

FAMILY ZONING PLAN

Zoning Map & Code Ordinances | July 29, 2025 Substitute Legislation (version 2)

ZONING MAP AMENDMENTS: Board File 250700 - version 3 [xx/xx/xx]				
#	Page	Parcel Map Block and Lot	Amendment	Policy Intent
1	Ordinance uncoded		Add clause to ordinance re:LCP “in cases of conflict between the existing IP and this amendment, this amendment shall prevail.”	California Coastal Commission request
2	Parcel Tables and maps	Blocks 1701 (001A, 002, 006, 007) and 1804 (001)	Reclassify from 40-X to 40//40-R-4	These blocks in CZ accidentally left off table and maps (Narrative in text already indicates this change)
3	Parcel Tables and maps	Block 1354 Lot 001 (300 Lake)	Change zoning use district reclassification to RM-1 (from RH-2) instead of to RTO-C	Given the unusually large size of the site, ensure that taller proposed heights are only through local program.
4	Parcel Tables and maps	Block/lots: 0035/001, 0017/002, and 0015/001	Remove from table and maps completely	As Port property, any height increases are subject to voter approval per Prop B. (Only height/bulk changes were proposed, no zoning use map amendments were proposed for these parcels)
5	Parcel Tables and maps	All parcels on Blocks 0018-0023, 0028-0034, 0040-0041, and 0043	Revise base height for parcels on blocks between Francisco and Beach that have Local Program height of 85' to 40' (from 50') (ie. Change from 50//85-R-4 to 40//85-R-4)	Given the large size of these parcels, reducing possibility of projects using base zoning with SDB to exceed the LP height of 85'.
5	Parcel Tables and maps	All NC and parcels proposed for RTO-C on Blocks 0248-0249, 0621-0622, 0643-0645; All Lots on Blocks 0250-0251 and 0277-0278	Revise proposed local program height on certain parcels in the Polk NC district and proposed RTO-C parcels to 120'	Increase capacity to account for other changes, align Local Program heights to reflect base height of 65' or higher

6	Parcel Tables and maps	Blocks 0089-0091, 0100-101, 0103, 0117-0118	Remove from table and maps completely all parcels on Blocks 0090, 0101, 0117, 0118 and NC parcels on Blocks 0089, 0091 and 0103. Revise Local Program Height from 50' to 40' on non-NC parcels on Blocks 0089, 0091, and 0100	Remove some non-HOA blocks in North Beach area and NC parcels south of Greenwich. Maintain existing 40' as Local Program height for non-NC parcels in NB area south of Greenwich.
7	Parcel Maps		Add Coastal Zone boundary to pdf maps	
8	Ordinance uncoded?		Add language re: consistency with Coastal Act affordability goals	
PLANNING, BUSINESS & TAX REGULATIONS CODE AMENDMENTS: Board File 250701 - version 3 [xx/xx/xx]				
#	Page	Planning Code Sec.	Amendment	Policy Intent
1		135	Reduce the usable open space requirement for Senior Housing (e.g. to 36 sq ft) and allow indoor community spaces to meet the requirement.	PC recommendation
2		Table 155.2	Eliminate or reduce (e.g., cut by 50%) the bike parking requirements for Senior Housing.	PC recommendation
3		202.2(f)(1)(C)	Change the definition of Senior Housing so that there is no minimum number of units to qualify.	PC recommendation
4		202.17	Expand the waiver of the Conditional Use Authorization (for use authorization) and impact fees waivers from just Legacy Businesses to all <u>displaced businesses</u> .	PC recommendation
5		206.10(d)(1)	Waive ground floor height requirement (Section 145.1) for projects using the Local Program to allow a building of 9 stories in 85' height districts.	PC recommendation

6		206.10(d)(1)(B)	<p>Amend the unit mix requirement applicable to projects using the Local Program as follows:</p> <ul style="list-style-type: none"> · 4-unit building: min one 2+BR · 5-9 units: min 25% 2+BR, including at least one 3+BR unit · 10+ units: min 25% 2+BR, including at least 5% 3+BR 	PC recommendation
7		206.10(e)(4)	<p>Square Footage Bonus for additional multi-bedroom units in the Local Program: Projects of 3+ units can receive additional square footage added to their building envelope for providing:</p> <ul style="list-style-type: none"> • 3BR units: 250 sq ft for each unit provided , including any the required unit(s) • 4+BR units: 400 sq ft for each unit provided including any required unit(s) 	PC recommendation

8		206.1(d)(1)(E) and (K); 414A; various	<p>Square Footage Bonus for family-friendly amenities in the Local Program: In R-districts, projects can get a square footage bonus for providing certain communal amenities, calculated as follows:</p> <ul style="list-style-type: none"> · 2.0 sq ft bonus for each square foot provided of shared community rooms, shared kitchen, reservable room for overnight guests, extra storage for large objects, space for in-home childcare. <p>Bonus square footage can be added horizontally through any combination of the following:</p> <ul style="list-style-type: none"> · Reducing the required rear yard (from 30% down to 25% rear yard or 20 feet, whichever is greater). · Reducing the rear yard on the ground floor to 18% or 15 ft, whichever is greater. · Building into the required side yard, where applicable. · Reducing the required upper-story setback for additions to historic properties, from 15 feet down to 10 feet. (Preservation Design Standard P.5.1.1). <p>In addition, projects that are providing an in-home childcare space may receive a waiver of their childcare fee obligation (Section 414A).</p>	PC recommendation
9		206.10(d)(1)(F)	Remove usable open space requirement for projects using the Local Program. Projects are still subject to applicable rear yard requirements.	PC recommendation
10		206.10(d)(1)(G)	Remove Planning Code exposure requirements for projects using the Local Program.	PC recommendation
11		206.10(d)(1)(K)	Add an additional Height Bonus available for projects in the Local Program, comprised of additional square footage for providing tenant improvements (e.g., a "warm shell").	PC recommendation

12		206.10(d)(1)(K)	<p>Square Footage Bonus and Code Flexibility for Preservation of historic structures.</p> <p>Add a bonus and code flexibility for adaptive reuse on sites with historic structures (which could include Category A buildings, designated Article 10/11 landmarks, and listed resources in the State or National historic registers) in districts other than R districts and in the RTO-C district that do not demolish the resource and comply with the Preservation Design Standards in ways that preserve the resource and reduce the volume of the project within the otherwise permitted building envelope not accounting for the historic structure. The bonus square footage shall be equivalent to 1.5 times the square footage foregone through setback or unused volume above the footprint of the historic structure. This volume can be used to expand the allowed volume of a building horizontally or vertically, not to exceed a certain additional number of stories (to be determined) or reduce the required rear yard above the ground floor to less than 15 feet where abutting the rear yard of parcels containing residential uses.</p>	PC recommendation
13		206.10(d)(1)	<p>State that future revisions to the Housing Choice SF program must satisfy two conditions: 1) Any proposed new or increased government constraints in the Housing Choice SF program must be offset by decreasing constraints; and, 2) Substantive changes to the applicability and/or development standards in the Local Program must be analyzed for consistency with Housing Element statute in Government Code 65583(a)(3).</p>	PC recommendation

14		209.4	<p>Edit the Use Size Control for the RTO-C district and delete the first clause ("P: up to 4,999 gross square feet per lot") so that it reads as follows:</p> <p>"P: Non-Residential use of any size that is part of a project where at least 2/3 of the floor area contains Residential uses.</p> <p>C: Non-residential use in new development, changes of use, or addition of more than 20% to an existing structure, in which the non-residential uses constitute more than 1/3 of the gross square footage of the proposed new, converted, or enlarged structure(s)."</p>	clean-up
15		311	<p>Codify early notification for commercial tenants. Upon receipt of a development application on a commercial corridor, the Planning Department will send mailed notice to the address (to notify any commercial tenants) and notify the Office of Small Business.</p>	PC recommendation
16		317(c)(12)	<p>Edit the proposed language to read:</p> <p>(12) Residential Flats. Notwithstanding anything to the contrary in this Section 317, projects that propose the Merger, Reconfiguration or Reduction in size of Residential Flats shall not require a Conditional Use Authorization if the project would increase the number of units on the property.</p>	clean-up; previous draft language inadvertently allowed demo without CU
17		Various	<p>Clean up Planning Code Section 151 references and supersede those with 151.1 references. PC 151.1 is the only remaining off-street parking section.</p>	clean-up

18		207.9	Add Reused/Low Income sites ministerial to the purpose subsection. Add provision that Planning Dept must maintain a publicly available list and information online of HE reused/LI sites subject to this.	Meet HCD requirements/requests.
19		Ordinance uncoded	Add clause to ordinance re:LCP "in cases of conflict between the existing IP and this amendment, this amendment shall prevail."	CCC request
20		206.10(d)(1)(M)	Add language to the 15% catchall that rear yard in any district is not eligible beyond what the LC already provides for.	clean-up
21		334(d)(3)	Revsie Major Mod "Exclusions" language to remove specific Code section references related to height, parking, wind, and min density to read as follows: "...to the following requirements: maximum permitted building height; maximum permitted accessory off-street parking amounts; wind standards; minimum density requirements; Floor Area Ratio limits;..."	clean-up
		Ordinance uncoded	Uncoded findings that the new list of rezoning sites and low-income sites are compliant with Housing Element and state law and will be eligible	Meet HCD requirements/requests.
		Ordinance uncoded	Add uncoded language re: consistency with Coastal act affordability goals	CCC request