

1 [Planning Code - Density Controls in ~~Community Business Districts~~ Three Historic Districts]

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3 **Ordinance amending the Planning Code to modify density limits in ~~C-2 Districts,~~**
4 **~~Community Business, east of Columbus Avenue and north of Washington Street~~ the**
5 **Northeast Waterfront Historic District, the Jackson Square Historic District, and the**
6 **Jackson Square Historic District Extension, except for projects in those areas using**
7 **the Commercial to Residential Adaptive Reuse Program; affirming the Planning**
8 **Commission’s determination under the California Environmental Quality Act; making**
9 **public necessity, convenience, and welfare findings under Planning Code, Section 302;**
10 **and making findings of consistency with the General Plan, and the eight priority**
11 **policies of Planning Code, Section 101.1.**

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

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

20 Section 1. Environmental and Land Use Findings

21 (a) The Planning Department has determined that the actions contemplated in this
22 ordinance comply with the California Environmental Quality Act (California Public Resources
23 Code Sections 21000 et seq.). Said determination is on file with the Clerk of the Board of
24 Supervisors in File No. 231079 and is incorporated herein by reference. The Board affirms
25 this determination.

1 (b) On January 18, 2024, the Planning Commission, in Resolution No. 21488, adopted
2 findings that the actions contemplated in this ordinance are consistent, on balance, with the
3 City's General Plan and eight priority policies of Planning Code Section 101.1. The Board
4 adopts these findings as its own. A copy of said Resolution is on file with the Clerk of the
5 Board of Supervisors in File No. 231079, and is incorporated herein by reference.

6 (c) Pursuant to Planning Code Section 302, this Board finds that these Planning Code
7 amendments will serve the public necessity, convenience, and welfare, and makes other
8 findings required by the California Government Code, for the reasons set forth in Planning
9 Commission Resolution No. 21488, and the Board adopts such reasons as its own. A copy of
10 said resolution is on file with the Clerk of the Board of Supervisors in File No. 231079 and is
11 incorporated herein by reference.

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13 Section 2. Article 2 of the Planning Code is hereby amended by revising Sections
14 210.1 and 210.5, to read as follows:

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16 **SEC. 210.1. C-2 DISTRICTS: COMMUNITY BUSINESS.**

17 These districts serve several functions. They provide convenience goods and services
18 to Residential areas of the City, both in outlying sections and in closer-in, more densely built
19 communities. In addition, some C-2 Districts provide comparison shopping goods and
20 services on a general or specialized basis to a Citywide or a regional market area,
21 complementing the main area for such types of trade in downtown San Francisco. The extent
22 of these districts varies from smaller clusters of stores to larger concentrated areas, including
23 both shopping centers and strip developments along major thoroughfares, and in each case
24 the character and intensity of commercial development are intended to be consistent with the
25 character of other uses in the adjacent areas. The emphasis in C-2 Districts is upon

1 compatible retail uses, but the district also allows a wider variety of goods and services to suit
 2 the longer-term needs of customers and a greater latitude is given for the provision of
 3 automobile-oriented uses.

4
 5 **Table 210.1**
 6 **ZONING CONTROL TABLE FOR C-2 DISTRICTS**

7 * * * *

8		
9 * * * *		
10 Residential Standards and Uses		
11 Zoning Category	§ References	C-2
12 * * * *		
13 Residential Uses		
14 Residential Density, Dwelling 15 Units (5)	§ 207	16 P at a density ratio not 17 exceeding the number of 18 dwelling units permitted in 19 the nearest R District, with 20 the distance to such R 21 District measured from the 22 midpoint of the front lot line 23 or from a point directly 24 across the street therefrom, 25 whichever permits the greater density; provided, that the maximum density

		ratio shall in no case be less than one unit for each 800 square feet of lot area. NP above. (8)
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(8) In C-2 zoning districts east of or fronting Franklin Street/13th Street and west of Columbus Avenue, and north of Townsend Street and south of Washington Street, except for parcels within the Northeast Waterfront Historic District, the Jackson Square Historic District, and the Jackson Square Historic District Extension, there is no density limit. The Jackson Square Historic District Extension shall include parcels within the area bounded by the northern boundary of the Jackson Square Historic District and the centerline of Sansome Street, Kearny Street, and Broadway there is no density limit. On parcels with no density limit, density Density is regulated by the permitted height and bulk, and required setbacks, exposure, open space, and other Code requirements applicable to each development lot.

SEC. 210.5. COMMERCIAL TO RESIDENTIAL ADAPTIVE REUSE PROGRAM.

(a) **Purpose and Findings.** This Section 210.5 describes the Commercial to Residential Adaptive Reuse Program. The purpose of the Program is to facilitate the adaptive reuse of non-residential buildings to support the City’s housing needs by allowing for conversion, but not the demolition, of those buildings to residential use.

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1 (d) **Controls.** Applicable provisions of the Planning Code shall control except as
2 otherwise provided in this Section 210.5. If there is a conflict between other provisions of the
3 Planning Code and this Section 210.5, this Section shall prevail; provided that this Section
4 does not alter, amend, or modify Section 249.93 (Group Housing Special Use District). For
5 Commercial to Residential Adaptive Reuse projects, the following zoning controls shall be
6 waived or modified, as described:

7 * * * *

8 (13) **Density Limits.** No density limit for projects located within the Northeast
9 Waterfront Historic District, the Jackson Square Historic District, and the Jackson Square
10 Historic District Extension. The Jackson Square Historic District Extension shall include
11 parcels within the area bounded by the northern boundary of the Jackson Square Historic
12 District and the centerline of Sansome Street, Kearny Street, and Broadway. Density in those
13 areas shall be regulated by the permitted height and bulk, and required setbacks, exposure,
14 open space, and other Code requirements applicable to each development lot.

15 * * * *

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17 Section 3. Effective Date. This ordinance shall become effective 30 days after
18 enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the
19 ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board
20 of Supervisors overrides the Mayor's veto of the ordinance.

21
22 Section 4. Scope of Ordinance. In enacting this ordinance, the Board of Supervisors
23 intends to amend only those words, phrases, paragraphs, subsections, sections, articles,
24 numbers, punctuation marks, charts, diagrams, or any other constituent parts of the Municipal
25 Code that are explicitly shown in this ordinance as additions, deletions, Board amendment

1 additions, and Board amendment deletions in accordance with the “Note” that appears under
2 the official title of the ordinance.

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

6 By: /s/ Audrey Pearson
7 AUDREY PEARSON
8 Deputy City Attorney

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