

1 [Planning Code, Zoning Map - Central Neighborhoods Large Residence SUD, Corona Heights  
2 Large Residence SUD]

3 **Ordinance amending the Planning Code to expand the boundaries of the Central**  
4 **Neighborhoods Large Residence Special Use District (SUD), and to apply its controls**  
5 **to all lots within the SUD, with some exceptions; to delete the Corona Heights Large**  
6 **Residence SUD, and as a result to merge it into the Central Neighborhoods Large**  
7 **Residence SUD; amending the Zoning Map to reflect the deletion and boundary**  
8 **expansion; affirming the Planning Department's determination under the California**  
9 **Environmental Quality Act; and making public necessity, convenience, and welfare**  
10 **findings under Planning Code, Section 302, and findings of consistency with the**  
11 **General Plan, and the eight priority 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. 240637 and is incorporated herein by reference. The Board affirms  
25 this determination.

1 (b) On August 1, 2024, the Planning Commission, in Resolution No. 21600, 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. 240637, 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 for the reasons set  
8 forth in Planning Commission Resolution No. 21600, and the Board adopts such reasons as  
9 its own. A copy of said resolution is on file with the Clerk of the Board of Supervisors in File  
10 No. 240637 and is incorporated herein by reference.

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12 Section 2. Article 2 of the Planning Code is hereby amended by deleting  
13 Section 249.77 and revising Section 249.92, to read as follows:

14 ~~**SEC. 249.77. CORONA HEIGHTS LARGE RESIDENCE SPECIAL USE DISTRICT.**~~

15 ~~(a) General. A special use district entitled the “Corona Heights Large Residence Special Use~~  
16 ~~District,” consisting of the area within a perimeter established by Market Street, Clayton Street,~~  
17 ~~Ashbury Street, Clifford Terrace, Roosevelt Way, Museum Way, the eastern property line of parcel~~  
18 ~~2620/063, the eastern property line of parcel 2619/001A, and Douglass Street; and in addition, all~~  
19 ~~additional parcels fronting States Street, which includes RH-1, RH-2, and RH-3 Use Districts, is hereby~~  
20 ~~established for the purposes set forth below. The boundaries of the Corona Heights Large Residence~~  
21 ~~Special Use District are designated on Sectional Maps No. SU06 and No. SU07 of the Zoning Map of~~  
22 ~~the City and County of San Francisco.~~

23 ~~(b) Purpose. To protect and enhance existing neighborhood character, encourage new infill~~  
24 ~~housing at compatible densities and scale, and provide for thorough assessment of proposed large-~~  
25 ~~scale residences that could adversely impact the area and affordable housing opportunities, the~~

1 following controls in subsections (c)-(f) are imposed in the Corona Heights Large Residence Special  
2 Use District.

3 (c) ~~Controls.~~ All applicable provisions of the Planning Code shall continue to apply in the  
4 Corona Heights Large Residence Special Use District, except as otherwise provided in this Section  
5 249.77.

6 (d) ~~Conditional Use Authorizations.~~ For all parcels zoned RH-1, RH-2, or RH-3 within the  
7 Corona Heights Large Residence Special Use District, the following developments shall require a  
8 Conditional Use authorization:

9 (1) ~~Development of Vacant Property.~~ Residential development on a vacant parcel that  
10 will result in total gross floor area exceeding 3,000 square feet;

11 (2) ~~Expansion of Large Existing Development.~~ Residential development on a developed  
12 parcel that will result in total gross floor area in excess of 3,000 square feet if that expansion results in  
13 more than 75% increase in gross square feet of development on the parcel (as it existed at any time in  
14 the last five years prior to application), and does not increase that number of legal dwelling units on  
15 the parcel. The total gross square footage calculation shall also include all development performed on  
16 the parcel within the last five years;

17 (3) ~~Expansion of Large Existing Development Plus Additional Dwelling Units.~~  
18 Residential development on a developed parcel that will result in total gross square floor area in excess  
19 of 3,000 gross square feet, if that expansion results in more than 100% increase in gross square feet of  
20 development, and increases the existing legal unit count on the parcel;

21 (4) ~~Residential development, either as an addition to an existing building or as a new~~  
22 ~~building, that results in less than 45% rear yard depth.~~

23 (e) ~~In acting on any application for Conditional Use authorization within the Corona Heights~~  
24 ~~Large Residence Special Use District, the Commission shall consider the Conditional Use~~

25

1 ~~authorization requirements set forth in subsection 303(c) and, in addition, shall consider whether facts~~  
2 ~~are presented to establish, based on the record before the Commission, one or more of the following:~~

3 ~~(1) The proposed project promotes housing affordability by increasing housing supply;~~

4 ~~(2) The proposed project maintains affordability of any existing housing unit; or~~

5 ~~(3) The proposed project is compatible with existing development.~~

6 ~~(f) In acting on any application for a Conditional Use Authorization where an additional new~~  
7 ~~residential unit is proposed on a through lot on which there is already an existing building on the~~  
8 ~~opposite street frontage, the Planning Commission shall only grant such authorization upon finding~~  
9 ~~that it would be infeasible to add a unit to the already developed street frontage of the lot.~~

10 ~~(g) The Conditional Use requirement established by subsections (d)-(f) of this Section 249.77~~  
11 ~~shall sunset on December 31, 2024. After that date, no residential development or expansion of an~~  
12 ~~existing Residential Building shall be permitted in the Corona Heights Large Residence Special Use~~  
13 ~~District that would result in any Dwelling Unit exceeding 3,000 square feet of Gross Floor Area, except~~  
14 ~~where the total increase of gross floor area of any existing Dwelling Unit is less than 15%.~~

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16 **SEC. 249.92. CENTRAL NEIGHBORHOODS LARGE RESIDENCE SPECIAL USE**  
17 **DISTRICT.**

18 (a) **General.** A special use district entitled the “Central Neighborhoods Large  
19 Residence Special Use District,” consisting of the area within a perimeter established by  
20 Waller Street, Steiner Street, Hermann Street, Buchanan Street, Haight Street, Octavia Street, 13th  
21 Street, Valencia Street, Duboce Avenue, Guerrero Street, 20th Street, Valencia Street, Tiffany Avenue,  
22 29th Street, San Jose Avenue, Randall Street, Mission Street, Alemany Boulevard, Tingley Street,  
23 crossing in a straight line over San Jose Avenue, I-280 Northbound, and I-280 Southbound to Monterey  
24 Boulevard, proceeding northeasterly along Monterey Boulevard to Joost Avenue, Joost Avenue, Congo  
25 Street, Bosworth Street, O’Shaughnessy Boulevard, Portola Drive, Twin Peaks Boulevard, following

1 the eastern fork of Twin Peaks Boulevard north, Clarendon Avenue, west along Clarendon Avenue to  
2 the most westerly boundary of the Lands of Regents of the University of California, also known as  
3 Block 2634A Lot 011 as shown on the City & County of San Francisco Assessor's Block Map 2634A,  
4 north to the most southernly boundary of the Lands of City & County of San Francisco, also known as  
5 Block 2634A Lot 003 as shown on the City & County of San Francisco Assessor's Block Map 2634A,  
6 east to the most southeasterly corner of said Lot 003, following said Lot 003 boundaries north,  
7 northwest, and southwesterly until the intersection with previously described Lot 011, northerly  
8 following the eastern boundary of Lot 011, northerly along the eastern boundary of Lot 005 as shown  
9 on Assessor's Block Map 2634A, to Parnassus Avenue, Hillway Avenue, Carl Street, Arguello  
10 Boulevard, Frederick Street, Stanyan Street, Waller Street, Clayton Street, Frederick Street, Masonic  
11 Avenue, Waller Street, Buena Vista Avenue West, Haight Street, and Buena Vista Avenue East, Waller  
12 Street, Steiner Street, Duboce Avenue, Sanchez Street, 16th Street, Guerrero Street, 20th Street,  
13 Valencia Street, Tiffany Avenue, 29th Street, San Jose Avenue, Mission Street, Alemany Boulevard,  
14 Tingley Street, Monterey Boulevard, Joost Avenue, Congo Street, Bosworth Street, O'Shaughnessy  
15 Boulevard, Portola Drive, Twin Peaks Boulevard, Clayton Street, Ashbury Street, Frederick Street,  
16 Buena Vista Avenue West, Haight Street, and Buena Vista Avenue East, is hereby established for the  
17 purposes set forth in subsection (b), below. The boundaries of the Central Neighborhoods  
18 Large Residence Special Use District are designated on Sectional Map Nos. ZN06, ZN07,  
19 ZN11, and ZN12 of the Zoning Map of the City and County of San Francisco.

20 (b) **Purpose.** To protect and enhance existing neighborhood context, encourage new  
21 infill housing at compatible densities and scale, and provide for thorough assessment of  
22 proposed large *single-family* residences that could adversely impact neighborhood character  
23 and affordable housing opportunities, the following controls, set forth in subsections (c)-(g),  
24 below, are imposed in the Central Neighborhoods Large Residence Special Use District.

25 (c) **Applicability.**

1 (1) Except as provided in this subsection (c), the provisions of this Section  
2 249.92 apply to all lots ~~in Residential, House (RH) zoning districts~~ located within the Central  
3 Neighborhoods Large Residence Special Use District, in those instances where a complete  
4 Development Application was submitted on or after January 1, 2022.

5 (2) All applicable provisions of the Planning Code shall continue to apply to  
6 Residential Buildings, except as otherwise stated in this Section 249.92.

7 ~~(3) The provisions of this Section 249.92 shall not apply to any lot within the Corona~~  
8 ~~Heights Large Residence Special Use District.~~

9 (3) The provisions of this Section 249.92 shall not apply to any applications that were  
10 filed prior to June 4, 2024 for residential development or for an expansion of an existing Residential  
11 Building on lots that on that date were not subject to the Corona Heights Large Residence Special Use  
12 District (former Section 249.77) or this Special Use District.

13 (d) **Maximum Size of Dwelling Units.** ~~For all lots zoned RH w~~ Within the Central  
14 Neighborhoods Large Residence Special Use District, no residential development or  
15 expansion of an existing Residential Building shall be permitted that would result in any  
16 Dwelling Unit exceeding 4,000 square feet of Gross Floor Area, except where the total  
17 increase of Gross Floor Area of any existing Dwelling Unit is less than 15%.

18 (e) **Conditional Use Authorizations.** ~~For all lots zoned RH w~~ Within the Central  
19 Neighborhoods Large Residence Special Use District, a Conditional Use authorization shall  
20 be required for any residential development or expansion of a Residential Building that would  
21 result in any Dwelling Unit with a Gross Floor Area exceeding the equivalent of a 1.2:1 Floor  
22 Area Ratio, or would result in any Dwelling Unit exceeding 3,000 square feet of Gross Floor  
23 Area, except where the total increase of gross floor area of any existing Dwelling Unit is less  
24 than 15%.

1 (f) **Conditional Use Findings.** In addition to the criteria outlined in Planning Code  
2 Section 303(c)(1), in acting upon an application for Conditional Use authorization within the  
3 Central Neighborhoods Large Residence Special Use District the Planning Commission shall  
4 also consider whether facts are presented to establish, based on the record before the  
5 Commission, that the following criteria are met:

6 (1) the proposed project is contextual with the neighborhood, meets applicable  
7 Residential Design Guidelines, and seeks to retain any existing design elements;

8 (2) the proposed project does not remove Rental Units subject to the Residential  
9 Rent Stabilization and Arbitration Ordinance;

10 (3) the proposed project increases the number of Dwelling Units on the lot;

11 (4) no Dwelling Unit is less than one-third the gross floor area of the largest  
12 Dwelling Unit in a Residential Building;

13 (5) the proposed project does not negatively impact the historic integrity of the  
14 property or any existing structure on a lot that is listed in or formally eligible for listing in the  
15 California Register of Historic Resources, or has been determined to appear eligible for listing  
16 in the California Register of Historic Resources or to qualify as a “historical resource” under  
17 CEQA; and

18 (6) the project does not negatively impact the historic integrity of any existing  
19 structure on a lot that has been adopted as a local landmark or a contributor to a local historic  
20 district under Articles 10 or 11 of this Code, or would render the property ineligible for historic  
21 designation as an individual or contributing resource.

22 \* \* \* \*

23 (h) The Conditional Use requirement established by subsections (e)-(f) of this Section  
24 249.92 shall sunset on December 31, 2024. After that date, ~~for all lots zoned RH within the~~  
25 ~~Central Neighborhoods Large Residence Special Use District,~~ no residential development or

1 expansion of an existing Residential Building shall be permitted *within the Central*  
 2 *Neighborhoods Large Residence Special Use District* that would result in any Dwelling Unit  
 3 exceeding 3,000 square feet of Gross Floor Area, except where the total increase of gross  
 4 floor area of any existing Dwelling Unit is less than 15%.

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 6 Section 3. Pursuant to Sections 106 and 302(c) of the Planning Code, Sectional Map  
 7 Sheet Nos. ZN06, ZN07, ZN11, and ZN12 of the Zoning Map of the City and County of San  
 8 Francisco are hereby amended, as follows:

<p>9          10 <b>Corona Heights Large Residence Special Use District Herein Deleted</b></p>
<p>11          12 Perimeter established by Market Street, Clayton Street, Ashbury Street, Clifford Terrace,          13 Roosevelt Way, Museum Way, the eastern property line of parcel 2620/063, the eastern          14 property line of parcel 2619/001A, and Douglass Street; and in addition, all additional          15 parcels fronting States Street, which includes RH-1, RH-2, and RH-3 Use Districts.</p>

<p>16          17 <b>Central Neighborhoods Large Residence</b>          18 <b>Special Use District Boundaries Herein</b>          19 <b>Superseded</b></p>	<p>17          18 <b>Central Neighborhoods Large Residence</b>          19 <b>Special Use District Boundaries Herein</b>          20 <b>Established</b></p>
<p>20          21 Perimeter established by Waller Street,          22 Steiner Street, Duboce Avenue, Sanchez          23 Street, 16th Street, Guerrero Street, 20th          24 Street, Valencia Street, Tiffany Avenue, 29th          25 Street, San Jose Avenue, Mission Street,          Alemany Boulevard, Tingley Street,</p>	<p>20          21 Perimeter established by Waller Street,          22 Steiner Street, Hermann Street, Buchanan          23 Street, Haight Street, Octavia Street, 13th          24 Street, Valencia Street, Duboce Avenue,          25 Guerrero Street, 20th Street, Valencia          Street, Tiffany Avenue, 29th Street, San</p>



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<p>Monterey Boulevard, Joost Avenue, Congo Street, Bosworth Street, O'Shaughnessy Boulevard, Portola Drive, Twin Peaks Boulevard, Clayton Street, Ashbury Street, Frederick Street, Buena Vista Avenue West, Haight Street, and Buena Vista Avenue East.</p>	<p>Jose Avenue, Randall Street, Mission Street, Alemany Boulevard, Tingley Street, crossing in a straight line over San Jose Avenue, I-280 Northbound, and I-280 Southbound to Monterey Boulevard, proceeding northeasterly along Monterey Boulevard to Joost Avenue, Joost Avenue, Congo Street, Bosworth Street, O'Shaughnessy Boulevard, Portola Drive, Twin Peaks Boulevard, following the eastern fork of Twin Peaks Boulevard north, Clarendon Avenue, west along Clarendon Avenue to the most westerly boundary of the Lands of Regents of the University of California, also known as Block 2634A Lot 011 as shown on the City &amp; County of San Francisco Assessor's Block Map 2634A, north to the most southernly boundary of the Lands of City &amp; County of San Francisco, also known as Block 2634A Lot 003 as shown on the City &amp; County of San Francisco Assessor's Block Map 2634A, east to the most southeasterly corner of said Lot 003, following said Lot 003 boundaries north, northwest, and southwesterly until the intersection with previously described Lot</p>
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	011, northerly following the eastern boundary of Lot 011, northerly along the eastern boundary of Lot 005 as shown on Assessor's Block Map 2634A, to Parnassus Avenue, Hillway Avenue, Carl Street, Arguello Boulevard, Frederick Street, Stanyan Street, Waller Street, Clayton Street, Frederick Street, Masonic Avenue, Waller Street, Buena Vista Avenue West, Haight Street, and Buena Vista Avenue East.
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Section 4. Effective Date. This ordinance shall become effective 30 days after enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board of Supervisors overrides the Mayor's veto of the ordinance.

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1           Section 5. Scope of Ordinance. In enacting this ordinance, the Board of Supervisors  
2 intends to amend only those words, phrases, paragraphs, subsections, sections, articles,  
3 numbers, punctuation marks, charts, diagrams, or any other constituent parts of the Municipal  
4 Code that are explicitly shown in this ordinance as additions, deletions, Board amendment  
5 additions, and Board amendment deletions in accordance with the “Note” that appears under  
6 the official title of the ordinance.

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8           APPROVED AS TO FORM:  
9           DAVID CHIU, City Attorney

10          By:    /s/ Andrea Ruiz-Esquide  
11                ANDREA RUIZ-ESQUIDE  
              Deputy City Attorney

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