implements changes to the
12 Height and Bulk District maps. All properties in the Coastal Zone are in the new Height and
13 Bulk District R-4. The Rezoning Program also increases the height limits on certain lots. All
14 lots in the R-4 will have their height limits mapped with a general height limit and a height limit
15 applicable to eligible projects that utilize the Housing Choice – San Francisco Program ("HC-
16 SF," or "Local Program") established in Section 263.19 and 206.10 of the Planning Code,
17 found in Board of Supervisors file No. 250701. In some cases, the two height limits are the
18 same and may or may not represent an increase from the existing height limits. Height
19 districts in the R-4 are noted with a double slash ("/") separating two numbers or sets of
20 numbers (e.g. 55//85-R-4, or 120/400//120/650-R-4); the number or set of numbers preceding
21 the double slash is the generally prevailing height limit, and the number or set of numbers
22 after the double slash is the "Local Program" height limit. Where numbers are separated by a
23 single slash ("/"), whether before or after a double slash, the first number is the podium height
24 limit and the second number is the tower height limit, as set forth in Planning Code
25 Section 263.19.

1 Properties within the R-4 whose general height limits are not being reclassified and
2 where the Local Program height will be the same as the existing height limit include all areas
3 north of Sloat Boulevard that are not otherwise described below, and all areas that are east of
4 the Great Highway, Point Lobos Avenue and El Camino del Mar, and that are not currently
5 zoned with a height limit of OS. Properties being reclassified to a “Local Program” height
6 of 65’, where the general height limit typically remains at 40 feet or will be reclassified to 40
7 feet, include properties in all Neighborhood Commercial Districts not otherwise being
8 reclassified to a Local Program height greater than 65 feet, as well as certain major transit
9 corridors, major arterials, portions of streets that extend from commercial or mixed use
10 districts, and certain other areas adjacent to major institutional or commercial activity,
11 including portions or all of the following streets or areas: Irving Street between 47th Avenue
12 and 48th Avenue; 47th Avenue and 48th Avenue between Judah Street and Irving
13 Street; 47th Avenue and 48th Avenue between Irving Street and Lincoln Way; Lincoln Way
14 between 47th Avenue and 48th Avenue; the area north of Fulton Street, west of 48th Avenue,
15 east of La Playa Street and south of Cabrillo Street; Balboa Street between 46th Avenue and
16 La Playa Street; 46th Avenue, 47th Avenue, and 48th Avenue between Cabrillo Street and
17 Sutro Heights Avenue; and El Camino Del Mar between Point Lobos Avenue and Seal Rock
18 Drive.

19 Properties being reclassified to a “HC-SF” height of 85’, where the general height will
20 typically be reclassified to 50 feet except in some locations where the existing height limit is
21 greater than 50 feet, include properties in several Neighborhood Commercial districts, as well
22 as certain major transit corridors, major arterials, and certain other areas adjacent to major
23 institutional or commercial activity, including portions or all of the following streets or areas:
24 Brotherhood Way between Thomas More Way and Lake Merced Boulevard; Judah Street
25 between 47th Avenue and 48th Avenue; 47th Avenue and 48th Avenue between Kirkham

1 Street and Judah Street; Fulton Street between 46th Avenue and 48th Avenue; 46th
2 Avenue, 47th Avenue, and 48th Avenue between Fulton Street and Cabrillo Street; and
3 Cabrillo Street between 48th Avenue and La Playa Street.

4 Properties being reclassified to a “HC-SF” height of 100 feet, with a typical base height
5 of 55 feet, include properties in Neighborhood Commercial districts, including portions or all of
6 the following streets or areas: Sloat Boulevard between 44th Avenue and Great Highway.

7 (d) Special Use District. The Family Zoning Plan – Map Amendment reclassifies
8 certain properties under the jurisdiction of the SFMTA at La Playa and Cabrillo Streets to the
9 Non-Contiguous SFMTA Sites Special Use District.

10
11 Section 7. Effective Date and Operative Dates Outside the Coastal Zone.

12 (a) In the portions of the City that are not located in the Coastal Zone Permit Area, as
13 that permit area is designated on Section Maps CZ4, CZ5, and CZ13 of the Zoning Map, this
14 ordinance shall become effective 30 days after enactment. Enactment occurs when the
15 Mayor signs the ordinance, the Mayor returns the ordinance unsigned or does not sign the
16 ordinance within ten days of receiving it, or the Board of Supervisors overrides the Mayor’s
17 veto of the ordinance.

18 (b) In the portions of the City that are not located in the Coastal Zone Permit Area, this
19 ordinance shall become operative upon its effective date.

20
21 Section 8. Effective and Operative Dates in the Coastal Zone.

22 (a) In the portions of the City that are located in the Coastal Zone Permit Area, as that
23 permit area is designated on Section Maps CZ4, CZ5, and CZ13 of the Zoning Map, this
24 ordinance shall become effective 30 days after enactment. Enactment occurs when the Mayor
25 signs the ordinance, the Mayor returns the ordinance unsigned or does not sign the ordinance

1 within ten days of receiving it, or the Board of Supervisors overrides the Mayor's veto of the
2 ordinance.

3 (b) Upon enactment, the Director of the Planning Department shall submit this
4 ordinance to the California Coastal Commission for certification as a Local Coastal Program
5 Amendment. This ordinance shall become operative in the Coastal Zone Permit Area upon
6 final certification by the California Coastal Commission. If the California Coastal Commission
7 certifies this ordinance subject to modifications, this ordinance, as so modified, shall become
8 operative in the Coastal Zone Permit Area 30 days after enactment of the modifications.

9 (c) This ordinance satisfies the City's obligations pursuant to Government Code
10 Section 65583(c). Any consideration of the Ordinance by the California Coastal Commission
11 after the City's enactment is consistent with the Coastal Act, and permissible pursuant to
12 Government Code Section 65583(f)(1). Certification of the Local Coastal Program
13 Amendment shall proceed pursuant to the California Coastal Commissions regulations and
14 procedures, including any public participation and scheduling requirements.

15 ///

16 ///

17 ///

18 ///

19
20 Section 9. Transmittal of Ordinance. To facilitate the Coastal Commission's review of
21 the Local Coastal Program Amendment, the Director of the Planning Department is authorized
22 to submit the amendment for certification in the form desired by the Coastal Commission,
23 including making any necessary non-substantive changes (e.g., formatting or redlining), to
24 show the changes to the text of the Local Coastal Program. Upon certification by the
25 California Coastal Commission, the Director of the Planning Department shall transmit a copy

1 of the certified Local Coastal Program Amendment to the Clerk of the Board for inclusion in
2 File No. 250700. The Planning Department shall also retain a copy of the certified Local
3 Coastal Program Amendment in its Local Coastal Program files.

4
5 APPROVED AS TO FORM:
6 DAVID CHIU, City Attorney

7 By: /s/
8 AUSTIN M. YANG
9 Deputy City Attorney

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REVISED LEGISLATIVE DIGEST

(Substituted - September 30, 2025)

[Zoning Map - Family Zoning Plan]

Ordinance amending the Zoning Map to implement the Family Zoning Plan by: amending the Zoning Use District Maps to: 1) reclassify certain properties currently zoned as various types of Residential to Residential Transit Oriented - Commercial (RTO-C); 2) reclassify properties currently zoned Residential Transit Oriented (RTO) to Residential Transit Oriented - 1 (RTO-1); 3) reclassify certain properties from Residential districts other than RTO to RTO-1; 4) reclassify certain properties currently zoned Neighborhood Commercial (NC) or Public (P) to Community Business (C-2); and 5) reclassify certain properties from Public to Mixed-Use or Neighborhood Commercial Districts; amending the Height and Bulk Map to: 1) reclassify properties in the Family Zoning Plan to R-4 Height and Bulk District; 2) change the height limits on certain lots in the R-4 Height and Bulk District; and 3) designating various parcels to be included in the Non-Contiguous San Francisco Municipal Transportation Agency Sites Special Use District (SFMTA SUD); amending the Local Coastal Program to: 1) reclassify all properties in the Coastal Zone to R-4 Height and Bulk District; 2) reclassify certain properties to RTO-C and Neighborhood Commercial District; 3) designate one parcel as part of the SFMTA SUD; and 4) 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 public necessity, convenience, and welfare under Planning Code, Section 302; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and making findings under the City's Local Coastal Program and the California Coastal Act of 1976.

Existing Law

The Zoning Map of the City and County of San Francisco establishes the designations, locations, and boundaries of various districts within the City. The Zoning Maps consists of a series of numbers sectional maps, which depict the use district, height and bulk district, and Special Use Districts established in the Planning Code. Type of use districts include: Residential, Residential-Mixed, Residential Transit-Oriented, Neighborhood Commercial, Commercial, and Public. Height and Bulk District maps generally depict heights ranging from 40 feet to 1000 feet. Bulk limits are generally designated by a letter, which corresponds to a chart in Planning Code section 270. Planning Code section 270 and related sections regulate the maximum lengths and diagonal dimensions of projects, thereby limiting the size and shape of buildings on a particular parcel or lot. Special Use Districts are areas or parcels with particular zoning controls that may deviate from some or all of the otherwise applicable Planning Code requirements.

Amendments to Current Law

This ordinance would amend the Zoning Map to implement the Family Zoning Plan by changing the use districts, and height and bulk districts for parcels in well-resourced areas, which are neighborhoods or areas with existing infrastructure, transit, businesses, well-performing public schools and lower levels of environmental pollution. Some of these changes would apply in areas outside well-resourced neighborhoods. The ordinance is being introduced in tandem with another ordinance amending the Planning Code, which can be found in Board File No. 250701 (“Planning Code ordinance”).

Changes to Zoning Districts

This ordinance would establish the designations, locations, and boundaries of two new use districts: Residential Transit Oriented – Commercial (RTO-C), and Residential Transit Oriented-1 (RTO-1), which are proposed for adoption in the Planning Code ordinance. The RTO-C use district would apply to certain parcels currently zoned various other Residential districts, such as Residential or Residential-Mixed, and would allow, but not require, certain non-residential uses on the ground floor. Parcels currently zoned Residential Transit Oriented (RTO), if not otherwise reclassified in this ordinance, and some Residential Districts would be reclassified Residential Transit Oriented-1 (RTO-1). Generally, RTO-1 parcels would have the same controls as parcels currently zoned RTO. The general designation “RTO District” would encompass RTO-1, RTO-C and RTO-Mission.

The ordinance would also classify three properties zoned Neighborhood Commercial (NC) or Public (P) to Community Business (C-2).

In addition, the ordinance would establish the boundaries of a new Height and Bulk District called R-4, established in the Planning Code ordinance. The R-4 Height and Bulk District designation would allow development on those parcels the option to use the Housing Choice-San Francisco Program, proposed in the companion ordinance, which would allow form-based density, additional height, and other Planning Code modifications.

Changes to Height and Bulk

The ordinance would amend the Height and Bulk District maps to primarily increase, or in some limited instances decrease, the applicable height limit. Generally, additional height – between 65 and 85 feet – is proposed for most corridors, with wider streets adjacent to or near major transit lines and stations getting rezoned to 85 feet. Heights ranging from 140 feet to 650 feet are proposed in areas that currently allow high rise construction above 85 feet (such as the Van Ness Avenue corridor), at key intersections and locations along major corridors (such as the intersection of Geary Boulevard and 19th Avenue), on wider streets that have a number of medium and large-sized parcels (for example Market Street and Lombard Street) and areas near major transit stops or stations (such as Market Street, Geary Boulevard, and Glen Park).

The ordinance would create the R-4 Height and Bulk District. Parcels in the R-4 Height and Bulk District would have two designated height limits separated by a double slash. The number before the double slash indicates the base height; the number after the double slash, which is often, but not always higher, indicates the height limit for projects using the Housing Choice-San Francisco Program. If numbers are separated by a single slash, the first number is the maximum height for podium buildings and the number following the single slash is the maximum height for towers. Some parcels will have numbers separated by a single slash and numbers separated by a double slash, indicating the podium and tower heights for projects not using, or using, the Housing Choice-San Francisco Program, respectively.

The Ordinance would designate parcels for the Non-contiguous San Francisco Municipal Transportation Agency Special Use District. The SFMTA SUD would be established in the Planning Code ordinance, and would rezone those parcels from Public (P) or Residential (R) to various Neighborhood Commercial (NC) districts.

Finally, the Ordinance would amend the City's Local Coastal Program to update the Zoning Map changes to the parcels within the Local Coastal Program.

Background Information

This ordinance (Version 3) is a substitute for the ordinance (Version 2) that was introduced on July 29, 2025. Version 1 of this ordinance was introduced on June 24, 2025.

Under State law, every city and county must have a housing element. Among other requirements, state law requires that a housing element identify adequate sites for housing for all economic segments of the community. (Gov. Code § 65583.) The City's adopted the 2022 Housing Element update on January 31, 2023.

A jurisdiction's existing and projected housing needs is known as its Regional Housing Needs Allocation (RHNA). If a jurisdiction is not able to identify adequate sites to accommodate its RHNA, it must adopt zoning changes, generally within three years of housing element adoption. San Francisco's RHNA is approximately 82,000 units, and because the City does not have sufficient capacity to accommodate its RHNA, it must rezone sufficient sites to allow for additional units by January 31, 2026.

The number of individual parcels to be rezoned to meet the City's RHNA exceeds 92,000. Therefore, the text of the Zoning Map ordinance only includes a general description of the Zoning Map amendments. The exact parcels to be rezoned, and the new zoning categories are provided in the "Family Zoning Plan Map Ordinance Parcel Tables" document which is incorporated by reference, and can be found in Board File No. 250700. An interactive rezoning map can be found on the Planning Department's Family Zoning Plan website: <https://sfplanning.org/sf-family-zoning-plan#hearing-info-resources>.

FILE NO. 250700

This ordinance is part of a package of ordinances that will implement the Family Zoning Plan, which will allow the City to accommodate approximately 36,200 additional units as required by state housing law. Additional ordinances include the Planning Code ordinance found in Board File No. 250701, and a General Plan amendment found in Board File 250966.

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