

Somera, Alisa (BOS)

From: Yan, Calvin (BOS)
Sent: Tuesday, December 2, 2025 2:02 PM
To: BOS-Supervisors; BOS Legislation, (BOS); Somera, Alisa (BOS); Calvillo, Angela (BOS)
Cc: RUSSI, BRAD (CAT); YANG, AUSTIN (CAT); BOS-Legislative Aides
Subject: FW: Amendment Request: Upzoning Plan Amendments - File No. 250701
Attachments: ORD - Planning Code 12-2-25 Chan Amendments with References (original file 250701)
4906-7472-6014 v.1.docx

Dear President Mandelman, Supervisors, and Clerk Calvillo,

Supervisor Chan intends to make a motion to amend Item #38 on today's Board agenda, File No. 250701 [Planning, Business and Tax Regulations Codes - Family Zoning Plan] by **striking out "more than two", on Page 13, Line 10:**

(9) is not located on a site containing ~~more than two~~ residential units where the project would require the demolition of residential uses that are subject to the rent increase limitations set forth in Chapter 37 of the Administrative Code; and

This amendment would expand the exemption of all rent-controlled units from demotion under the Local Program.

Copying DCA Russi to confirm that that amendment would be non-substantive.

Thank you,

Calvin Yan 甄錦浩
Office of Supervisor Connie Chan, District 1
市參事陳詩敏辦公室, 第一區

1 (7) is a project in which at least two-thirds of the new or converted square footage is
2 designated for Residential Uses; or, a project with at least 50% new or converted square footage for
3 Residential Uses if the project converts an existing Non-Residential Use and does not expand that use
4 by more than 25%. Basements shall not count in the calculation of square footage. For additions to
5 existing structures or conversions of existing buildings, only the net new or converted space shall be
6 considered in the calculation of square footage; and,

7 (8) is not located in a Special Use District that implements a Development Agreement
8 adopted under California Government Code 65864 et seq and/or Administrative Code Chapter 56-;
9 and

10 (9) is not located on a site containing more than two residential units where the
11 project would require the demolition of residential uses that are subject to the rent increase
12 limitations set forth in Chapter 37 of the Administrative Code; and

13 (10) does not demolish or convert any portion of a Hotel.

14 (c) **Inclusionary Housing Ordinance Alternatives.** HC-SF Projects of 10 or more units shall
15 comply with Section 415 et seq., and if applicable Section 419 et seq., except as allowed by this
16 subsection (c). Projects that elect the off-site alternative in Section 415.5(g)(1)(B) or the Land
17 Dedication Alternative in Section 419.5(a)(2) allowed in subsection (c)(2), shall provide the required
18 units within the R-4 Height and Bulk District, or within one-half mile of the project. In addition to the
19 alternatives set forth in Section 415.3(g), HC-SF Projects may satisfy the requirements of Section 415
20 et seq. by choosing one of the following options:

21 (1) if the project is a Rental Project with 24 or fewer units, including any additional
22 units allowed by this Section 206.10, a project sponsor shall subject all units in the project to the San
23 Francisco Rent Stabilization and Arbitration Ordinance (Chapter 37 of the Administrative Code) for
24 the Life of the Project; or

25 (2) applicants shall comply with the Land Dedication Alternative requirements of