



San Francisco Family Zoning Program

HOUSING ELEMENT REZONING



San Francisco
Planning

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**LAND USE &
TRANSPORTATION
COMMITTEE**
JUNE 16, 2025

TODAY'S PRESENTATION

- Why is San Francisco rezoning?
- What must the rezoning achieve?
- How has San Francisco approached zoning?
- What does the Family Zoning Plan include?
- How might San Francisco look & feel once the Family Zoning Plan takes effect?

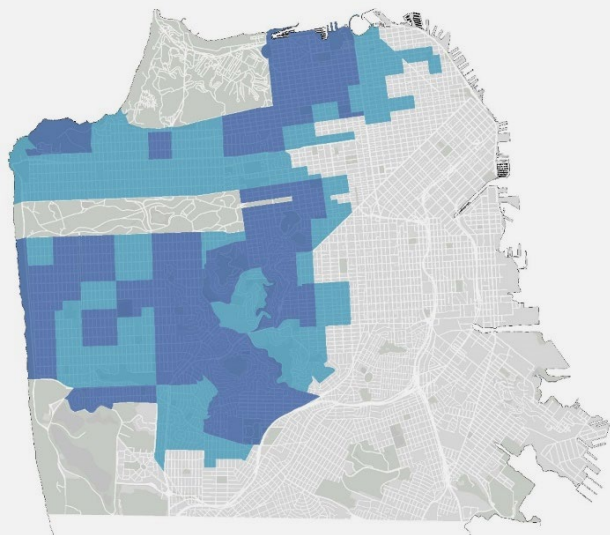


*“We want a city with more families, more workers, more dreamers. We want to build housing for the next generation of San Franciscans so **kids who grow up here can have the same opportunity to raise their own children in this beautiful and special place.**”*

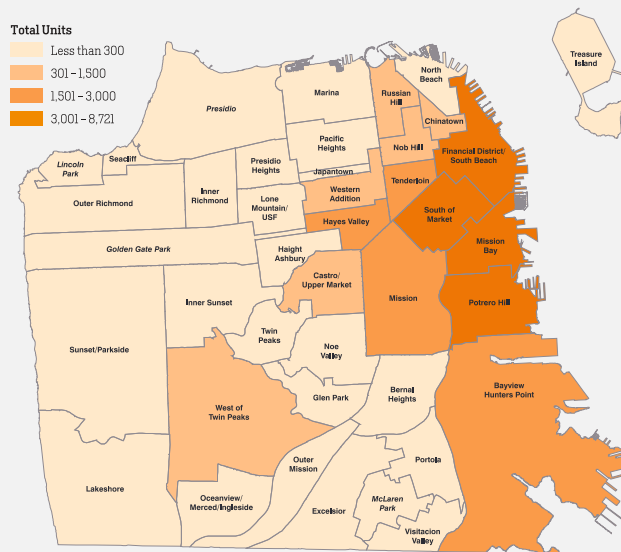
Mayor Daniel Lurie, SF Chronicle (4/3/25)



San Francisco's Family Zoning Plan fulfills state laws by planning for affordable and mixed-income housing to overcome historic patterns of exclusion and segregation.



Housing Opportunity Areas*

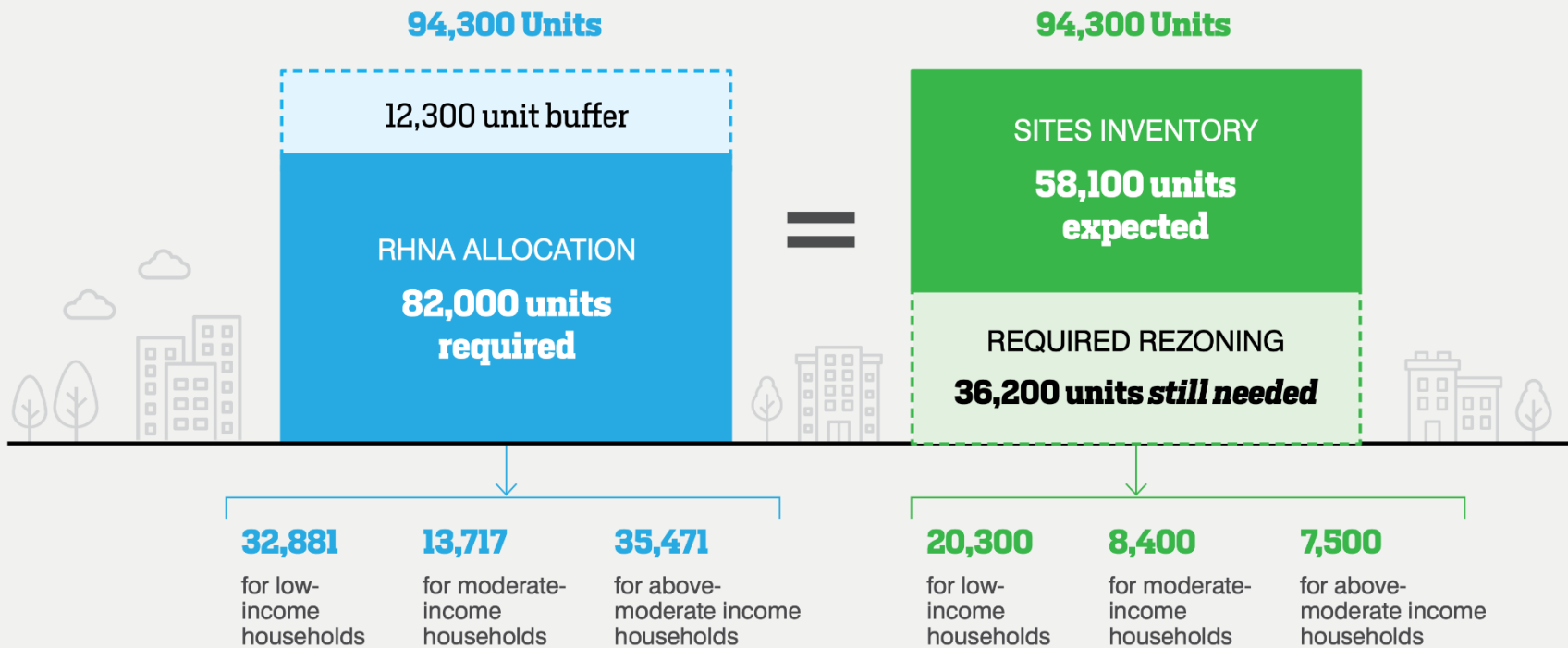


Housing Production (2005-2019)

***Only 10% of
affordable and mixed-
income housing has
been built in “housing
opportunity areas,”
covering over 50% of
the city.***

*Areas designated “Highest Resource” and “High Resource” on the Opportunity Area Map (CA Dept of Housing & Community Development)

Rezoning Shortfall Explained



Proposed Rezoning Area



500 Stanyan St



2500 Steiner St



1501 Lincoln Way



1200 Ocean Ave



222 Taylor St



Mission Bay



Source: California Supreme Court

Source: Pyatok, David Baker Architects, MidPen Housing

What's at stake



MENLO PARK: builders remedy @ Sunset Magazine site (446')

If San Francisco does not adopt compliant rezoning, we risk:

- **Loss of state funding**, including transportation & affordable housing
- **Fines and lawsuits**
- **State seizure of local permitting powers**, a.k.a. “builders remedy”

San Francisco's **obligations under state law**

To maintain Housing Element certification, we must:

- Rezone to demonstrate **realistic capacity to meet our RHNA shortfall (36,200 units)**.
- **Affirmatively Further Fair Housing (AFFH)** by zoning in high opportunity neighborhoods.
- **Identify sites that are suitable for low-income housing** and make them eligible for ministerial approval.
- Complete the rezoning by **January 2026**.

Community Engagement

- **280 people** reached at **Open Houses**
- **2,382 people** filled out **Surveys**
- **76 people** attended **Focus Groups**
- **1,200 people** at **Housing Education Workshops**
- **560 people** at two **Affordable Housing Summits**
- **60+ groups** received **Community Conversations**

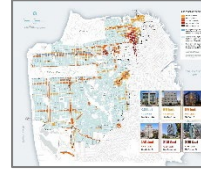
... plus **other events & public hearings**



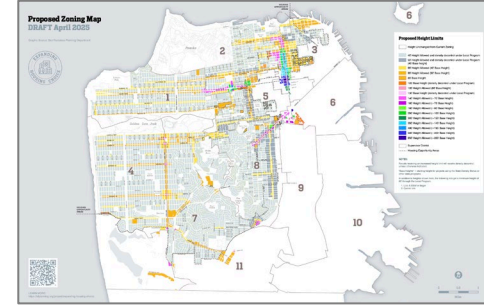
Map Refinement 2022-present



**EIR Example
Maps**
Nov 2022



**Phase 2 Draft
Proposal**
Nov 2023



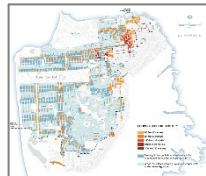
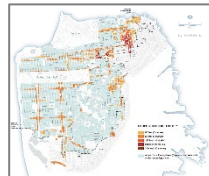
**Proposed
Zoning Map**
April 2025



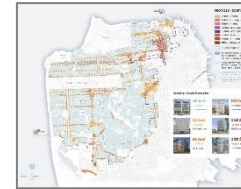
**Housing
Element EIR
Scenario**
April 2022



**Phase 1 Zoning
Concept Maps**
June 2023



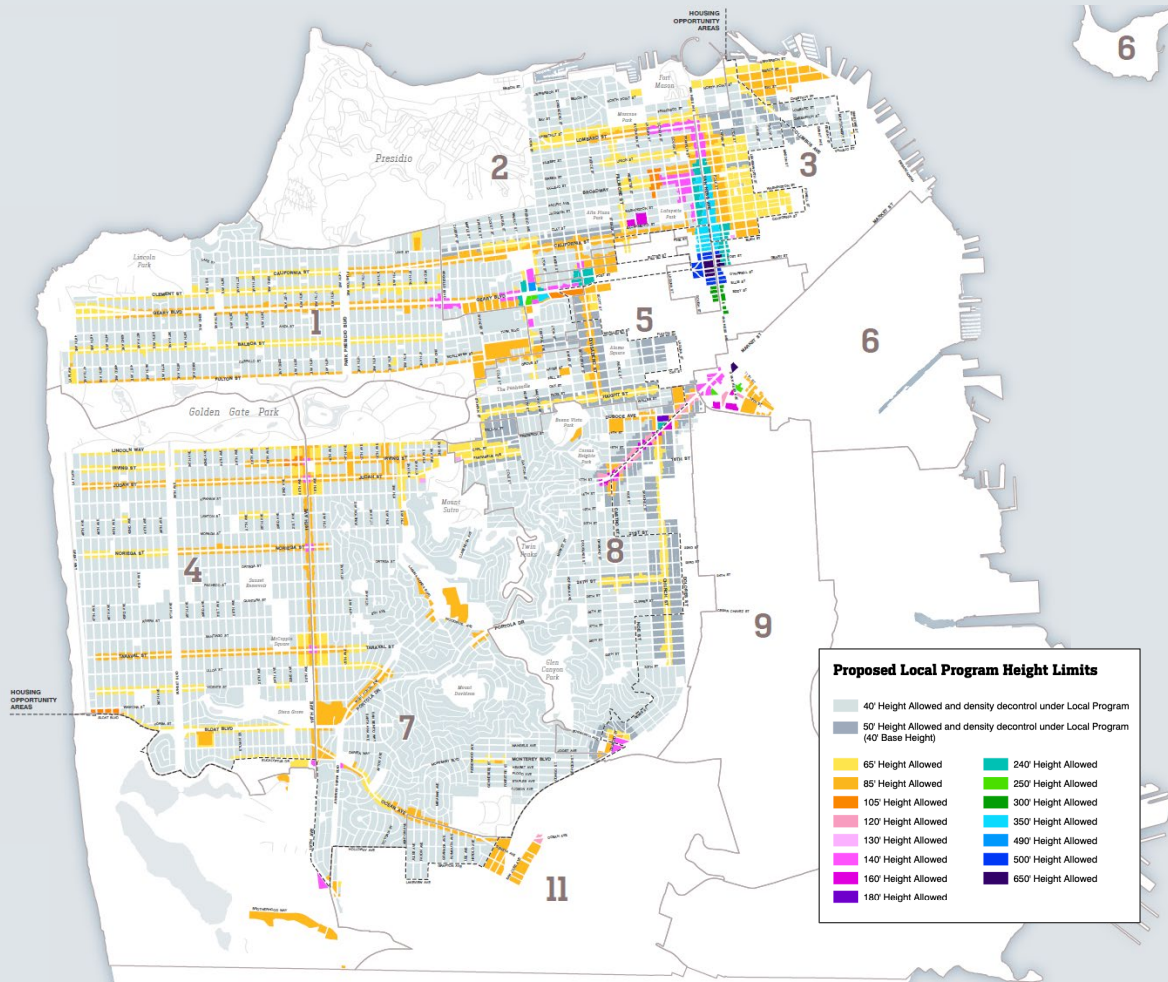
**Draft Zoning
Proposal**
Feb 2024



Proposed Zoning Map

June 2025

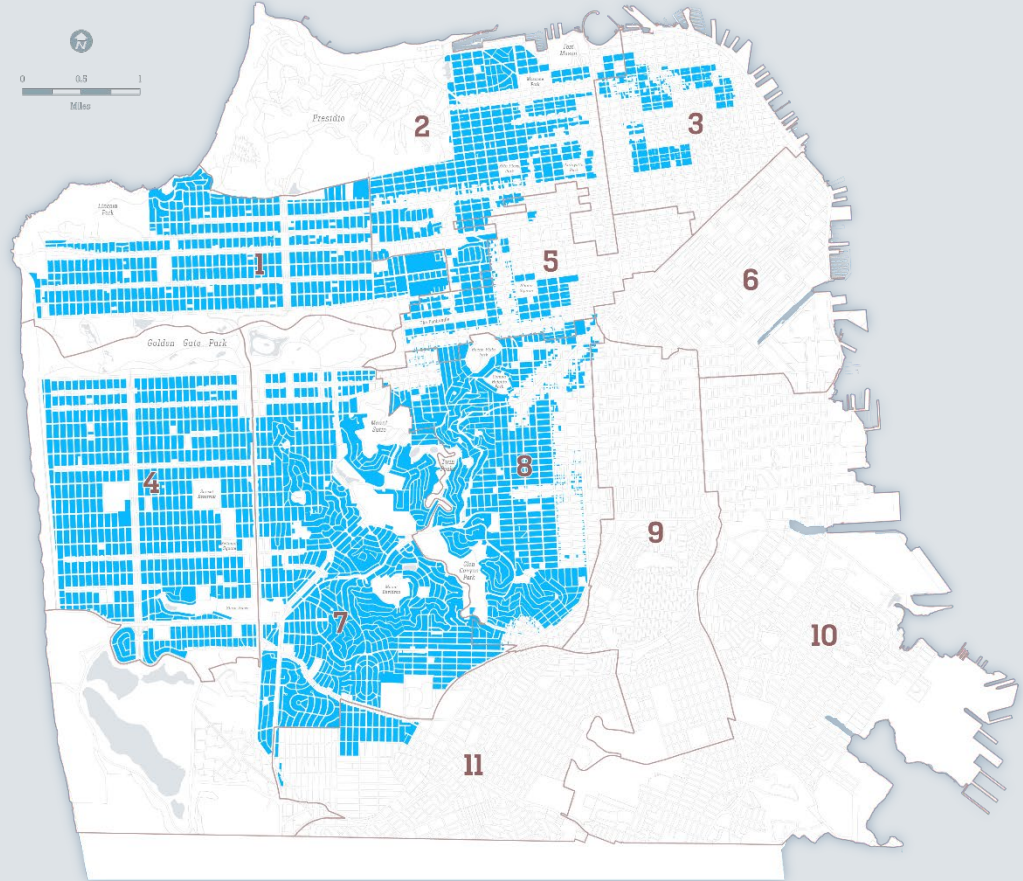
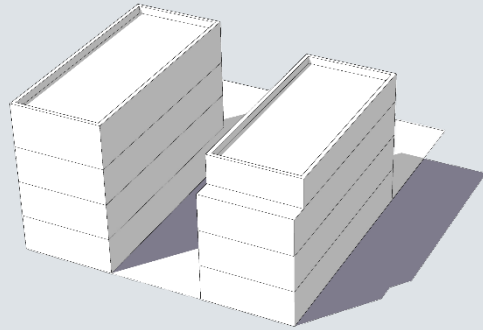
- **Distributes housing equitably** across high-opportunity areas.
- **Focuses mid-rise & taller homes** on major streets and nodes of activity.
- **Responds to feedback** and includes areas where heights have been lowered or increased.



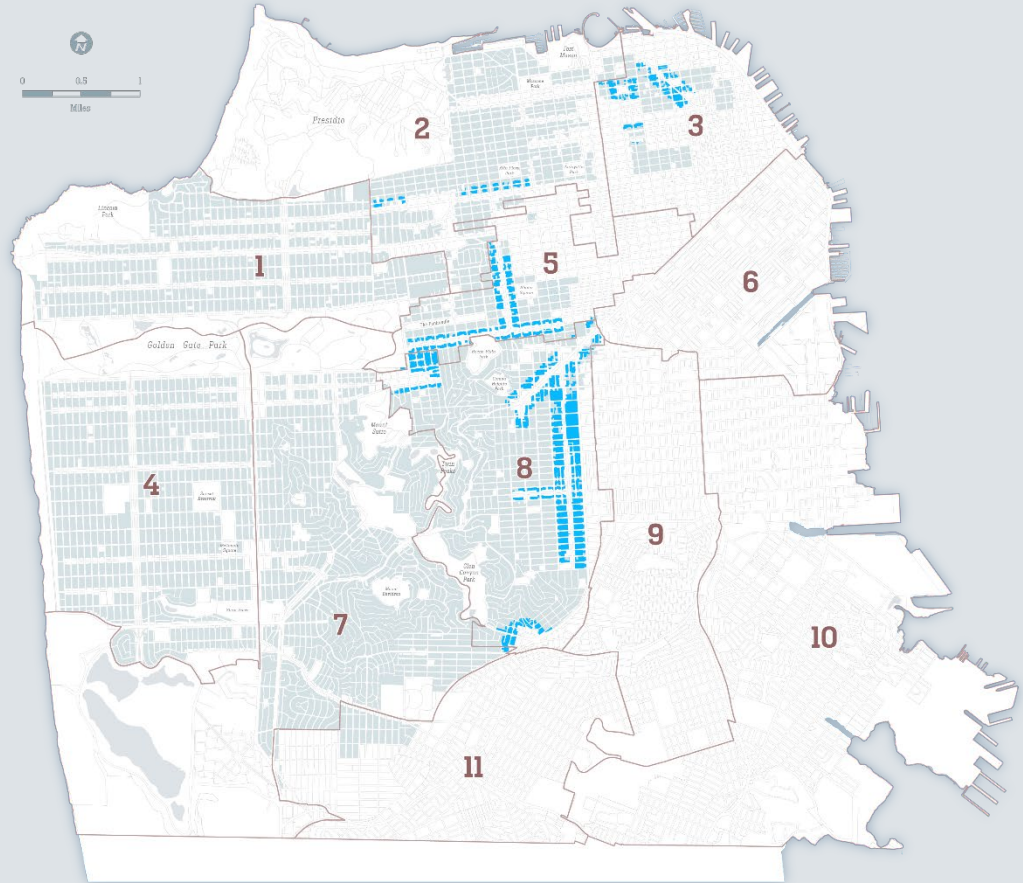
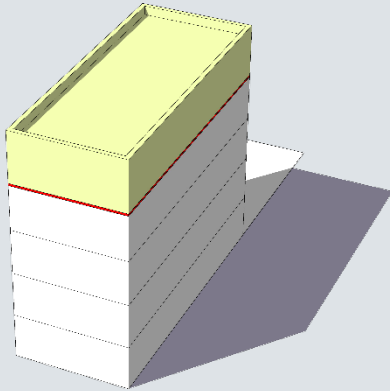
40' GENTLE DENSITY

LOCAL PROGRAM: 40'

BASE: SINGLE-FAMILY HOME,
DUPLEX, TRIPLEX



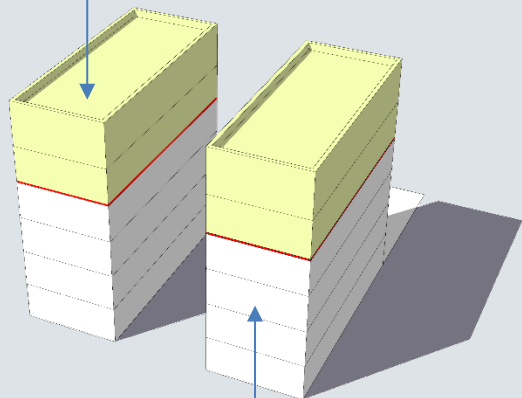
LOCAL PROGRAM: 50'



65' & 85' MID-RISE CORRIDORS

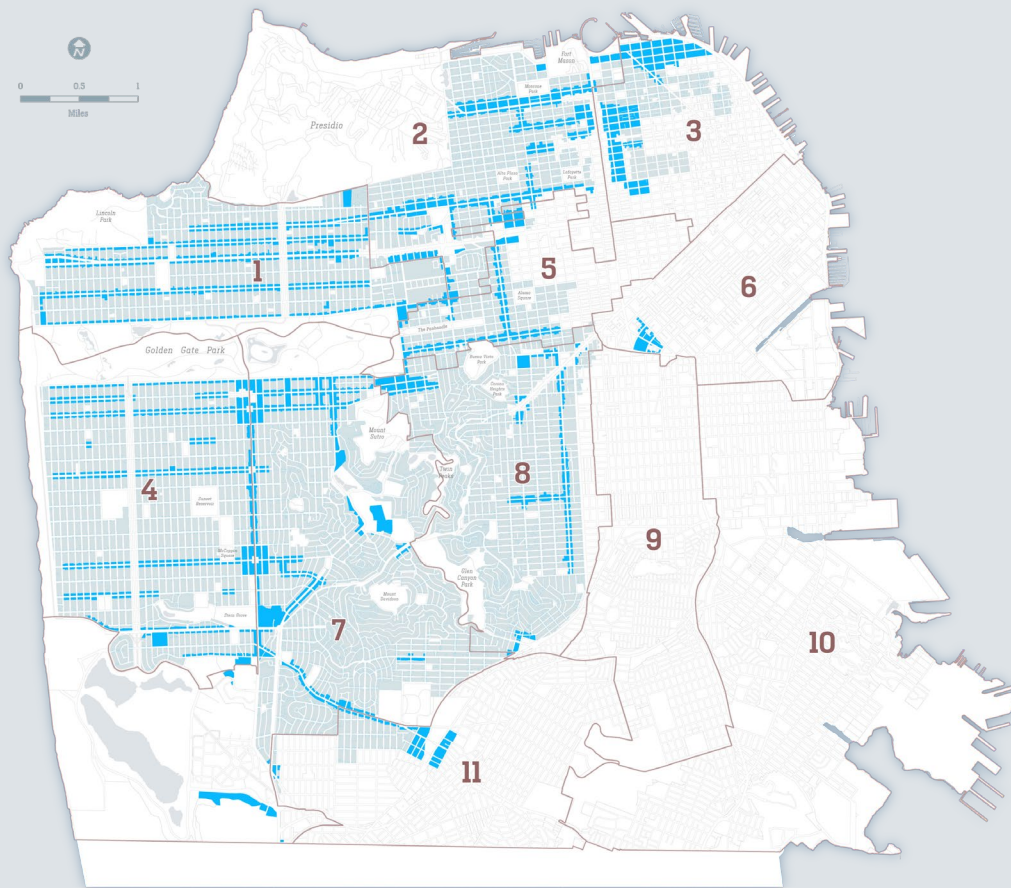
BASE: 40'

+ STATE DENSITY BONUS: ~65'



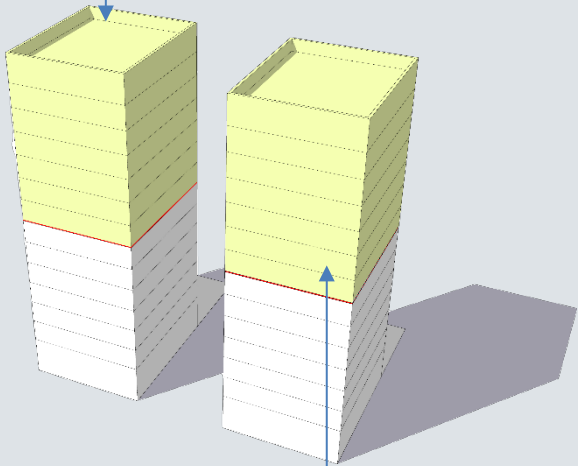
BASE: 40'

+ LOCAL PROGRAM: 65'

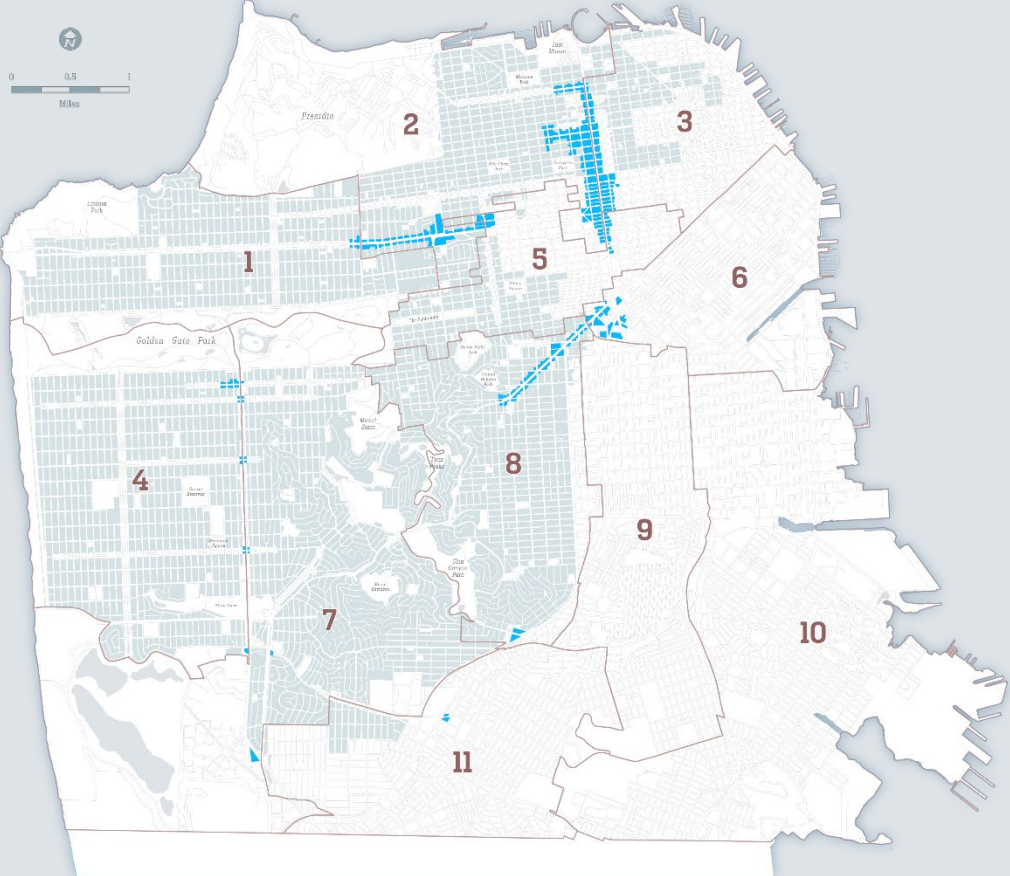


SELECT HIGH RISE AREA (HEIGHT VARIES)

BASE: 70' + STATE DENSITY BONUS: ~140'



BASE: 70' + LOCAL PROGRAM: 140'



Benefits of new housing



Housing diversity & affordability

Raising funds for BMR units and enabling multi-family and “missing middle” homes.



Demand for local businesses

Meeting RHNA would raise \$700mn annually in local spending power



Revenues for services & infrastructure

Impact fee and tax revenues (esp. critical due to Prop. 13)



Climate- resilient development

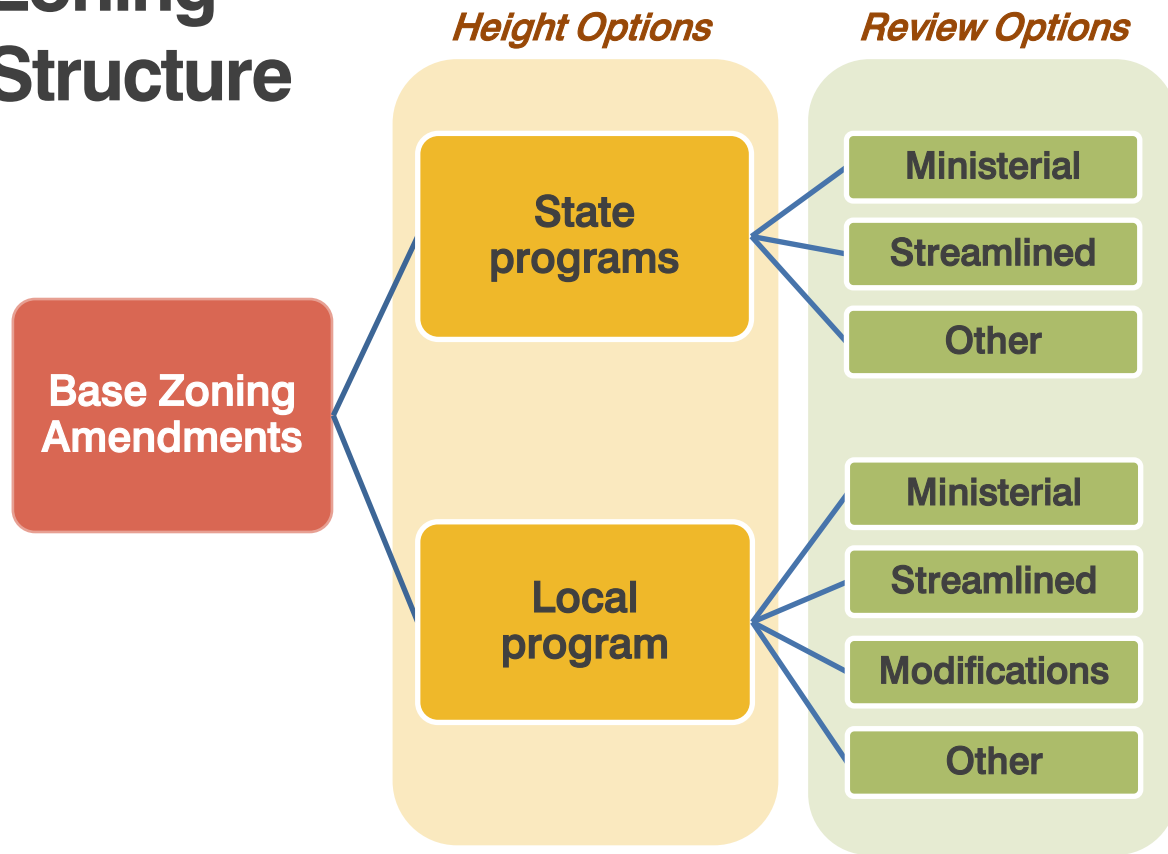
Leveraging existing infrastructure and using water- and energy-efficient construction

Ongoing Related Efforts

- **Tenant Protections**
 - **Tenant Protections Ordinance** (Supervisor Chan): SB330 Implementation
 - **Unauthorized Dwelling Units & additional protections** (Supervisor Melgar)
- **Affordable Housing:** Affordable Housing Sites Analysis & Strategy (MOHCD & SF Planning)
- **Small Business Strategies:** Small Business Relocation & Construction Fund (Supervisor Melgar)
- **Infrastructure:** Ongoing coordination & capital planning



Zoning Structure



Example: Geary Blvd
Existing height = 40'



Base height = 55'

**Local Program
height = 85'**

Family Zoning Plan: Base Zoning Amendments

REZONING STRUCTURE

- Base Height
- Allowable Density
- Zoning Districts

SUSTAINABLE TRANSPORTATION

- Parking Maximums
- Curb Cut Restrictions
- Driveways & Loading

HOUSING DIVERSITY

- Minimum Use Densities
- Maximum Unit Size
- Flats Policy

OTHER

- Technical Amendments
- Wind Review

Base Zoning Amendments

REZONING STRUCTURE		Applicability
Base Height	Establish Base and Local Program height limits: in some areas, base height will remain as existing, while many areas will see an increase.	Rezoned area
Allowable Density	Establish form-based density on most corridors and a limited section of residential areas.	Rezoned Area
Zoning Districts	Establish new zoning district for some areas (RTO-C) and establish Special Use District to implement SFMTA Joint-Use Development policy.	Rezoned area

Base Zoning Amendments

HOUSING DIVERSITY		Applicability
Minimum Use Densities	For new construction, establish minimum residential unit density and minimum office density to comply with regional laws.	MTC-designated areas
Maximum Unit Size	For new construction, establish maximum unit size of 4,000sf (or FAR 1.2:1) with some exceptions in multifamily buildings.	Citywide
Flats Policy	Codify Planning Commission's Flats Policy to help preserve this family-friendly housing type.	Citywide

Base Zoning Amendments

SUSTAINABLE TRANSPORTATION		Applicability
Parking Maximums	Set lower allowable parking near frequent transit stops with more flexibility for 0-2 unit buildings.	MTC areas & Citywide
Curb cuts	Limit new curb cuts in core pedestrian-oriented commercial areas where curb cuts are currently infrequent.	Rezoned areas
Loading	Require loading plan to reduce conflicts with the street and sidewalk.	Citywide

Family Zoning Plan: Menu of Local Program Flexibility

Automatic Flexibility for Local Program

- | | |
|--|--|
| <ul style="list-style-type: none">• Density• Inclusionary Housing flexibility• Rear Yard• Usable Open Space• Unit Exposure | <ul style="list-style-type: none">• 10' bonus for community use• Large lot development• Use size• Catchall (15% additional flexibility)• Additional options for 100% affordable projects |
|--|--|

Visualization: Geary Blvd & 4th Ave



Visualization: Lombard & Buchanan



Visualization: Coit Tower – BEFORE



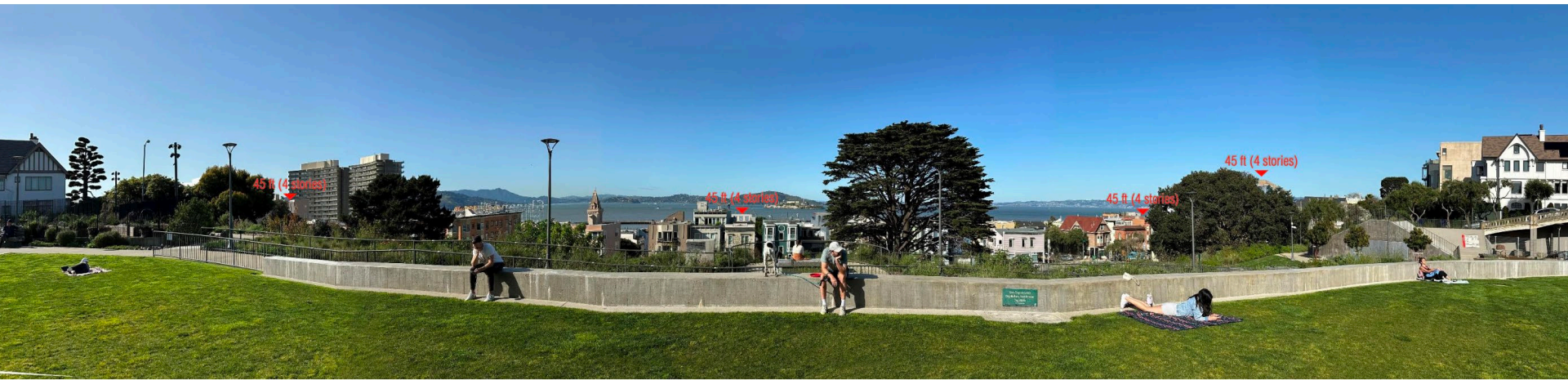
Visualization: Coit Tower – AFTER



Visualization: Francisco Park – BEFORE



Visualization: Francisco Park – AFTER



Visualization: Noriega & 25th Ave



Outreach & Adoption Timeline



- Continued **community conversations**
- **Informational Hearings:**
 - June 26th: Planning Commission
 - Other dates TBA
- **Summer – Fall 2025:** Adoption hearings
 - September: Planning Commission adoption
 - Board of Supervisors (Land Use & Transportation Committee, then full Board)
 - Mayoral signature; Submittal to state (HCD)
- **January 2026:** State deadline for adoption

Thank you!



<http://sfplanning.org/rezoning-events>



sf.housing.choice@sfgov.org



Art by Michelle McNeil, Human Rights Commission

**WHEN I BECOME A SENIOR CITIZEN
I WANT TO BE ABLE TO **STAY IN SF****

