

1 [Zoning - SoMa Youth and Family Zone Special Use Districts.]

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3 **Ordinance amending the San Francisco Planning Code by adding Section 249.41 and**
4 **amending various sheets of the Zoning Map of the City and County of San Francisco to**
5 **establish the South of Market (SoMa) Youth and Family Zone Special Use District,**
6 **bounded generally by Natoma Street on the north, Harrison Street on the south, 4th**
7 **Street on the east, and 7th Street on the west, to address youth and family concerns**
8 **and expand affordable housing opportunities, including establishment of in-lieu**
9 **affordable housing fees; and adopting environmental findings and findings of**
10 **consistency with the General Plan and the Priority Policies of Planning Code Section**
11 **101.1(b).**

12 Note: Additions are *single-underline italics Times New Roman*;
13 deletions are ~~*strikethrough italics Times New Roman*~~.
14 Board amendment additions are double underlined.
Board amendment deletions are ~~strikethrough normal~~.

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

16 Section 1. Findings.

17 (a) Pursuant to Planning Code Section 302, this Board of Supervisors finds that this
18 ordinance will serve the public necessity, convenience, and welfare for the reasons set forth in
19 Planning Commission Resolution No. _____, and incorporates those reasons herein
20 by reference. A copy of said Planning Commission Resolution is on file with the Clerk of the
21 Board of Supervisors in File No. _____.

22 (b) The Board of Supervisors finds that this ordinance is, on balance, consistent
23 with the General Plan and the Priority Policies of Planning Code Section 101.1(b) for the
24 reasons set forth in Planning Commission Resolution No. _____, and incorporates
25 those reasons herein by reference.

1 (c) In accordance with the actions contemplated herein, this Board adopted
2 Ordinance No. _____, concerning findings pursuant to the California Environmental
3 Quality Act (California Public Resources Code sections 21000 et seq.). A copy of said
4 Ordinance is on file with the Clerk of the Board of Supervisors in File No. _____ and is
5 incorporated by reference herein.

6 Section 2. The San Francisco Planning Code is hereby amended by adding Section
7 249.41, to read as follows:

8 SEC. 249.41. SOMA YOUTH AND FAMILY ~~ZONE~~ SPECIAL USE DISTRICT.

9 (a) Purpose. The South of Market (SoMa) Youth and Family ~~Zone~~ Special Use District is
10 intended to expand the provision of affordable housing in the area defined below. In addition, this
11 zoning is intended to protect and enhance the health and environment of youth and families by
12 adopting polices ~~to maximize light access and minimize shadow and wind impacts that focus~~
13 on certain lower density areas of this District for the expansion of affordable housing
14 opportunities. The findings of Planning Code Section 319.1 concerning the provision of affordable
15 housing are incorporated herein by reference.

16 (b) Geography. The general boundaries of the SoMa Youth and Family ~~Zone~~ Special Use
17 District are Natoma Street on the north, Harrison Street on the south, 4th Street on the east, and 7th
18 Street on the west. The Special Use District is more particularly identified in the Zoning Map.

19 (c) Controls.

20 (1) For the entire Special Use District, all ~~All~~ provisions of the Planning Code shall continue
21 to apply, except for the following:

22 (A) The following uses shall require a Conditional Use authorization, pursuant to
23 Section 303, unless the underlying zoning is more restrictive:

24 (i) Religious facilities, as defined in Sec. 890.50(d):
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1 (ii) Bars, as defined in Sec. 890.22;

2 (iii) Liquor stores, as defined in Sec. 790.55;

3 (iv) Amusement arcades, as defined in Sec. 890.4;

4 (v) Full service restaurants, as defined in Sec. 890.92;

5 (vi) Large fast food restaurants, as defined in Sec. 890.91;

6 (vii) Adult entertainment, as defined in Sec. 890.36;

7 (viii) Other entertainment, as defined in Sec. 890.37;

8 (ix) Movie theatres, as defined in Sec. 890.64;

9 (x) Parking lots, as defined in Sections 890.7, 890.9, and 890.11; and

10 (xi) Parking garages, as defined in Sections 890.8, 890.10, and 890.12.

11 (B) The Land Dedication alternative is available for any project of 55 feet or more under
12 the same terms and conditions as provided for in Section 319.4(b)(2)(A) – (J).

13 (2) In addition to the controls above, the following provisions shall apply to all
14 properties that are not tangent to the following streets: Howard Street, Harrison Street,
15 Folsom Street, 4th, 5th, 6th and 7th Streets:

16 (A1) With the exception of Subsection (2) below, any project containing 5 or more dwelling
17 units or in excess of 40 feet in height within this Special Use District shall be subject to the Tier C
18 affordable housing requirements of Sections 319 et seq subject to the following modifications: (A)

19 No Middle Income alternative is available.

20 ~~———— (B) The Land Dedication alternative provided for in Section 319.4 is available~~
21 ~~for any project with a height of 55 feet or greater. In addition, the Land Dedication alternative~~
22 ~~may be satisfied through the dedication to the City of air space parcels above or adjacent to~~
23 ~~the project, upon the approval of the Mayor's Office of Housing or a successor entity, and~~
24 ~~provided the requirements of Section 319.4(b)(2)(A)-(I) are otherwise satisfied.~~

1 ~~_____ (C) If a project subject to Subsection (2)(A4) above does not provide on-site~~
2 ~~inclusionary housing or elects the Land Dedication alternative set forth in Subsection (1)(B), it shall be~~
3 ~~subject to a conditional use authorization pursuant to Section 303.~~

4 ~~_____ (D) Any residential project shall provide a minimum of 20% 2-bedroom units, a~~
5 ~~minimum of 20% 3-bedroom units, and a minimum of 20% 4-bedroom units.~~

6 ~~_____ (2) Any residential project within this Special Use District that was zoned as SLY as of~~
7 ~~October 21, 2008, shall be subject to the following:~~

8 ~~_____ (A) Dwelling units may be authorized only as a conditional use pursuant to Section 303~~
9 ~~of this Code provided that the affordability of housing as defined in Section 315.1 under the~~
10 ~~definition of affordable to qualifying households shall be no greater than 120% of median~~
11 ~~income for the City and County of San Francisco; provided, however, that the project's~~
12 ~~average for all affordable units shall be no greater than 80% of median income for the City~~
13 ~~and County of San Francisco. The project is otherwise required to comply with Sections 315~~
14 ~~ET seq.~~

15 ~~_____ (B) Any residential project shall provide a minimum of 20% 2-bedroom units, a~~
16 ~~minimum of 20% 3-bedroom units, and a minimum of 20% 4-bedroom units.~~

17 ~~_____ (3) Any project in this Special Use District shall submit, as part of its application,~~
18 ~~studies of how the project will affect light, shadow, and wind on the District's schools, parks,~~
19 ~~recreation facilities, open spaces, existing housing, and pedestrian environments. Such~~
20 ~~studies shall be prepared by a professional with expertise in the relevant subject matter.~~

21 ~~_____ (4) Any change of use in this Special Use District shall be subject to conditional use~~
22 ~~authorization pursuant to Section 303.~~

1 Section 3. Under Sections 106 and 302(c) of the Planning Code, the Zoning Map of
2 the City and County of San Francisco are amended as follows:

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Description of Property

Assessor Block/Lot

Special Use District
Hereby Approved

SoMa Youth and
Family Zone Special
Use District

3752	177
3733	030
3754	092
3752	240
3731	101
3755	215
3754	086
3752	346
3755	016
3753	145
3753	276
3754	089
3753	164
3752	230
3752	141
3731	088
3731	169
3752	471

1	3732	099
2	3753	259
3	3752	168
4	3726	146
5	3732	029
6	3752	303
7	3752	397
8	3732	071
9	3731	180
10	3752	433
11	3753	220
12	3752	140
13	3753	114
14	3732	143
15	3726	125
16	3753	282
17	3753	269
18	3752	403
19	3753	223
20	3753	288
21	3753	255
22	3731	023
23	3730	007
24	3733	117
25		

1	3725	012
2	3733	083
3	3731	027
4	3753	303
5	3730	145
6	3733	149
7	3752	019
8	3731	119
9	3752	200
10	3732	215
11	3733	129
12	3753	171
13	3732	076
14	3754	078
15	3730	118
16	3752	444
17	3751	054
18	3752	352
19	3753	141
20	3752	178
21	3754	111
22	3727	192
23	3731	066
24	3755	134
25		

1	3753	235
2	3732	229
3	3753	070
4	3731	124
5	3754	083
6	3753	233
7	3752	436
8	3752	270
9	3752	406
10	3731	147
11	3731	176
12	3752	328
13	3733	161
14	3724	070
15	3752	146
16	3724	018
17	3731	061
18	3752	183
19	3753	096
20	3732	009
21	3753	257
22	3753	150
23	3733	112
24	3752	398
25		

1	3752	345
2	3733	145
3	3726	015
4	3731	134
5	3753	230
6	3753	071
7	3731	109
8	3753	156
9	3752	461
10	3731	164
11	3732	230
12	3753	226
13	3752	282
14	3732	101
15	3752	018
16	3753	183
17	3726	119
18	3732	146
19	3754	039
20	3752	174
21	3732	216
22	3752	078
23	3732	094
24	3730	142
25		

1	3752	017
2	3752	149
3	3752	396
4	3733	146
5	3726	129
6	3752	012
7	3725	103
8	3753	291
9	3731	158
10	3731	188
11	3752	357
12	3753	059
13	3753	210
14	3752	293
15	3753	185
16	3753	157
17	3753	094
18	3751	028
19	3754	119
20	3753	277
21	3726	139
22	3726	120
23	3752	389
24	3752	211
25		

1	3732	167
2	3753	207
3	3751	053
4	3733	107
5	3754	058
6	3752	124
7	3752	238
8	3752	459
9	3733	124
10	3732	117
11	3753	239
12	3752	229
13	3731	177
14	3733	159
15	3752	417
16	3726	017
17	3753	119
18	3753	037
19	3733	018
20	3726	128
21	3733	150
22	3731	205
23	3752	426
24	3732	090A
25		

1	3733	147
2	3733	132
3	3732	110
4	3725	008
5	3753	042
6	3752	339
7	3752	169
8	3754	072
9	3731	189
10	3752	111
11	3752	299
12	3752	255
13	3733	134
14	3752	248
15	3752	338
16	3754	095
17	3733	155
18	3731	043
19	3755	004
20	3752	409
21	3732	152
22	3752	467
23	3726	149
24	3752	142
25		

1	3753	252
2	3753	196
3	3752	158
4	3726	136
5	3753	022
6	3755	018
7	3754	112
8	3731	175
9	3752	205
10	3753	202
11	3752	442
12	3752	460
13	3753	219
14	3752	271
15	3725	017
16	3752	195
17	3752	321
18	3752	354
19	3724	072
20	3754	016
21	3732	084
22	3754	026
23	3726	019
24	3752	441
25		

1	3752	157
2	3752	466
3	3752	285
4	3753	258
5	3753	294
6	3733	081
7	3726	144
8	3732	102
9	3752	110
10	3753	251
11	3733	128
12	3751	165
13	3754	093
14	3731	204
15	3752	384
16	3753	120
17	3751	411
18	3730	155
19	3752	418
20	3752	209
21	3752	435
22	3731	210
23	3753	005
24	3753	304
25		

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2	3732	033
3	3752	316
4	3752	353
5	3752	404
6	3752	408
7	3752	218
8	3752	347
9	3752	153
10	3731	069
11	3731	208
12	3753	242
13	3732	189
14	3753	021
15	3733	156
16	3753	004
17	3732	190
18	3753	129
19	3752	166
20	3752	351
21	3753	262
22	3732	106
23	3753	116
24	3730	119
25		

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2	3752	162
3	3731	187
4	3752	234
5	3752	371
6	3754	057
7	3732	151
8	3726	027
9	3752	429
10	3752	402
11	3732	097
12	3727	187
13	3732	096
14	3753	289
15	3752	052
16	3754	116
17	3752	304
18	3731	076
19	3727	190
20	3752	119
21	3754	080
22	3731	178
23	3731	170
24	3752	245
25		

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3	3754	038
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5	3753	228
6	3753	200
7	3754	063
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10	3732	192
11	3755	117
12	3727	196
13	3726	134
14	3755	208
15	3752	015
16	3752	438
17	3753	211
18	3726	151
19	3753	246
20	3732	194
21	3752	314
22	3752	241
23	3751	112
24	3752	287
25		

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3	3731	072
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5	3726	124
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7	3752	123
8	3733	113
9	3753	216
10	3732	199
11	3731	220
12	3753	204
13	3731	192
14	3754	007
15	3732	223
16	3754	100
17	3726	011
18	3732	188
19	3752	224
20	3753	182
21	3731	214
22	3752	131
23	3752	161
24	3733	133
25		

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2	3753	163
3	3751	034
4	3733	108
5	3730	009
6	3731	125
7	3753	285
8	3752	139
9	3731	122
10	3753	008
11	3730	144
12	3752	415
13	3727	195
14	3752	376
15	3752	468
16	3731	207
17	3752	326
18	3732	164
19	3754	103
20	3754	049
21	3753	072
22	3752	260
23	3751	161
24	3752	156
25		

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2	3725	021
3	3752	079
4	3753	152
5	3752	192
6	3753	098
7	3752	449
8	3752	278
9	3730	152
10	3725	098
11	3732	066
12	3727	197
13	3726	145
14	3731	218
15	3752	456
16	3751	413
17	3732	127
18	3725	009
19	3753	155
20	3731	018
21	3755	005
22	3753	138
23	3753	089
24	3752	219
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2	3753	225
3	3753	186
4	3732	212
5	3731	062A
6	3753	250
7	3754	110
8	3732	198
9	3733	127
10	3752	145
11	3753	245
12	3752	385
13	3732	160
14	3752	336
15	3754	046
16	3752	208
17	3732	062
18	3753	286
19	3752	300
20	3752	280
21	3732	155
22	3752	118
23	3753	281
24	3753	132
25		

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2	3732	217
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4	3731	183
5	3731	132
6	3753	038
7	3732	030
8	3755	202
9	3732	103
10	3733	093
11	3752	033
12	3732	211
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17	3752	095
18	3731	191
19	3755	130
20	3754	099
21	3731	004
22	3732	080
23	3732	090
24	3755	003
25		

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2	3733	138
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4	3752	388
5	3753	298
6	3753	146
7	3752	247
8	3732	231
9	3752	263
10	3732	177
11	3753	063
12	3752	180
13	3754	082
14	3752	330
15	3731	209
16	3752	451
17	3733	096
18	3731	145
19	3752	395
20	3732	175
21	3732	035
22	3725	015
23	3731	031
24	3751	150
25		

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2	3753	084
3	3731	115
4	3752	295
5	3733	130
6	3753	201
7	3732	112
8	3732	111
9	3753	221
10	3755	010
11	3752	356
12	3732	024
13	3752	362
14	3752	194
15	3751	105
16	3731	113
17	3733	136
18	3726	130
19	3752	010
20	3754	115
21	3753	175
22	3731	203
23	3752	281
24	3752	163
25		

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2	3752	350
3	3754	118
4	3752	223
5	3752	228
6	3731	181
7	3731	011
8	3752	425
9	3731	182
10	3732	169
11	3752	179
12	3731	136
13	3753	273
14	3752	269
15	3753	209
16	3731	151
17	3730	111
18	3731	196
19	3731	195
20	3754	015
21	3755	017
22	3752	381
23	3752	167
24	3752	253
25		

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2	3754	094
3	3731	137
4	3731	141
5	3751	153
6	3731	021
7	3731	213
8	3753	079
9	3752	173
10	3733	126
11	3752	009
12	3752	420
13	3753	232
14	3733	160
15	3753	229
16	3753	099
17	3752	257
18	3752	014
19	3731	058
20	3752	413
21	3753	261
22	3752	401
23	3731	138
24	3731	130
25		

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2	3753	113
3	3752	368
4	3752	427
5	3731	054
6	3731	133
7	3730	008
8	3753	161
9	3731	179
10	3725	019
11	3732	222
12	3732	166
13	3733	026
14	3752	054
15	3732	100
16	3752	434
17	3752	276
18	3725	025
19	3727	009
20	3730	156
21	3752	011A
22	3752	133
23	3733	109
24	3732	064
25		

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2	3731	149
3	3730	011
4	3726	123
5	3732	196
6	3732	204
7	3753	121
8	3752	235
9	3731	105
10	3753	060
11	3732	173
12	3752	374
13	3731	143
14	3754	105
15	3752	465
16	3731	087
17	3752	335
18	3727	194
19	3753	085
20	3752	289
21	3753	260
22	3732	089
23	3752	428
24	3732	220
25		

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2	3752	309
3	3732	018
4	3726	122
5	3733	029
6	3726	142
7	3752	125
8	3752	121
9	3753	274
10	3752	114
11	3755	203
12	3731	026
13	3732	153
14	3753	033
15	3753	117
16	3752	172
17	3752	315
18	3752	308
19	3731	093
20	3752	375
21	3732	147
22	3752	159
23	3754	088
24	3732	078
25		

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2	3731	161
3	3754	101
4	3752	284
5	3753	295
6	3731	044
7	3753	218
8	3753	101
9	3753	009
10	3753	056
11	3752	341
12	3752	251
13	3755	205
14	3752	076
15	3731	024
16	3731	206
17	3754	084
18	3726	018
19	3751	414
20	3752	268
21	3753	184
22	3752	472
23	3753	191
24	3732	122
25		

1	3731	142
2	3752	283
3	3752	176
4	3752	469
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6	3731	173
7	3726	121
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9	3752	217
10	3754	091
11	3754	106
12	3752	222
13	3753	062
14	3752	473
15	3752	446
16	3752	107
17	3731	095
18	3731	002
19	3753	244
20	3731	144
21	3752	319
22	3752	213
23	3733	091
24	3753	263
25		

1	3752	329
2	3752	419
3	3752	258
4	3732	208
5	3732	200
6	3753	122
7	3753	187
8	3731	166
9	3731	040
10	3733	135
11	3752	298
12	3752	008
13	3731	201
14	3732	161
15	3733	122
16	3732	171
17	3753	287
18	3752	292
19	3755	217
20	3733	123
21	3726	022
22	3752	137
23	3753	147
24	3732	179
25		

1	3731	202
2	3732	130
3	3753	227
4	3752	120
5	3755	210
6	3733	157
7	3732	168
8	3753	090
9	3752	185
10	3732	125
11	3732	172
12	3732	095
13	3752	199
14	3754	043
15	3753	271
16	3752	252
17	3754	067
18	3755	200
19	3752	430
20	3755	213
21	3726	141
22	3730	004
23	3733	014
24	3753	082
25		

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2	3753	178
3	3752	091
4	3752	290
5	3753	222
6	3732	126
7	3752	024
8	3731	168
9	3752	144
10	3753	270
11	3732	149
12	3754	073
13	3753	217
14	3753	208
15	3732	092
16	3752	109
17	3752	215
18	3753	188
19	3731	211
20	3733	115
21	3732	181
22	3754	087
23	3753	278
24	3754	001
25		

1	3752	197
2	3752	342
3	3732	219
4	3732	163
5	3752	080
6	3755	019
7	3732	226
8	3732	221
9	3753	174
10	3753	190
11	3752	320
12	3731	094
13	3726	135
14	3731	012
15	3752	130
16	3753	179
17	3754	085
18	3752	147
19	3752	340
20	3733	142
21	3754	097
22	3752	355
23	3752	370
24	3731	160
25		

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2	3732	139
3	3726	031
4	3732	154
5	3752	312
6	3731	148
7	3752	416
8	3726	118
9	3753	290
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Section 4. This Section is uncodified. This legislation is companion legislation to the Eastern Neighborhoods Planning Code and Zoning Map amendments (the "Eastern Neighborhoods Amendments"), copies of which are in Clerk of the Board of Supervisors File

1 Nos. 081153 and 081154 and are incorporated herein by reference. This Ordinance relies on
2 Planning Code Sections and Zoning Map changes contained in the Eastern Neighborhoods
3 Amendments. Consequently, the Board of Supervisors would not adopt this legislation
4 without adoption of the Eastern Neighborhoods Amendments. Therefore, this Ordinance will
5 not be effective unless and until the Eastern Neighborhoods Amendments are effective.
6 Further, the zoning provisions set forth in this Ordinance shall prevail over any contrary
7 provisions in the Eastern Neighborhoods Amendments. To the extent there is any conflict
8 between this Ordinance and the Planning Code provisions applicable to properties that are
9 not effected by the Eastern Neighborhoods Amendments, this Ordinance shall prevail.

10 Section 5. This Section is uncodified. Neighborhood Preference in Allocation of
11 Affordable Housing. The Board urges the Mayor's Office of Housing, in consultation with the
12 Planning Department, to prepare a written report analyzing the maximum extent to which the
13 allocation of affordable housing can include a preference for the residents of the Youth and
14 Family Zone Special Use District taking into account the diversity of such residents and the
15 their need and ability to purchase such housing. The Mayor's Office of Housing shall submit
16 the report to the Board of Supervisors within 6 months of the effective date of this Ordinance.
17 The report also shall include recommendations for legislation or programmatic changes to the
18 procedures for affordable housing allocation based on the findings of the report.

19 Section 6. This Section is uncodified. Severability. If any provision of this Ordinance
20 or its application to any housing project or to the subject Special Use District areas, is held
21 invalid, the remainder of this Ordinance, or the application of such provision to other housing
22 projects or to the subject Special Use District areas, shall not be affected thereby.

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24 APPROVED AS TO FORM:
25 DENNIS J. HERRERA, City Attorney

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By: _____
John D. Malamut
Deputy City Attorney