

## **LEGISLATIVE DIGEST**

[Planning Code - Zoning Map Amendments - Parkmerced]

**Ordinance amending the San Francisco Planning Code by amending Sectional Maps ZN13, HT13, and SU13 of the Zoning Map of the City and County of San Francisco to reflect the Parkmerced Special Use District; adopting findings, including environmental findings, Section 302 findings, and findings of consistency with the General Plan and the priority policies of Planning Code Section 101.1.**

### Existing Law

The geographic area that is the subject of this legislation is currently zoned a combination of: RH-1(D) (Residential, House Districts, One-Family (Detached Dwellings)); RM-1 (Residential, Mixed Districts, Low Density); and RM-4 (Residential, Mixed Districts, High Density). These classifications are shown on Sectional Map ZN13 of the Zoning Map of the City and County of San Francisco.

Additionally, the height and bulk classification of this area is 40-X and 130-D, which is shown on Sectional Map HT13 of the Zoning Map of the City and County of San Francisco.

### Amendments to Current Law

The proposed legislation would amend Sectional Map ZN13 to rezone the geographic area a combination of: Parkmerced Residential (PM-R); Parkmerced Mixed Use—Social Heart (PM-MU1); Parkmerced Mixed Use—Neighborhood Commons (PM-MU2); Parkmerced School (PM-S); Parkmerced Community/Fitness (PM-CF); and Parkmerced Open Space (PM-OS). This is shown in Figure 1, which is included in the Board File for this legislation.

The proposed legislation would also amend the height and bulk classifications for this area by amending Sectional Map HT13 to a combination of: 40-OS-PM; 45-PM; 65-PM; 85-PM; 95-PM; 105-PM; 115-PM; 130-PM; and 145-PM, as shown in Figure 2 in the Board File for this legislation.

Finally, the proposed legislation would establish the geographic boundaries of the Parkmerced Special Use District, by amending Sectional Map SU13 of the Zoning Map of the City and County of San Francisco