

FILE NO. 050865

ORDINANCE NO. 217-05

1 [Rincon Hill Area Plan: Imposing development impact fees for the provision of necessary  
2 community infrastructure in DTR Districts]

3 Ordinance amending the Planning Code by adding Section 318 to impose community  
4 improvement impact fees of \$11 per square foot on residential development in the DTR  
5 districts and surrounding areas to provide necessary community improvements and  
6 enhance property values in the district by helping to fund the construction and  
7 reconstruction of streets, streetscaping, parks, community centers, and other public  
8 infrastructure, to impose a SOMA community stabilization impact fee of \$14 per square  
9 foot on residential development in the Rincon Hill Area Plan to provide community  
10 stabilization benefits in SOMA including affordable housing, economic development  
11 and community cohesion; amending the Zoning Map of the City and County of San  
12 Francisco to change Maps 1, 1H, and 1SU for the area generally bounded by Folsom  
13 Street to the north, The Embarcadero to the east, Bryant Street and the north side of  
14 the Bay Bridge to the south, and Essex Street to the west for the blocks and lots  
15 described below; and amending the San Francisco Planning Code by adding Sections  
16 825, 825.1, 826, and 827 to create Downtown Residential (DTR) districts, establish DTR  
17 districts in Transbay and Rincon Hill, and specify the uses permitted in Downtown  
18 Residential districts; by adding Sections 145.4, 151.1, 152.2, 155.5, 166, 167, 175.7 and  
19 263.19 to impose requirements for street frontages, permitted off-street parking and  
20 loading, allowed off-street freight loading and service vehicle spaces, bicycle parking,  
21 car sharing, separating parking costs from housing costs, exempting certain pipeline  
22 projects from the new controls, and limiting podium and tower heights in the R bulk  
23 district; by adding Section 309.1 establishing procedures for permit review in DTR  
24 districts; and by amending Section 102.5 (District), Section 135 (Usable Open Space for  
25 Dwelling Units and Group Housing), Section 141 (Screening of Rooftop Features),

1 Section 151 (Required Off-Street Parking Spaces), Section 152 (Schedule of Required  
2 Off-Street Freight Loading Spaces in Districts Other Than C-3 or South of Market),  
3 Section 153 (Rules for Calculation of Required Spaces), Section 154 (Dimensions for  
4 Off-Street Parking, Freight Loading and Service Vehicle Spaces), Section 155 (General  
5 Standards as to Location and Arrangement of Off-Street Parking, Freight Loading and  
6 Service Vehicle Facilities), Section 182 (Nonconforming Uses), Section 201 (Classes of  
7 Use Districts), Section 207.5 (Density of Dwelling Units in Mixed Use Districts), Section  
8 209 (Uses Permitted in R Districts), Section 249.1 (Rincon Hill Special use District),  
9 Section 260 (Height Limits; Measurement), Section 270 (Bulk Limits; Measurement),  
10 Section 608.13 (Rincon Hill Area), Section 802.1 (Mixed Use Districts), Section 803  
11 (Mixed Use District Requirements), Section 803.5 (Additional Provisions Governing  
12 Uses in Mixed Use Districts), and Section 809 (Guide to Understanding the Mixed Use  
13 District Zoning Controls) to conform these sections with the new DTR district controls;  
14 adopting environmental findings and findings of consistency with the General Plan and  
15 the eight priority policies of Planning Code Section 101.1. and making findings.

16 Note: Additions are single-underline italics Times New Roman;  
17 deletions are ~~strikethrough italics Times New Roman~~.  
18 Board amendment additions are double underlined.  
19 Board amendment deletions are ~~strikethrough normal~~.

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

21 Section 1. Findings. (a) Pursuant to Planning Code Section 302, the Board of  
22 Supervisors finds that this ordinance will serve the public necessity, convenience, and welfare  
23 for the reasons set forth in Planning Commission Resolution No. 17009, and  
24 incorporates such reasons herein by reference. A copy of said Planning Commission  
25 Resolution is on file with the Clerk of the Board of Supervisors in File No. 050862.

1 (b) The Board of Supervisors finds that this ordinance is in conformity with the  
2 General Plan, amended in the companion legislation, and the Priority Policies of Planning  
3 Code Section 101.1 for the reasons set forth in Planning Commission Resolution No.  
4 17009, and hereby incorporates those reasons by reference.

5 (c) The Planning Department has determined that the actions contemplated in this  
6 ordinance are in compliance with the California Environmental Quality Act (California Public  
7 Resources Code sections 21000 et seq.). Said determination is on file with the Clerk of the  
8 Board of Supervisors in File No. 050862 and is incorporated herein by  
9 reference.

10 Section 2. The San Francisco Planning Code is hereby amended by adding Section  
11 318, to read as follows:

12 **SEC. 318. COMMUNITY IMPROVEMENTS FUND AND SOMA COMMUNITY**  
13 **STABILIZATION FUND IN DTR DISTRICTS.**

14 Sections 318.1—318.59 set forth the requirements and procedures for the Downtown  
15 Residential Community Improvements Fund and the SOMA Community Stabilization Fund.

16 **SEC. 318.1. FINDINGS.**

17 A. The population of California has grown by more than 11 percent since 1990 and  
18 is expected to continue increasing. The San Francisco Bay Area is growing at a rate similar  
19 to the rest of the State. New residential construction in San Francisco is necessary to  
20 accommodate the additional population. At the same time, new residential construction  
21 should not diminish the City's open space or increase dependence on the private automobile  
22 for commuting.

23 San Francisco already is experiencing a severe shortage of housing available to  
24 people at all income levels, resulting in a sharp increase in home prices. The Association of  
25 Bay Area Governments' Regional Housing Needs Determination (RHND) forecasts that

1 20,372 new residential units need to be built in San Francisco by 2006, and at least 5,639 of  
2 these units should be available to moderate income households.

3 The City should encourage new housing production in a manner that enhances existing  
4 neighborhoods and creates new residential and mixed-use neighborhoods. One solution to  
5 the housing crisis is to encourage the construction of higher density housing in areas of the  
6 City best able to accommodate such housing because of easy access to public transit and the  
7 availability of larger development sites.

8 Many elements constrain housing production in the City, making it a challenge to build  
9 housing that is affordable to those at moderate income levels. San Francisco is largely built  
10 out, and its geographical location at the northern end of a peninsula inherently prevents  
11 substantial new development. There is no available adjacent land to be annexed, as the cities  
12 located on San Francisco's southern border are also dense urban areas. Thus, new  
13 construction of housing is limited to areas of the City not previously designated as residential  
14 areas, infill sites, or areas with increased density. New market-rate housing absorbs a  
15 significant amount of the remaining supply of land and other resources available for  
16 development and thus limits the supply of affordable housing.

17 Emerging downtown residential areas of the City contain many older commercial,  
18 institutional and industrial uses. Due to the underutilization of land in these areas and their  
19 proximity to downtown employment and city and regional transport, they present an  
20 opportunity to build a quantity of new housing at increased densities within easy walking  
21 distance of the downtown and city and regional transit centers in a way that can contribute to  
22 a vibrant downtown community over the next several years. The Planning Department is  
23 currently rezoning these areas to a "Downtown Residential" (DTR) zoning that will enable  
24 significant new high-density residential development. These areas are lacking, however, in  
25 even basic infrastructure and amenities necessary to serve a residential population, and the

1 need for these improvements will increase as the downtown's residential population,  
2 especially families and children, grow with the transformation of these areas into dense  
3 mixed-use residential districts. While the open space requirements imposed on individual  
4 developments address minimum needs for private open space and access to light and air,  
5 such open space cannot provide the same social and recreational opportunities as safe and  
6 attractive public sidewalks, parks and other community services, nor does it contribute to the  
7 overall transformation of the district into a safe and attractive residential area.

8 In order to enable the City and County of San Francisco to create a coherent,  
9 attractive, and safe residential neighborhood in these emerging downtown residential areas,  
10 and to increase property values and investment in the district, it is necessary to upgrade  
11 existing streets and streetscaping, and to acquire and develop neighborhood parks, recreation  
12 facilities and other community services to serve the new residential population. To fund such  
13 community infrastructure and amenities, new residential development in the district shall be  
14 assessed development impact fees proportionate to the increased demand for such  
15 infrastructure and amenities created by the new housing. The City will use the proceeds of  
16 the fee to build new infrastructure and enhance existing infrastructure in the district or within  
17 250 feet of the district that provides direct benefits to the new housing. The net increase in  
18 individual property values in these areas due to the enhanced neighborhood amenities  
19 financed with the proceeds of the fee are expected to exceed the payments of fees by the  
20 sponsors of residential development. A Community Improvements Impact Fee shall be  
21 established for DTR districts as set forth herein.

22 B. To respond to this identified need for housing, Rincon Hill and other downtown  
23 neighborhoods are proposed to be rezoned as part of comprehensive neighborhood plans to  
24 encourage high-density residential uses. These areas are currently occupied primarily by  
25 older commercial and industrial uses with minimal public infrastructure and amenities to

1 support a significant residential population. In addition, very few residents currently reside in  
2 these areas. New residential development in these areas will impact the local infrastructure  
3 and generate a substantial need for community improvements as the district's population  
4 grows as a result of new residential development. Substantial new investments in community  
5 infrastructure, including parks, pedestrian and streetscape improvements, and other  
6 community facilities are necessary to mitigate the impacts of new development in these  
7 districts.

8 The amendments to the General Plan, Planning Code and Zoning Map that correspond  
9 to this Ordinance will permit an extraordinary amount of new residential development. More  
10 than 2,220 new units representing approximately 5,100 new residents would be anticipated in  
11 the neighborhood, and along with other approved projects, will result in a 400% increase in  
12 the area's residential population. This new development will have an extraordinary impact on  
13 the district's dated infrastructure. As described more fully in the Rincon Hill Plan Final  
14 Environmental Impact Report, San Francisco Planning Department, Case No. 2000.1081E,  
15 2005 on file with the Clerk of the Board in File No. 050865 new development will also  
16 generate substantial new traffic in the area, which will impact the area.<sup>1</sup> The Rincon Hill Plan  
17 proposes to mitigate these impacts by providing extensive pedestrian, traffic-calming and  
18 other streetscape improvements that will make it attractive to residents to make as many daily  
19 trips as possible on foot, by bicycle or on transit. A comprehensive program of new public  
20 infrastructure is necessary to mitigate the impacts of the proposed new development and to  
21 provide these basic community improvements to the area's growing residential population.

22 As a result of this new development, property tax revenue is expected to increase by  
23 as much as \$29 million annually in Rincon Hill. These revenues will fund improvements and  
24 expansions to general city services, including police, fire, emergency, and other services

1 needed to partially meet increased demand associated with new development. Local impacts  
2 on the need for community infrastructure will be extraordinary in Rincon Hill, compared to  
3 those typically funded by city government through property tax revenues. The relative cost of  
4 capital improvements, along with the reduced role of state and federal funding sources,  
5 increases the necessity for development impact fees to cover these costs. General property  
6 tax revenues will not be adequate to fully fund the costs of the community infrastructure  
7 necessary to mitigate the impacts of new development in the Rincon Hill area.

8 Development impact fees are a more cost-effective, realistic way to implement  
9 mitigations to a local area associated with a particular development proposal's impact. As  
10 important, the proposed Rincon Hill Community Infrastructure Impact Fee would be dedicated  
11 to the Rincon Hill area, directing benefits of the fund directly to those who pay into the fund.

12 While this fee will increase the overall burden on new development in the area, the  
13 burden is typically reflected in a reduced sale price for developable land, or passed on to the  
14 buyers/renters of housing in the area and thus is born primarily by those who have caused the  
15 impact and who will ultimately enjoy the benefits of the community improvements it pays for.

16 C. The purpose of the proposed Rincon Hill Community Infrastructure Impact Fee  
17 is to provide specific improvements, including community open spaces, pedestrian and  
18 streetscape improvements and other facilities and services. These improvements are  
19 described in detail in the Rincon Hill Plan and the proposed ordinance, and are necessary to  
20 meet established City standards for the provision of such facilities. The Rincon Hill  
21 Community Improvements Fund and Community Infrastructure Impact Fee will create the  
22 necessary financial mechanism to fund these improvements in proportion to the need  
23 generated by new development.

24 The capital improvements, which the fee would fund, are clearly described in the  
25 Ordinance, and in Table 1 below. The fee would be used solely to fund the acquisition,

1 design, construction, and maintenance of public facilities in DTR Districts, and specifically in  
2 the Rincon Hill area. The proposed fees only cover impacts caused by new development and  
3 are not intended to remedy already existing deficiencies; those costs will be paid for by other  
4 sources.

5 The proposed improvements described in Table 1 are necessary to serve the new  
6 population at the anticipated densities and meet established standards for local access to  
7 parks and community facilities described in the General Plan.

8 The exact amount of the fee has been calculated by the Planning Department based  
9 on accepted professional methods for the calculation of such fees described in more detail in  
10 the Planning Depart case report for this Ordinance, on file with the Clerk of the Board in File  
11 No. 050865 Cost estimates are based on a detailed assessment of the potential cost to the  
12 city of providing the specific improvements described in the Rincon Hill Plan.

13 D. The proposed Rincon Hill Community Infrastructure Impact Fee would fund  
14 mitigations of the impacts of new development on:

- 15 ■ Open Space: Acquisition and development of neighborhood parks;
- 16 ■ Streets: Extensive streetscape improvements throughout the district, including sidewalk  
17 widenings on Spear, Main, Beale and Essex Streets that would result in useable  
18 neighborhood open space;
- 19 ■ Community Facilities: ADA, seismic and tenant improvements to the Sailor's Union of  
20 the Pacific building at 450 Harrison Street that would make the building available for  
21 public uses, including community arts, recreation and education facilities; and
- 22 ■ Library Services: Funding to provide library services to the area's new residential  
23 population to established city standards, whether provided in the area or in existing  
24 San Francisco Public Library facilities.



1 Specific capital improvements to mitigate the impact of new residential development in  
 2 Rincon Hill are proposed and detailed cost estimates have been developed. These are  
 3 described in Table 1.

4 Table 1:  
 5 Cost Summary of the Proposed Rincon Hill Community Infrastructure  
 6 Improvements

7 Total Unit Potential Under the Proposed Rezoning 2,220  
 8 Average Unit Size (net SF) 925  
 9 Total Occupiable Residential SF (net SF) 2,053,500

Mitigation	Cost
Living Street Open Space Improvements	\$ 5,924,406
Pedestrian Safety and Streetscape Improvements	\$ 3,883,953
Traffic Calming to Residential Alleys	\$ 1,381,000
Rincon Hill Park	\$ 12,866,052
Essex Hillside Park	\$ 472,050
Sailor's Union of the Pacific Community Center	\$ 2,500,000
Library Services	\$ 601,718
Gross Cost of Community Facility Improvements	\$ 27,629,179
Less Current Requirements for Street Improvements	\$ (1,701,679)
Net Cost of Community Facility Improvements	\$ 25,927,499.81
Average Cost per Occupiable Residential SF	\$ 12.63

10 SF Planning Department, April 2005

11 The costs in Table 1 are realistic estimates made by the Planning Department of the  
 12 actual costs for improvements related to mitigating the impacts of new development.  
 13 Detailed cost estimates are on file at the Planning Department in Case File No. 2000,108  
 14 and on file with the Clerk of the Board in File No. 050865. The proposed fee would cover 85% of  
 15 the estimated costs of the community improvements necessary to mitigate these impacts, as  
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1 described in Table 2. By charging developers less than the maximum amount of the justified  
 2 impact fee, the City avoids any need to refund money to developers if the fees collected  
 3 exceed costs.

4 E. The Ordinance imposes a tiered the following fee structure, which establishes different,  
 5 slightly reduced fees for projects which have filed applications since the Planning Department  
 6 publicly announced the potential fee in Rincon Hill in March 2003. While overall impacts from  
 7 these projects would be similar, the more recent projects are of a greater scale and would  
 8 thereby have a greater impact on the need for community infrastructure improvements in the  
 9 immediate area. Furthermore, these projects propose development consistent per existing  
 10 planning controls for the district and were applied for prior to the public announcement of the  
 11 potential for impact fees.

12 Table 2:  
 13 Proposed Rincon Hill Community Infrastructure Impact Fee,  
 14 Rates and Projected Fee Revenues

	No. of Units	Total Occ. Res. SF**	Fee Rate / Occ. Res. SF	Projected Fee Revenue
Projects with Prior CU Applications*	420	399,000	\$ 8.00	\$ 3,192,000
All Other Projects	1,800 2,220	1,710,000 2,109,000	\$ 11.00	\$ 18,810,000 \$23,199,000
Total				\$ 22,002,000

15 \*Includes projects for which an application for environmental review and a conditional  
 16 use application have been filed with the Department prior to March 1, 2003 and  
 17 February 1, 2005, respectively (375 and 385-399 Fremont Streets).

18 \*\*Assumes an average of 925 net SF per unit  
 19 SF Planning Department, April 2005

20 F. The proposed Rincon Hill Community Infrastructure Impact Fee is necessary to  
 21 meet relevant state and national service standards, as well as local standards in the Goals  
 22 and Objectives of the General Plan as described below:  
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1           Open Space: The San Francisco General Plan contains the following objectives and  
2 policies that call for the provision of streetscape parks and community facilities improvements  
3 to serve San Francisco's residential population: Recreation and Open Space Element  
4 Objective 2 (Develop and maintain a diversified and balanced citywide system of high quality  
5 public open space); Policy 2.1 (Provide an adequate total quantity and equitable distribution of  
6 public open spaces throughout the city); Policy 2.7 (Acquire additional open space for public  
7 use), Objective 4 (Provide opportunities for recreation and the enjoyment of open space in  
8 every San Francisco neighborhood), Policy 4.4 (Acquire and develop new public open space  
9 in existing residential neighborhoods, giving priority to areas which are most deficient in open  
10 space), Policy 4.6 (Assure the provision of adequate public open space to serve new  
11 residential development), and Urban Design Element Policy 4.8 (Provide convenient access  
12 to a variety of recreation opportunities).

13           The Recreation and Open Space Element of the General Plan cites the National Park  
14 and Recreation Association open space standard of 10 acres per 1,000 residents. Although it  
15 acknowledges that this standard is unachievable in a built-out city with limited open space  
16 opportunities such as San Francisco, it notes that San Francisco does have an average of  
17 approximately 5.5 open space acres per resident, and states, "to the extent it reasonably can,  
18 the City should increase the per capita supply of public open space within the City." This  
19 standard is consistent with the national standards for the provision of open space to serve  
20 residential uses.

21           Additionally, the General Plan contains standards for the distribution of public open  
22 space. Areas within acceptable walking distance of open space include areas within ½ mile of  
23 a "Citywide" open space (1-1,000 acres), 3/8 mile of a "District" open space (> 10 acres), ¼  
24 mile of a "Neighborhood" open space (1-10 acres), and 1/8 mile of a "Subneighborhood" open  
25 space (< 1 acre).

1           Map 2 of the Recreation and Open Space Element shows that the entirety of Rincon  
2 Hill is not served by open space, and Figure 3 identifies the Rincon Hill area as an "Area Not  
3 Served by Public Open Space." Map 4 identifies the Rincon Hill area as an area in which to  
4 "Provide New Open Space in the General Vicinity."

5           As a primarily industrial and commercial area, Rincon Hill has historically not had a  
6 great need for open space. However, as this area transitions to residential use, new  
7 development will create a need for open space to serve the new residential population,  
8 pursuant to Recreation and Open Space Element Policy 4.6, which states, "Assure the  
9 provision of adequate public open space to serve new residential development."

10           The neighborhood open spaces which would be funded through the Rincon Hill  
11 Community Infrastructure Impact Fee would alleviate a portion of the impacts associated with  
12 new development and meet the needs of the new population by raising the per capita amount  
13 of open space in the district, and by bringing parts of the district within ¼ mile of an open  
14 space, the General Plan standard for "Neighborhood" open spaces (1-10 acres). Together  
15 with existing and other proposed parks, approximately 8.5 acres of open space would be  
16 available to serve the Rincon Hill area's projected population of 16,400 residents, or 0.52  
17 acres of open space per 1000 residents.

18           Streetscape Improvements: The proposed pedestrian and streetscape improvements  
19 would increase the amount of useable open space in Rincon Hill, improve pedestrian safety,  
20 reduce automobile trips and therefore mitigate traffic impacts expected in the district. Policy  
21 4.11 of the Urban Design Element states, "Make use of street space and other unused public  
22 areas for recreation," and continues: "Walking along neighborhood streets is the common  
23 form of recreation. The usefulness of streets for this purpose can in many cases be improved  
24 by widening of sidewalks and installation of simple improvements such as benches and  
25 landscaping. Such improvements can often be put in place without narrowing of traffic lanes

1 by use of parking bays with widening of sidewalks at the intersections and at other points  
2 unsuitable for parking. [¶] Streets that have roadways wider than necessary, and streets that  
3 are not developed for traffic because of their steepness, provide exceptional opportunities for  
4 recreation. These areas can be developed with playgrounds, sitting areas, viewpoints and  
5 landscaping that make them neighborhood assets and increase the opportunities for  
6 recreation close to the residents' homes."

7 Map 9 of the Recreation and Open Space Element identifies Rincon Hill as one area to  
8 "Improve Street Space for Recreation and Landscaping where Possible."

9 In Rincon Hill, which will be deficient in open space when built out as a residential  
10 neighborhood, and where available land for new open space is scarce, excess street space  
11 that can be used for open space forms an important component of the open space system. A  
12 portion of the funds collected from the Rincon Hill Community Infrastructure Impact Fee would  
13 be used to widen sidewalks on streets with excess roadway width, and use this space for  
14 recreation and open space amenities, helping to alleviate the open space need brought about  
15 by new development.

16 National and international transportation studies (such as the Dutch Pedestrian Safety  
17 Research Review. T. Hummel, SWOV Institute for Road Safety Research (Holland), and  
18 University of North Carolina Highway Safety Research Center for the U.S. Dept. of  
19 Transportation, 1999 on file with the Clerk of the Board in File No. 050865) have  
20 demonstrated that pedestrian, traffic-calming and streetscape improvements of the type  
21 proposed for Rincon Hill result in safer, more attractive pedestrian conditions. These types of  
22 improvements are essential to making pedestrian activity safe and attractive in the district,  
23 thereby helping to mitigate traffic impacts associated with excess automobile trips that could  
24 otherwise be generated by new development.

1           Community Facilities: The Community Facilities Element of the General Plan contains  
2 the following relevant provisions: Objective 3 (Assure that Neighborhood Residents Have  
3 Access to Needed Services and a Focus for Neighborhood Activities), Policy 3.1 (Provide  
4 neighborhood centers in areas lacking adequate community facilities), Policy 3.3 (Develop  
5 centers to serve an identifiable neighborhood), Policy 3.4 (Locate neighborhood centers so  
6 they are easily accessible and near the natural center of activity), and Policy 3.5 (Develop  
7 neighborhood centers that are multipurpose in character, attractive in design, secure and  
8 comfortable, and inherently flexible in meeting the current and changing needs of the  
9 neighborhood served).

10           Figure 2 of the Recreation and Open Space Element shows Rincon Hill as entirely  
11 outside of the service area for public gyms and recreation centers.

12           A portion of the funds from the Rincon Hill Community Infrastructure Impact Fee would  
13 pay for tenant improvements to the Sailor's Union of the Pacific building at 450 Harrison  
14 Street, for spaces within the building that would be used for public community arts, education  
15 and recreation facilities. National and international best practices identify the need to provide  
16 community facilities to serve residential areas, especially in areas rezoned for high-density  
17 housing without existing community infrastructure. Vancouver B.C. has established service  
18 standards for the provision of community facilities in high-density residential areas. The  
19 Planning Department has determined that the community facilities proposed in Rincon Hill are  
20 consistent with these standards. Rincon Hill is currently deficient in community facilities; this  
21 condition will be exacerbated when the residential population of the area increases over time.  
22 Funds from the Community Infrastructure Impact Fee would be used to directly fund a new  
23 community center that would alleviate the deficiency brought about by the demand generated  
24 from new residents, by creating a public recreation, arts, and education facility accessible to  
25 all Rincon Hill residents.

1 Library Services: New residents in Rincon Hill will generate a substantial new need for  
2 library services. The San Francisco Public Library has indicated that it does not anticipate  
3 adequate demand for a branch library in Rincon Hill at this time. However, the increase in  
4 population in Rincon Hill will create additional demand at other libraries, primarily the Main  
5 Library and the new Mission Bay branch library. The Rincon Hill Community Infrastructure  
6 Impact Fee includes a funding for library services equal to \$69 per new resident, which is  
7 consistent with the service standards used by the San Francisco Public Library for allocating  
8 resources to neighborhood branch libraries.

9 F. The development of the Rincon Hill Area Plan will also have economic impacts  
10 on the immediately surrounding area of SOMA. Specifically, the development will have  
11 impacts on affordable housing, economic and community development, and community  
12 cohesion in SOMA.

13 G. Affordable Housing: The findings in Planning Code Section 315.2 of the  
14 Inclusionary Affordable Housing Ordinance are hereby readopted and updated as follows:

15 1. Affordable housing is a paramount statewide concern. In 1980, the Legislature  
16 declared in Government Code Section 65580:

17 (a) The availability of housing is of vital statewide importance, and the early  
18 attainment of decent housing and a suitable living environment for every California family is a  
19 priority of the highest order.

20 (b) The early attainment of this goal requires the cooperative participation of  
21 government and the private sector in an effort to expand housing opportunities and  
22 accommodate the housing needs of Californians of all economic levels.

23 (c) The provision of housing affordable to low-and moderate- income households  
24 requires the cooperation of all levels of government.

1           (d) Local and state governments have a responsibility to use the powers vested in  
2 them to facilitate the improvement and development of housing to make adequate provision  
3 for the housing needs of all economic segments of the community....

4           The Legislature further stated in Government Code Section 65581 that:

5           It is the intent of the Legislature in enacting this article:

6           (a) To assure that counties and cities recognize their responsibilities in contributing  
7 to the attainment of the state housing goal.

8           (b) To assure that counties and cities will prepare and implement housing elements  
9 which...will move toward attainment of the state housing goal.

10           (c) To recognize that each locality is best capable of determining what efforts are  
11 required by it to contribute to the attainment of the state housing goal....

12           The California Legislature requires each local government agency to develop a  
13 comprehensive long-term general plan establishing policies for future development. As  
14 specified in the Government Code (at Sections 65300, 65302(c), and 65583(c)), the plan must  
15 (1) "encourage the development of a variety of types of housing for all income levels,  
16 including multifamily rental housing"; (2) "[a]ssist in the development of adequate housing to  
17 meet the needs of low- and moderate-income households"; and (3) "conserve and improve  
18 the condition of the existing affordable housing stock, which may include addressing ways to  
19 mitigate the loss of dwelling units demolished by public or private action."

20           2. San Francisco faces a continuing shortage of affordable housing for very low  
21 and low-income residents. The San Francisco Planning Department reported that for the four  
22 year period between 2000 and 2004, 8,389 total new housing units were built in San  
23 Francisco. This number includes 1,933 units for low and very low-income households out of a  
24 total need of 3,930 low and very low-income housing units for the same period. According to  
25 the state Department of Housing and Community Development, there will be a regional need



1 for 230,743 new housing units in the nine Bay Area counties from 1999—2006. Of that  
2 amount, at least 58 percent, or 133,164 units, are needed for moderate, low and very low-  
3 income households. The Association of Bay Area Governments (ABAG) is responsible for  
4 dividing the total regional need numbers among its member governments which includes both  
5 counties and cities. ABAG estimates that San Francisco's low and very low-income housing  
6 production need from 1999 through 2006 is 7,370 units out of a total new housing need of  
7 20,372 units, or 36% of all units built. Within the past four years, only 23% of all housing built,  
8 or 49% of the previously projected housing need for low and very low-income housing for the  
9 same period, was produced in San Francisco. The production of moderate income rental  
10 units also fell short of the ABAG goal. Only 351 moderate income units were produced over  
11 the previous four years, or 4% of all units built, compared to ABAG's call for 28% of all units to  
12 be affordable to households of moderate income. Given the need for 3,007 moderate income  
13 units over the 4-year period, only 12% of the projected need for moderate income units was  
14 built.

15 3. In response to the above mandate from the California Legislature and the  
16 projections of housing needs for San Francisco, San Francisco has instituted several  
17 strategies for producing new affordable housing units. The 2004 Housing Element of the  
18 General Plan recognizes the need to support affordable housing production by increasing site  
19 availability and capacity for permanently affordable housing through the inclusion of affordable  
20 units in larger market-rate housing projects. Further, the City, as established in the General  
21 Plan, seeks to encourage the distribution of affordable housing throughout all neighborhoods  
22 and, thereby, offer diverse housing choices and promote economic and social integration.  
23 The 2004 Housing Element calls for an increase in the production of new affordable housing  
24 and for the development of mixed income housing to achieve social and cultural diversity.  
25 This legislation furthers the goals of the State Legislature and the General Plan.

1           4. The 2005 Consolidated Plan for July 1, 2000 - June 30, 2005, issued by the  
2 Mayor's Office of Community Development and the Mayor's Office of Housing, establishes that  
3 extreme housing pressures face San Francisco, particularly in regard to low- and moderate-  
4 income residents. Many elements constrain housing production in the City. This is especially  
5 true of affordable housing. As discussed in the 2004 Housing Element published by the City  
6 Planning Department, San Francisco is largely built out, with very few large open tracts of  
7 land to develop. As noted in the 2000 Consolidated Plan, its geographical location at the  
8 northern end of a peninsula inherently prevents substantial new development. There is no  
9 available adjacent land to be annexed, as the cities located on San Francisco's southern  
10 border are also dense urban areas. Thus new construction of housing is limited to areas of  
11 the City not previously designated as residential areas, infill sites, or to areas with increased  
12 density. New market-rate housing absorbs a significant amount of the remaining supply of  
13 land and other resources available for development and thus limits the supply of affordable  
14 housing.

15           There is a great need for affordable rental and owner-occupied housing in the City.  
16 Housing cost burden is one of the major standards for determining whether a locality is  
17 experiencing inadequate housing conditions, defined as households that expend 30% or more  
18 of gross income for rent or 35% or more of household income for owner costs. The 2000  
19 Census indicates that 64,400 renter households earning up to 80% of the area median  
20 income are cost burdened. Of these, about 25,000 households earn less than 50% AMI and  
21 pay more than 50% of their income to rent. According to more recent data from the American  
22 Housing Survey, 80,662 total renter households, or 41%, are cost burdened in 2003. A  
23 significant number of owners are also cost burdened. According to 2000 Census data, 18,237  
24 of owners are cost-burdened, or 23% of all owner households. The 2003 American Housing  
25 Survey indicates that this level has risen to 29%.

1        The San Francisco residential real estate market is one of the most expensive in the  
2 United States. In May 2005, the California Association of Realtors reported that the median  
3 priced home in San Francisco was \$755,000. This is 18% higher than the median priced  
4 home one year earlier, 44% higher than the State of California median, and 365% higher than  
5 the nation average. While the national homeownership rate is approximately 69%, only  
6 approximately 35% of San Franciscans own their own home. Clearly, the majority of market-  
7 rate homes for sale in San Francisco are priced out of the reach of low and moderate income  
8 households. In May 2005, the average rent for a 2-bedroom apartment was \$1821, which is  
9 affordable to households earning over \$74,000.

10        These factors contribute to a heavy demand for affordable housing in the City that the  
11 private market cannot meet. Each year the number of market rate units that are affordable to  
12 low income households is reduced by rising market rate rents and sales prices. The number  
13 of households benefiting from rental assistance programs is far below the need established by  
14 the 2000 Census. Because the shortage of affordable housing in the City can be expected to  
15 continue for many years, it is necessary to maintain the affordability of the housing units  
16 constructed by housing developers under this Program. The 2004 Housing Element of the  
17 General Plan recognizes this need. Objective 1 of the Housing Element is to provide new  
18 housing, especially permanently affordable housing, in appropriate locations which meets  
19 identified housing needs and takes into account the demand for affordable housing created by  
20 employment demand. Objective 6 is to protect the affordability of existing housing, and to  
21 ensure that housing developed to be affordable be kept affordable for 50 – 75 year terms, or  
22 even longer if possible.

23        In 2004 the National Housing Conference issued a survey entitled "Inclusionary  
24 Zoning: The California Experience." The survey found that as of March 2003, there were 107  
25 cities and counties using inclusionary housing in California, one-fifth of all localities in the

1 state. Overall, the inclusionary requirements were generating large numbers of affordable  
2 units. Only six percent of jurisdictions reported voluntary programs, and the voluntary nature  
3 appears to compromise the local ability to guarantee affordable housing production. While  
4 there was a wide range in the affordability percentage-requirements for inclusionary housing,  
5 the average requirement for affordability in rental developments is 13%. Approximately half of  
6 all jurisdictions require at least 15% to be affordable, and one-quarter require 20% or more to  
7 be affordable.

8 5. Development of new market-rate housing makes it possible for new residents to  
9 move to the City. These new residents place demands on services provided by both public  
10 and private sectors. Some of the public and private sector employees needed to meet the  
11 needs of the new residents earn incomes only adequate to pay for affordable housing.  
12 Because affordable housing is in short supply within the City, such employees may be forced  
13 to live in less than adequate housing within the City, pay a disproportionate share of their  
14 incomes to live in adequate housing within the City, or commute ever-increasing distances to  
15 their jobs from housing located outside the City. These circumstances harm the City's ability  
16 to attain goals articulated in the City's General Plan and place strains on the City's ability to  
17 accept and service new market-rate housing development.

18 6. The development of affordable housing on the same site as market-rate housing  
19 increases social and economic integration vis-à-vis housing in the City and has corresponding  
20 social and economic benefits to the City. Inclusionary housing provides a healthy job and  
21 housing balance. Inclusionary housing provides more affordable housing close to  
22 employment centers which in turn may have a positive economic impact by reducing such  
23 costs as commuting and labor costs. However, there may also be trade-offs where  
24 constructing affordable units at a different site than the site of the principle project may  
25 produce a greater number of affordable units without additional costs to the project applicant.

1 If a project applicant may produce a significantly greater number of affordable units off-site  
2 then it is in the best interest of the City to permit the development of affordable units at a  
3 different location than that of the principle project.

4 7. Provided project applicants can take these requirements into consideration  
5 when negotiating to purchase land for a housing project, the requirements of this Section are  
6 generally financially feasible for project applicants to meet, particularly because of the benefits  
7 being conferred by the City to housing projects under this ordinance. This ordinance provides  
8 a means by which a project applicant may seek a reduction or waiver of the requirements of  
9 this mitigation fees if the project applicant can show that imposition of these requirements  
10 would create an unlawful financial burden.

11 8. Conditional Use and Planned Unit Development Permits permit the development  
12 of certain uses not permitted as of right in specific districts or greater density of permitted  
13 residential uses. As the General Plan recognizes, through the conditional use and planned  
14 unit development process, applicants for housing projects generally receive material  
15 economic benefits. Such applicants are generally permitted to build in excess of the generally  
16 applicable black letter requirements of the Planning Code for housing projects resulting in  
17 increased density, bulk, or lot coverage or a reduction in parking or other requirements or an  
18 approval of a more intensive use over that permitted without the conditional use permit or  
19 planned unit development permit. Through the conditional use and planned unit development  
20 process, building standards can be relaxed in order to promote lower cost home construction.  
21 An additional portion of San Francisco's affordable housing needs can be supplied (with no  
22 public subsidies or financing) by private sector housing developers developing inclusionary  
23 affordable units in their large market-rate projects in exchange for the density and other  
24 bonuses conferred by conditional use or planned unit development approvals, provided it is  
25 financially attractive for private sector housing developers to seek such conditional use and/or

1 planned unit development approvals. In the Rincon Hill context, the City is conferring the  
2 traditional benefits of a conditional use permit through the provisions of the Rincon Hill Plan.  
3 Thus developers receive the benefits of a conditional use but their development is generally  
4 principally permitted.

5 9. The City wants to balance the burden on private property owners with the  
6 demonstrated need for affordable housing in the City. For the reasons stated above, the  
7 Board of Supervisors thus intends to apply an inclusionary housing requirement to all  
8 residential projects of 10 units or more and, due to the factors discussed above, the Board will  
9 apply the percentage assigned to conditional use and planned unit development permits to all  
10 development in the Rincon Hill Plan Area.

11 10. The Rincon Hill Plan enables new market rate development on major  
12 opportunity sites, which, in effect, reduces land available for affordable housing. Furthermore,  
13 new market rate development in Rincon Hill will be of greater density than allowed elsewhere  
14 in the South of Market, increasing land values. This increase in land values further reduces  
15 the feasibility for affordable housing in the Rincon Hill Plan area, and justifies imposition of a  
16 somewhat greater affordable housing requirement on housing projects in the Rincon Hill Plan  
17 area.

18 The proposed new development in the Rincon Hill area will also lead to increased  
19 home prices and increased rental rates in the immediate Rincon Hill area and the surrounding  
20 South of Market area. This new development and corresponding increase in prices in the  
21 Rincon Hill area will cause displacement of existing residents.

22 New development in the Rincon Hill area will be marketed to higher income groups  
23 than other new development in San Francisco. Higher income groups have a higher demand  
24 for services than other income groups, so a higher number of workers will need to be housed  
25 in the area. Workers in the service industry generally make less than median income. The

1 development in Rincon Hill represents the development of a disproportionate share of the  
2 available land for remaining housing development in the City.

3 The new development creates the need for additional affordable housing in the South  
4 of Market neighborhood and the need to provide subsidies for existing residents so that they  
5 will not be displaced and can continue living in their current neighborhood. In order to avoid  
6 displacement from the new development, residents will also need financial support to avoid  
7 eviction.

8 In addition, through the amendments to the Rincon Hill Area Plan and related zoning  
9 maps, the overall development capacity of the Rincon Hill area will be increased by 1)  
10 increasing permitted height and bulk, 2) eliminating residential density limits by lot area, and  
11 3) establishing a minimum residential to commercial use ratio. Existing permitted heights  
12 range from 80 feet up to a maximum of 250 feet. The new Rincon Hill zoning would increase  
13 heights up to 400 - 550 feet in selected locations. The permitted bulk for residential towers will  
14 be increased from a maximum floorplate of 7,500sf to a range from 7,500 - 10,000sf. The  
15 area's existing RC-4 zoning has a maximum permitted residential density of 1 unit per 200 of  
16 lot area; this limit will be eliminated and the height and bulk envelope will control the maximum  
17 development permitted. Thus project sponsors in the area are receiving a substantial  
18 increase in density over what is currently permitted.

19 H. Economic and community development: The new development in Rincon Hill  
20 will also change the economic landscape of the Rincon Hill area and the South of Market  
21 area. The new development in Rincon Hill will displace small businesses directly by focusing  
22 development in the neighborhood on residential development and indirectly due to higher  
23 rents and higher prices for real estate. Thus existing small businesses need financial  
24 assistance to avoid being displaced.

1           The new development in the Rincon Hill area will also affect the type of jobs available  
2 in the Rincon Hill and South of Market area. Current residents of SOMA are employed in the  
3 Rincon Hill and SOMA area. New development in the Rincon Hill area will concentrate on  
4 residential development, thus pushing out other uses including light industrial uses and small  
5 business. Local workers will need to be retrained to avoid job displacement from the  
6 development in the Rincon Hill area. Financial assistance will support employment  
7 development, job placement, job development, and other forms of economic capacity building  
8 for SOMA residents to ameliorate the effects of the economic displacement. The City benefits  
9 from having workers live near to their work places in reduced commute times for residents,  
10 and reduced traffic congestion and associated pollution.

11           I. Community cohesion: New development in the Rincon Hill area in such a vast  
12 quantity and of such a different character as currently exists will change the social fabric of the  
13 neighborhood. Programs to promote leadership development, community cohesion, and civic  
14 participation will also ameliorate the negative economic and social consequences of the new  
15 development in Rincon Hill on the residents and small businesses in Rincon Hill and the  
16 broader South of Market community.

17           **SEC. 318.2. DEFINITIONS.**

18           The following definitions shall govern this ordinance:

- 19           (a)     "Child-care facility" shall mean a child day-care facility as defined in California  
20                 Health and Safety Code Section 1596.750.
- 21           (b)     "DBI" shall mean the Department of Building Inspection.
- 22           (c)     "DPW" shall mean the Department of Public Works.
- 23           (d)     "First certificate of occupancy" shall mean either a temporary certificate of occupancy  
24                 or a Certificate of Final Completion and Occupancy, as defined in San Francisco  
25                 Building Code Section 109, whichever is issued first.



- 1           (e)     "Infrastructure" shall mean street paving, crosswalks, signs, medians, bulbouts,  
2                     sidewalks, trees, parks and open space, day care centers, libraries, and community  
3                     centers.
- 4           (f)     "Infrastructure fee" shall mean a monetary contribution based upon the cost to provide  
5                     infrastructure under this program.
- 6           (g)     "Low income" shall mean, for purposes of this ordinance, up to 80% of median  
7                     family income for the San Francisco PMSA, as calculated and adjusted by the  
8                     United States Department of Housing and Urban Development (HUD) on an  
9                     annual basis, except that as applied to housing-related purposes such as the  
10                    construction of affordable housing and the provision of rental subsidies with  
11                    funds from the SOMA Stabilization Fund established in Section 318.7, it shall  
12                    mean up to 60% of median family income for the San Francisco PMSA, as  
13                    calculated and adjusted by the United States Department of Housing and Urban  
14                    Development (HUD) on an annual basis.
- 15          (h)     "MOCD" shall mean the Mayor's Office of Community Development.
- 16          (i)     "MOH" shall mean the Mayor's Office of Housing.
- 17          (j)     "Net addition of occupiable square feet of residential use" shall mean occupied floor  
18                    area, as defined in Section 102.10 of this Code, including bathrooms provided as part of  
19                    dwelling units, to be occupied by or primarily serving, residential use excluding  
20                    common areas such as hallways, fitness centers and lobbies, less the occupied  
21                    floor area in any structure demolished or rehabilitated as part of the proposed  
22                    residential development project which occupied floor area was used primarily and  
23                    continuously for residential use and was not accessory to any use other than residential  
24                    use for at least five years prior to Planning Department approval of the residential  
25

1 development project subject to this Section, or for the life of the structure demolished or  
2 rehabilitated, whichever is shorter.

3 (k) "Program" shall mean the Downtown Residential Community Improvements  
4 Neighborhood Program.

5 (l) "Program Area" shall mean those districts identified as Downtown Residential (DTR)  
6 Districts in the Planning Code and on the Zoning Maps.

7 (m) "Residential development project" shall mean any new construction, addition, extension,  
8 conversion or enlargement, or combination thereof, of an existing structure which  
9 includes any occupied floor area of residential use; provided, however, that for projects  
10 that solely comprise an addition to an existing structure which would add occupied floor  
11 area in an amount less than 20 percent of the occupied floor area of the existing  
12 structure, the provisions of this Section shall only apply to the new occupied square  
13 footage.

14 (n) "Residential use" shall mean any structure or portion thereof intended for occupancy by  
15 uses as defined in Section 890.88 of this Code and shall not include any use which  
16 qualifies as an accessory use, as defined and regulated in Sections 204 through 204.5.

17 (o) "SOMA" shall mean the area bounded by Market Street to the north,  
18 Embarcadero to the east, King Street to the south and South Van Ness and  
19 Division to the west.

20 (p) "Sponsor" shall mean an applicant seeking approval for construction of a residential  
21 development project subject to this Section and such applicant's successors and assigns.

22 (q) "Waiver Agreement" means an agreement acceptable in form and substance to  
23 the Planning Department and the City Attorney, under which the City agrees to  
24 waive all or a portion of the Community Improvements Impact Fee, conditioned  
25 upon the project sponsor's covenant to make a good faith effort to secure the

1 formation of a Community Facilities (Mello-Roos) District, if such a district has  
2 not already been successfully formed, and to take all steps necessary to support  
3 the construction of a portion of the improvements described in Sections 318.6  
4 (the "CFD Improvements") using the proceeds of one or more series of special  
5 tax bonds or moneys otherwise made available by such a district ("CFD Funds").  
6 Such agreement shall include a specific description of the CFD Improvements  
7 and a specific date for the commencement of such improvements. Such  
8 agreement shall also provide that the project sponsor shall pay the full amount  
9 of the waived Community Improvements Impact Fee in the event that CFD  
10 Funds are not received in amounts necessary to commence construction of the  
11 CFD Improvements on the stated commencement date. The City also shall  
12 require the project sponsor to provide a letter of credit or other instrument to  
13 secure the City's right to receive payment as described in the preceding  
14 sentence.

15 SEC. 318.3. APPLICATION.

16 (a) Program Area. The Downtown Residential Community Improvements Neighborhood  
17 Program is hereby established and shall be implemented through district-specific community  
18 improvements funds which apply in the following downtown residential areas:

19 (i) Properties identified as "Residential Mixed-Use" in Map 3 (Land Use Plan) of the  
20 Rincon Hill Area Plan of the San Francisco General Plan.

21 (b) Prior to the issuance by DBI of the first site or building permit for a residential  
22 development project within the Program Area, The sponsor shall pay to the Treasurer a  
23 Community Improvements Impact Fees of the following amounts for each net addition of gross  
24 occupiable square feet of residential use.

1 (i) Prior to the issuance by DBI of the first site or building permit for a residential  
2 development project within the Program Area, an \$11.00 Community Improvement Impact Fee  
3 in the Rincon Hill downtown residential area, as described in (a)(i) above, for the Rincon Hill  
4 Community Improvements Fund.

5 (ii) Prior to the issuance by the Director of DBI a final certificate of occupancy for a  
6 residential development project within the Program Area, a \$13.75 SOMA Community  
7 Stabilization Fee in the Rincon Hill downtown residential area, as described in (a)(1) above for  
8 the SOMA Community Stabilization Fund or provide to the City an irrevocable letter of credit in  
9 a form approved in advance by the City Attorney to secure the payment of the \$13.75  
10 Community Stabilization Fee within six months from the date of issuance by the Director of  
11 DBI of a final certificate of occupancy for the Rincon Hill Mitigation Fund, and prior to the  
12 issuance by DBI of the first site or building permit for a residential development project within  
13 the Program Area, a \$ .25 SOMA Community Stabilization Fee in the Rincon Hill downtown  
14 residential area, as described in (a)(1) above for the SOMA Community Stabilization Fund.

15 (c) Upon payment of the Community Improvements Community Improvements Impact  
16 Fees in full to the Treasurer or upon the execution of a Waiver Agreement and upon request of the  
17 sponsor, the Treasurer shall issue a certification that the fee has been paid or a Waiver Agreement  
18 executed. The sponsor shall present such certification to the Planning Department, DBI and MOH  
19 prior to the issuance by DBI of the first site or building permit for the residential development project.  
20 DBI shall not issue the site or building permit without proof of payment of the fees from the  
21 Treasurer-Treasurer's certification. Any failure of the Treasurer, DBI, or the Planning Department  
22 to give any notice under this Section shall not relieve a sponsor from compliance with this Section.  
23 Where DBI inadvertently issues a site or building permit without payment of the fee, DBI shall not issue  
24 any certificate of occupancy for the project without notification from the Treasurer that the fees  
25 required by this Section have been paid. The procedure set forth in this Subsection is not intended to

1 preclude enforcement of the provisions of this Section under any other section of this Code, or other  
2 authority under the laws of the State of California.

3 (d) The Community Improvements Impact Fee shall be revised effective January 1st of the  
4 year following the effective date of this ordinance and on January 1st each year thereafter by the  
5 percentage increase or decrease in the construction cost of providing these improvements.

6 (e) Option for In-Kind Provision of Community Improvements. The Planning Commission  
7 shall reduce the Community Improvements Impact Fee described in (b) above for specific residential  
8 development proposals in cases where a project sponsor has entered into an agreement with the City to  
9 provide in-kind improvements in the form of streetscaping, sidewalk widening, neighborhood open  
10 space, community center, and other improvements that result in new public infrastructure and facilities  
11 described in Section 318.6 below. For the purposes of calculating the total value of in-kind community  
12 improvements, the project sponsor shall provide the Planning Department with a cost estimate for the  
13 proposed in-kind community improvements from two independent contractors. Based on these  
14 estimates, the Director of Planning shall determine their appropriate value and the Planning  
15 Commission shall reduce the Community Improvements Impact Fee assessed to that project  
16 proportionally.

17 (f) Option for Provision of Community Improvements via a Community Facilities  
18 (Mello-Roos) District. The Planning Commission shall waive the Community Improvements  
19 Impact Fee described in (b)(i) above, either in whole or in part, for specific residential  
20 development proposals in cases where one or more project sponsors have entered into an  
21 agreement with the City to finance the entirety or a share of the improvements described in  
22 Section 318.6 below privately by establishing a Community Facilities (Mello-Roos) District,  
23 provided such a District can be shown to provide equal or greater financial means to fund and  
24 implement the needed community improvements in a timely manner. Option for Provision of  
25 Community Improvements via a Community Facilities (Mello-Roos) District. The Planning

1 Commission shall waive the Community Improvements Impact Fee described in (b)(i) above,  
2 either in whole or in part, for specific residential development proposals in cases where one or  
3 more project sponsors have entered into a Waiver Agreement with the City. Such waiver shall  
4 not exceed the value of the improvements to be provided under the Waiver Agreement. For  
5 purposes of calculating the total value of such improvements, the project sponsor shall  
6 provide the Planning Department with a cost estimate for the proposed in-kind community  
7 improvements from two independent contractors. Based on these estimates, the Director of  
8 Planning shall determine their appropriate value.

9 (g) Waiver or Reduction:

10 (1) A project applicant of any project subject to the requirements in this Section may  
11 appeal to the Board of Supervisors for a reduction, adjustment, or waiver of the requirements  
12 based upon the absence of any reasonable relationship or nexus between the impact of  
13 development and the amount of the fee charged.

14 (2) A project applicant subject to the requirements of this Section who has received  
15 an approved building permit, conditional use permit or similar discretionary approval and who  
16 submits a new or revised building permit, conditional use permit or similar discretionary  
17 approval for the same property may appeal for a reduction, adjustment or waiver of the  
18 requirements with respect to the square footage of construction previously approved.

19 (3) Any such appeal shall be made in writing and filed with the Clerk of the Board no  
20 later than 15 days after the date the sponsor is required to pay to the Treasurer the fee as  
21 required in Section 318.3(b). The appeal shall set forth in detail the factual and legal basis for  
22 the claim of waiver, reduction, or adjustment. The Board of Supervisors shall consider the  
23 appeal at the hearing within 60 days after the filing of the appeal. The appellant shall bear the  
24 burden of presenting substantial evidence to support the appeal, including comparable  
25 technical information to support appellant's position. The decision of the Board shall be by a

1 simple majority vote and shall be final. If a reduction, adjustment, or waiver is granted, any  
2 change in use within the project shall invalidate the waiver, adjustment, or reduction of the  
3 fee. If the Board grants a reduction, adjustment or waiver, the Clerk of the Board shall  
4 promptly transmit the nature and extent of the reduction, adjustment or waiver to the  
5 Treasurer.

6 (4) In the event that the Board of Supervisors grants a waiver or reduction under  
7 this Section, it shall be the policy of the Board of Supervisors that it shall adjust the  
8 percentage of inclusionary housing in lieu fees in Planning Code Section 827(b)(5)(C) such  
9 that a greater percentage of the in lieu fees will be spent in SOMA with the result that the  
10 waiver or reduction under this Section shall not reduce the overall funding to the SOMA  
11 community.

12  
13 SEC. 318.4. LIEN PROCEEDINGS.

14 (a) A sponsor's failure to comply with the requirements of Sections 318.3, shall constitute  
15 cause for the City to record a lien against the housing development project in the sum of the  
16 infrastructure fees required under this ordinance, as adjusted under Section 313.3. The fees required  
17 by this Section 318.3(b)(i) of this ordinance is areis due and payable to the Treasurer prior to  
18 issuance of the first building or site permit for the development projectunless a Waiver Agreement  
19 has been executed. If, for any reason, the fees remainss unpaid following issuance of the permit  
20 and no Waiver Agreement has been executed, any amount due shall accrue interest at the rate of  
21 one and one-half percent per month, or fraction thereof, from the date of issuance of the permit until  
22 the date of final payment. The fee required by this ordinance under Section 318.3(b)(ii) is due  
23 and payable to the Treasurer prior to issuance by the Director of DBI of a final certificate of  
24 occupancy or within six months after the issuance by the Director of DBI of a final certificate of  
25 occupancy if the project sponsor has provided the City with an irrevocable letter of credit

1 under Section 318.3(b)(ii). If, for any reason, the fees remain unpaid six months following  
2 issuance of the final certificate of occupancy, any amount due shall accrue interest at the rate  
3 of one and one-half percent per month, or fraction thereof, from the date of issuance of the  
4 permit until the date of final payment.

5 (b) If, for any reason, the fees imposed pursuant to this ordinance remains unpaid following  
6 issuance of the permit, the Treasurer shall initiate proceedings in accordance with Article XX of  
7 Chapter 10 of the San Francisco Administrative Code to make the entire unpaid balance of the fee,  
8 including interest, a lien against all parcels used for the housing development project and shall send all  
9 notices required by that Article to the owner of the property as well as the sponsor. The Treasurer  
10 shall also prepare a preliminary report notifying the sponsor of a hearing to confirm such report by the  
11 Board of Supervisors at least 10 days before the date of the hearing. The report to the sponsor shall  
12 contain the sponsor's name, a description of the sponsor's housing development project, a description  
13 of the parcels of real property to be encumbered as set forth in the Assessor's Map Books for the  
14 current year, a description of the alleged violation of this ordinance, and shall fix a time, date, and  
15 place for hearing. The Treasurer shall cause this report to be mailed to the sponsor and each owner of  
16 record of the parcels of real property subject to lien. Except for the release of lien recording fee  
17 authorize by Administrative Code Section 10.237, all sums collected by the Tax Collector pursuant to  
18 this ordinance shall be held in trust by the Treasurer and deposited in the Rincon Hill Community  
19 Improvements Fund established in Section 313.6 or the SOMA Community Stabilization Fund  
20 established in Section 313.7, as appropriate.

21 (c) Any notice required to be given to a sponsor or owner shall be sufficiently given or  
22 served upon the sponsor or owner for all purposes hereunder if personally served upon the sponsor or  
23 owner or if deposited, postage prepaid, in a post office letterbox addressed in the name of the sponsor  
24 or owner at the official address of the sponsor or owner maintained by the Tax Collector for the  
25 mailing of tax bills or, if no such address is available, to the sponsor at the address of the housing



1 development project, and to the applicant for the site or building permit at the address on the permit  
2 application.

3 **SEC. 318.5. COMMUNITY IMPROVEMENTS IMPACT FEE REFUND WHEN**  
4 **BUILDING PERMIT EXPIRES PRIOR TO COMPLETION OF WORK AND COMMENCEMENT**  
5 **OF OCCUPANCY.**

6 In the event a building permit expires prior to completion of the work on and commencement of  
7 occupancy of a residential development project so that it will be necessary to obtain a new permit to  
8 carry out any development, the obligation to comply with this ordinance shall be cancelled, and any  
9 Community Improvements Impact Fee and any SOMA Community Stabilization Impact Fee  
10 previously paid to the Treasurer shall be refunded. If and when the sponsor applies for a new permit,  
11 the procedures set forth in this ordinance regarding payment of the Community Improvements Impact  
12 Fee and SOMA Community Stabilization Impact Fee shall be followed.

13 **SEC. 318.6. RINCON HILL COMMUNITY IMPROVEMENTS FUND.**

14 (a) There is hereby established a separate fund set aside for a special purpose entitled the  
15 Rincon Hill Community Improvements Fund ("Fund"). All monies collected by the Treasurer pursuant  
16 to Section 318.3(b)(i) shall be deposited in a special fund maintained by the Controller. The receipts in  
17 the Fund are hereby appropriated in accordance with law to be used solely to fund public  
18 infrastructure subject to the conditions of this Section.

19 (b) \_\_\_\_\_

20 (1) All monies deposited in the Fund shall be used solely to design, engineer, acquire, and  
21 develop neighborhood open spaces, streetscape improvements, a community center, and other  
22 improvements that result in new publicly-accessible facilities within the Rincon Hill Downtown  
23 Residential (DTR) District or within 250 feet of the District. These improvements shall be consistent  
24 with the Rincon Hill Public Open Space System as described in Map 5 of the Rincon Hill Area Plan of  
25 the General Plan, and any Rincon Hill Improvements Plan that is approved by the Board of

1 Supervisors in the future, except that monies from the Fund may be used by the Planning Commission  
2 to commission economic analyses for the purpose of revising the fee pursuant to Section 318.3(d)  
3 above, to complete a nexus study to demonstrate the relationship between residential development and  
4 the need for public facilities if this is deemed necessary, or to commission landscape architectural or  
5 other planning, design and engineering services in support of the proposed public improvements,  
6 provided they do not exceed a total of \$250,000.

7 (2) Notwithstanding subsection (b)(1) above, \$6 million of the Fund shall be  
8 transferred to the SOMA Stabilization Fund described in Section 318.7 to be used exclusively  
9 for the following expenditures: SOMA Open Space Facilities Development and Improvement;  
10 SOMA Community Facilities Development and Improvement; SOMA Pedestrian Safety  
11 Planning, Traffic Calming, and Streetscape Improvement; and Development of new affordable  
12 housing in SOMA. The Board of Supervisors finds that it is the best interest of the City that  
13 the Rincon Hill Community Improvements be built. The Board of Supervisors further finds that  
14 the City will be able to build sufficient community improvements for the Rincon Hill Plan Area  
15 with the remainder of the money in the Rincon Hill Community Improvements Fund. In the  
16 event that the Planning Department demonstrates to the Board that the City is unable to build  
17 the contemplated community improvements for the Plan Area, it shall be City policy to  
18 designate funds from the general fund received from real estate transfer taxes and property  
19 taxes on new development generated under the Rincon Hill Plan Area Plan approved in this  
20 ordinance sufficient to finance the rest of the community improvements proposed for the  
21 Rincon Hill Plan Area.

22 (3) No portion of the Fund may be used, by way of loan or otherwise, to pay any  
23 administrative, general overhead, or similar expense of any public entity.  
24  
25

1           (c) The Controller's Office shall file an annual report with the Board of Supervisors  
2 beginning one year after the effective date of this ordinance, which report shall set forth the amount of  
3 money collected in the Fund. The Fund shall be administered by the Planning Commission.

4           (d) A public hearing shall be held by both the Planning and Recreation and Parks  
5 Commissions to elicit public comment on proposals for the acquisition of property using monies in the  
6 Fund or through agreements for in-kind or Community Facilities (Mello-Roos) District  
7 improvements, as described above in Section 313.3(d) and (e). Notice of public hearings shall  
8 be published in an official newspaper at least 20 days prior to the date of the hearing, which notice  
9 shall set forth the time, place, and purpose of the hearing. The hearing may be continued to a later  
10 date by a majority vote of the members of both Commissions present at the hearing. At a joint public  
11 hearing, a quorum of the Planning and Recreation and Parks Commissions may vote to allocate the  
12 monies in the Fund for acquisition of property for park use and/or for development of property for park  
13 use, or to approve projects proposed in connection with an agreement for in-kind or  
14 Community Facilities (Mello-Roos) District Improvements.

15           (e) The Planning Commission shall work with other City agencies and commissions,  
16 specifically the Department of Recreation and Parks, Department of Public Works, and the  
17 Metropolitan Transportation Agency, to develop agreements related to the administration of the  
18 development of new public facilities within public rights-of-way or on any acquired property designed  
19 for park use, using such monies as have been allocated for that purpose at a hearing of the Planning  
20 Commission.

21           (f) The Director of Planning shall have the authority to prescribe rules and regulations  
22 governing the Fund, which are consistent with this ordinance.

23           **SEC. 318.7. SOMA COMMUNITY STABILIZATION FUND.**

24           (a) There is hereby established a separate fund set aside for a special purpose  
25 entitled the SOMA Community Stabilization Fund ("Fund"). All monies collected by the

1 Treasurer pursuant to Section 319.3(b)(ii) shall be deposited in a special fund maintained by  
2 the Controller. The receipts in the Fund are hereby appropriated in accordance with law to be  
3 used solely to address the effects of destabilization on residents and businesses in SOMA  
4 subject to the conditions of this Section.

5 (b)

6 (1) All monies deposited in the Fund shall be used to address the impacts of  
7 destabilization on residents and businesses in SOMA including assistance for: affordable  
8 housing and community asset building, small business rental assistance, development of new  
9 affordable homes for rental units for low income households, rental subsidies for low income  
10 households, down payment assistance for home ownership for low income households,  
11 eviction prevention, employment development and capacity building for SOMA residents, job  
12 growth and job placement, small business assistance, leadership development, community  
13 cohesion, civic participation, and community based programs and economic development.

14 (2) Monies from the Fund may be appropriated by MOCD without additional  
15 approval by the Board of Supervisors to the Planning Commission or other City department or  
16 office to commission economic analyses for the purpose of revising the fee, to complete a  
17 nexus study to demonstrate the relationship between residential development and the need  
18 for stabilization assistance if this is deemed necessary, provided these expenses do not  
19 exceed a total of \$100,000. The receipts in the Fund may be used to pay the expenses of  
20 MOCD in connection with administering the Fund and monitoring the use of the Funds.  
21 Before expending funds on administration, MOCD must obtain the approval of the Board of  
22 Supervisors by Resolution.

23 (3) Receipts in the Fund shall also be used to reimburse the Planning Department  
24 for conducting a study as follows. Within 60 days of the effective date of this ordinance the  
25 City Planning Department shall commence a study on the impact, in nature and amount, of

1 market rate housing development on the production of permanently affordable housing and  
2 recommend the range of possible fees to be paid by market rate housing developers to  
3 mitigate such impact should one be found. The Department shall make timely progress  
4 reports on the conduct of this study and shall submit the completed report along with  
5 recommendations for legislation to the Land Use Committee of the Board of Supervisors.  
6 This study is meant to accomplish the same purposes as the study authorized by the Board of  
7 Supervisors in Planning Code Section 315.8(e) and thus supersedes Section 315.8(e).

8 (c) The Controller's Office shall file an annual report with the Board of Supervisors  
9 beginning one year after the effective date of this ordinance, which report shall set forth the  
10 amount of money collected in the Fund. The Fund shall be administered and expended by  
11 MOCD, but all expenditures shall first be approved by the Board of Supervisors through the  
12 legislative process. In approving expenditures from the Fund, MOCD and the Board of  
13 Supervisors shall accept any comments from the Community Advisory Committee, the public,  
14 and any relevant city departments or offices. Before approving any expenditures, the Board  
15 of Supervisors shall determine the relative impact from the development in the Rincon Hill  
16 Plan Area on the areas described in 318.7(b) and shall insure that the expenditures are  
17 consistent with mitigating the impacts from the development.

18 (d) There shall be a SOMA Community Stabilization Fund Community Advisory  
19 Committee to advise MOCD and the Board of Supervisors on the administration of the Fund.

20 (1) The Community Advisory Committee shall be composed of seven  
21 members appointed as follows:

22 (A) One member representing low-income families who lives with his or her  
23 family in SOMA, appointed by the Board of Supervisors.

24 (B) One member who has expertise in employment development and/ or  
25 represents labor, appointed by the Board of Supervisors.

1 (C) One member who is a senior or disabled resident of SOMA, appointed by  
2 the Board of Supervisors.

3 (D) One member with affordable housing expertise and familiarity with the  
4 SOMA neighborhood, appointed by the Board of Supervisors.

5 (E) One member who represents a community-based organization in SOMA,  
6 appointed by the Board of Supervisors.

7 (F) One member who provides direct services to SOMA families, appointed  
8 by the Board of Supervisors.

9 (G) One member who has small business expertise and a familiarity with the  
10 SOMA neighborhood, appointed by the Board of Supervisors.

11 (2) The Community Advisory Committee shall comply with all applicable public  
12 records and meetings laws and shall be subject to the Conflict of Interest provisions of the  
13 City's Charter and Administrative Code. The initial meeting of the Advisory Committee shall  
14 be called within 30 days from the day the Board of Supervisors completes its initial  
15 appointments. MOCD shall provide administrative support to the Committee. The Committee  
16 shall develop annual recommendations to MOCD on the Expenditure Plan.

17 (3) The members of the Community Advisory Committee shall be appointed for a  
18 term of two years; provided, however, that the members first appointed shall, by lot at the first  
19 meeting, classify their terms so that three shall serve for a term of one year and four shall  
20 serve for a term of two years. At the initial meeting of the Committee and yearly thereafter,  
21 the Committee members shall select such officer or officers as deemed necessary by the  
22 Committee. The Committee shall promulgate such rules or regulations as are necessary for  
23 the conduct of its business under this Section. In the event a vacancy occurs, a successor  
24 shall be appointed to fill the vacancy consistent with the process and requirements to appoint  
25 the previous appointee. When a vacancy occurs for any reason other than the expiration of a

1 term of office, the appointee to fill such vacancy shall hold office for the unexpired term of his  
2 or her predecessor. Any appointee who misses four meetings within a twelve month period,  
3 without the approval of the Committee, shall be deemed to have resigned from the  
4 Committee.

5 (e) Within 90 days of the effective date of this ordinance, the Director of MOCD  
6 shall propose rules, regulations and a schedule for administrative support governing the Fund  
7 to the Board of Supervisors for its approval.

8 **SEC. 318.78. DIRECTOR OF PLANNING'S EVALUATION.**

9 Within 18 months following the effective date of this ordinance, the Director of Planning and  
10 the Director of MOCD shall report to the Planning Commission, the Board of Supervisors, and the  
11 Mayor on the status of compliance with this ordinance, the efficacy of this ordinance in funding  
12 infrastructure and stabilization programs in the Program Area, and the impact of the Program on  
13 property values in the vicinity of the Project Area.

14 ~~SEC. 318.8. PARTIAL INVALIDITY AND SEVERABILITY.~~

15 ~~If any provision of this ordinance, or its application to any residential development~~  
16 ~~project is held invalid, the remainder of the ordinance, or the application of such provision to~~  
17 ~~other residential development projects shall not be affected thereby.~~

18 **SEC. 318.9. STUDYIES**

19 (a) No later than July 1, 2010, and every five years thereafter, the Director of Planning  
20 shall complete a study to determine the demand for infrastructure to serve residential development  
21 projects in the downtown residential areas and, based on the study, recommend to the Board of  
22 Supervisors changes in the requirements for community improvement impact fees imposed on  
23 residential development in this ordinance if necessary to help meet that demand.

24 (b) No later than July 1, 2010, and every five years thereafter, the Director of MOCD  
25 or his or designee shall complete a study to determine the demand for stabilization programs

1 in the SOMA area and, based on the study, recommend to the Board of Supervisors changes  
 2 in the requirements for Rincon Hill community stabilization impact fees imposed on residential  
 3 development in this ordinance if necessary to help meet that demand.

4 Section 3. The San Francisco Planning Code is hereby amended by amending Map 1  
 5 of the Zoning Map of the City and County of San Francisco, as follows:

<u>Description of Property</u>	<u>Use District to be Superseded</u>	<u>Use District Hereby Approved</u>
Assessor's Block 3744; Block 3745, Lots 008, 009; Block 3746, Lot 001 (southern half); Block 3747; Block 3748; Block 3749, Lots 001, 002, 003, 005, 006, 008, 009, 011, 012, 013, 047, 053, 058, 059, 067, 100, 182, 129, 155, and 184; Block 3764, Lots 055, 063; Block 3765, Lots 001, 009 and 015; Block 3766, Lots 009, 012; Block 3767; Block 3768; Block 3769, Lot 002A; Block 3749 Lot 165; Block 3764, <u>Lots 064 (northern portion), 065</u> <u>(northern portion), and 066 (northeastern</u> <u>portion); Block 3765, Lot 018 (northern</u> <u>portion); Block 3766, Lot 010</u> <u>(northwestern portion).</u>	M-1, RC-4, P	<u>Rincon Hill DTR</u>

17 Section 4. The San Francisco Planning Code is hereby amended by amending Map  
 18 1H of the Zoning Map of the City and County of San Francisco, as follows:

<u>Description of Property</u>	<u>Height District to be Superseded</u>	<u>Height District Hereby Approved</u>
Block 3744, Lot 002 (northwest portion); Block 3747, Lot 015; Block 3748, Lots 001, 003, 028, <u>029, 032 (northern portion);</u> <u>Block 3766, Lot 012 (northern</u> <u>portion).</u>	200-R	85/200-R
Block 3745, Lot 008;	300-W	85/250-R



1	Block 3745, Lot 009	105-R	105-X
2	Block 3746, Lot 001 (southwestern portion), Block 3747, Lot 094	150-R	85/200-R
3	Block 3746, Lot 001 (southeastern portion)	150-R	85/150-R
4	Block 3747, Lots 012, 013, 014, 019	200-R	85/250-R
5			
6		Height District	Height District
7	Description of Property	to be Superseded	Hereby Approved
8	Block 3747, Lots 001E, 002, 006; Block 3748, Lots 007, 008, 009, 010, 012	250-R	85/400-R
9	Block 3748, Lot <del>001</del> <u>031</u>	200-R	85/400-R
10			
11	Block 3749, Lots 001, 053, 059 (northern portion to a depth of 20 feet from the Lansing Street property line), 067, and 184; <u>Block 3764, Lots 064</u> <u>(northern portion), 065 (northern</u> <u>portion), and 066 (northern portion);</u> <u>Block 3765, Lot 018 (central portion)</u>	84-X	65-X
12			
13	Block 3749, Lot 59 (southern portion)	84-X	65/400-R
14			
15	Block 3749, Lots 002, 003, <u>005</u> , 006, 008, 009, 011, 012, 013, 047, 100, 129, <u>137</u> , <u>155</u> , <u>165</u> , 182	84-R	65-X
16			
17	Block 3749, Lot 058 (northern portion to a depth of 20 feet from the Lansing Street property line); <u>Block</u> <u>3765, Lot 018 (northern portion).</u>	200-R	65-X
18			
19	Block 3749, Lot 058 (southern portion)	200-R	65/400-R
20			
21	Block 3764, Lots 055 (northern portion), and 063 (northern portion)	84-X	65/400-R
22			
23	Block 3764, Lots 055 (southern portion), and 063 (southern portion)	84-X	65-X
24			
25	Block 3765, Lot 001	200-R	45/450-R

1	Block 3765, Lots 009 and 015	84-X/200-R	45/550-R
2	Block 3766, Lot 009	84-X/200-R	65-X
3	Block 3767, Lot 271	105-R	105-X
4	<u>Block 3748, Lots 004, 005, 006,</u>		
5	<u>032 (southern portion)</u>	<u>250-R</u>	<u>85/250-R</u>

6 Section 5. The San Francisco Planning Code is hereby amended by amending Map  
7 1SU of the Zoning Map of the City and County of San Francisco, as follows:

9	<u>Description of Property</u>	<u>Special Use District to be Superseded</u>	<u>Use District Hereby Approved</u>
10	Assessor's Block 3744;	Rincon Hill Residential	DTRNone
11	Block 3745, Lots 008, 009;	Special Use District	
12	Block 3746, Lot 001 (southern		
13	half); Block 3747; Block 3748;		
14	Block 3749, Lots 001, 002, 003,		
15	005, 006, 008, 009, 011, 012,		
16	013, 047, 053, 058, 059, 067,		
17	100, 182, 129, 155, and 184;		
18	Block 3764, Lots 055, 063;		
19	Block 3765, Lots 001, 009 and		
20	015; Block 3766, Lots 009, 012;		
	Block 3767; Block 3768;		
	Block 3769, Lot 002A; <u>Block 3749,</u>		
	<u>Lots 061 and 064; Block 3764,</u>		
	<u>Lots 064 (northern portion),</u>		
	<u>065 (northern portion), and 066</u>		
	<u>(northeastern portion); Block 3765,</u>		
	<u>Lot 018 (northern portion); Block</u>		
	<u>3766, Lot 010 (northwestern</u>		
	<u>portion).</u>		

21 Section 6. The San Francisco Planning Code is hereby amended by amending Map  
22 1SU of the Zoning Map of the City and County of San Francisco, as follows:

23	<u>Description of Property</u>	<u>Special Use District to be Superseded</u>	<u>Special Use District Hereby Approved</u>
24	Assessor's Block 3745;	Rincon Hill Residential	Folsom and Main
25	Lot 001; Block 3746, Lot 001	Special Use District	Residential/Commercial

(northern half)

Special Use District

Section 7: The San Francisco Planning Code is hereby amended by amending or adding Sections 825, 825.1, ~~826~~, 827, 102.5, 135, 141, 145.4, 151, 151.1, 152.2, 153, 154, 155, 155.5, 166, 167, 175.7, 182, 201, 207.5, 209, 249.1, 260, 270, 309.1, 608.13, 802.1, 803, 803.5, and to read as follows:

**SEC. 825 DTR—DOWNTOWN RESIDENTIAL DISTRICTS.**

Description. Downtown Residential (DTR) districts are transit-oriented, high-density mixed-use residential neighborhoods in and around downtown. These areas are generally transitioning from a variety of commercial and industrial to residential uses. The intent of this district is to enable a mix of new day and nighttime activities, with an emphasis on encouraging new housing within walking distance or a short transit-ride of downtown, supported by a mix of retail, and neighborhood services to meet the needs of residents and the larger downtown community.

High-density residential uses, including residential towers in select locations, are allowed and encouraged within the limits set by height and bulk controls. Given the district's proximity to downtown, a range of commercial uses is permitted on the lower stories, with active pedestrian-oriented retail, service, and entertainment uses on the ground floor. Along special streets, pedestrian-oriented uses are required on the first floor. Ground floor entries to individual dwelling units are encouraged on streets that will become primarily residential.

There is generally no pattern of mid-block open space or of rear yards. While lot coverage is limited for all levels with residential uses, traditional rear yard open spaces are not required except in the limited instances where there is an existing pattern of them. Specific height and bulk controls establish appropriate heights for both towers and mid-rise development, and ensure adequate spacing between towers and preserve light and air to streets and open spaces. Setbacks are required where necessary to buffer ground floor residential uses or to ensure sunlight access to streets and open

1 spaces. To support the intensification of land uses in these districts, detailed traffic, streetscape and  
2 open space improvements will take place over time.

3 Downtown Residential districts include all of the individual DTR districts governed by Sections  
4 826 through 827 of this Code.

5 SEC. 825.1. USES PERMITTED IN DOWNTOWN RESIDENTIAL DISTRICTS.

6 (a) Use Categories. A use is the specified purpose for which a property or building is used,  
7 occupied, maintained, or leased. Whether or not a use is permitted in a specific Downtown Residential  
8 district is generally set forth, summarized or cross-referenced in Sections 826 through 827 of this  
9 Code for each district class.

10 (b) Use Limitations. Uses in Downtown Residential districts are either permitted,  
11 conditional, accessory, temporary or are not permitted.

12 (1) Permitted Uses. If there are two or more uses in a structure, any use not classified below  
13 under Section 825.1(b)(1)(C) of this Code as accessory will be considered separately as an independent  
14 permitted, conditional, temporary or not permitted use.

15 (A) Principal Uses. Principal uses are permitted as of right in a Downtown Residential  
16 district, when so indicated in Sections 826 through 827 of this Code for the district. Additional  
17 requirements and conditions may be placed on particular uses as provided pursuant to Section 803.5  
18 and other applicable provisions of this Code.

19 (B) Conditional Uses. Conditional uses are permitted in a Downtown Residential district,  
20 when authorized by the Planning Commission; whether a use is conditional in a given district is  
21 generally indicated in Sections 826 through 827 of this Code. Conditional uses are subject to the  
22 applicable provisions set forth in Sections 178, 179, 263.11, 303, 316.8, and 803.5 of this Code.

23 (i) Notwithstanding any other provision of this Article, a change in use or demolition of a  
24 movie theater use, as set forth in Section 890.64, shall require conditional use authorization. This  
25 Section shall not authorize a change in use if the new use or uses are otherwise prohibited.

1           (C) Accessory Uses. Subject to the limitations set forth below, in Section 151.1, and  
2 elsewhere in this Code, an accessory use is a related minor use which is either necessary to the  
3 operation or enjoyment of a lawful principal use or conditional use, or is appropriate, incidental and  
4 subordinate to any such use, and shall be permitted as an accessory use in a Downtown Residential  
5 district. In order to accommodate a principal use which is carried out by one business in multiple  
6 locations within the same general area, such accessory use need not be located in the same structure or  
7 lot as its principal use provided that (1) the accessory use is located within 1,000 feet of the principal  
8 use; (2) the multiple locations existed on the effective date of this amendment; and (3) the existence of  
9 the multiple locations is acknowledged in writing by the Zoning Administrator within 60 days after the  
10 effective date of this amendment. Any use, which does not qualify as an accessory use, shall be  
11 classified as a principal use.

12           No use will be considered accessory to a principal use, which involves or requires any of the  
13 following:

14           (i) The use of more than one-third of the total occupied floor area which is occupied by  
15 both the accessory use and principal use to which it is accessory, combined, except in the case of  
16 accessory off-street parking or loading which shall be subject to the provisions of Sections 151, 151.1,  
17 156 and 157 of this Code;

18           (ii) Nighttime entertainment, massage establishment, large fast food restaurant, or movie  
19 theater use;

20           (iii) Any sign not conforming to the limitations of Section 607.2(f)(3).

21           (D) Temporary Uses. Temporary uses not otherwise permitted are permitted in Downtown  
22 Residential districts to the extent authorized by Sections 205 through 205.3 of this Code.

23           (E) Prohibited Uses.

24           (i) Uses which are not specifically listed in Sections ~~826 through~~ 827 or Article 6 are not  
25 permitted unless they qualify as a nonconforming use pursuant to Sections 180 through 186.1 of this

1 Code or are determined by the Zoning Administrator to be permitted uses in accordance with Section  
2 307(a) of this Code.

3 (ii) No use, even though listed as a permitted use or otherwise allowed, shall be permitted in  
4 a Downtown Residential district which, by reason of its nature or manner of operation, creates  
5 conditions that are hazardous, noxious, or offensive through the emission of odor, fumes, smoke,  
6 cinders, dust, gas, vibration, glare, refuse, water-carried waste, or excessive noise.

7 (iii) The establishment of a use that sells alcoholic beverages, other than beer and wine,  
8 concurrent with motor vehicle fuel is prohibited, and shall be governed by Section 229.

9 ~~SEC. 826 TRANSBAY DOWNTOWN RESIDENTIAL DISTRICT (TB-DTR)~~

10 ~~The Transbay Downtown Residential District (TB-DTR), which is wholly within the~~  
11 ~~Transbay Redevelopment Project Area, comprises the mostly publicly owned parcels~~  
12 ~~containing infrastructure or underutilized land related to the Transbay Terminal and former~~  
13 ~~Embarcadero Freeway. This district generally extends along the north side of Folsom Street~~  
14 ~~from Spear to Essex Streets, and between Main and Beale Streets to the north side of~~  
15 ~~Howard Street. Laid out in the Transbay Redevelopment Plan and its companion documents,~~  
16 ~~including the Design for the Development and the Development Controls and Design~~  
17 ~~Guidelines for the Transbay Redevelopment Project, is the comprehensive vision for this~~  
18 ~~underutilized area as a high-density, predominantly residential, district within walking distance~~  
19 ~~of the downtown core, transit facilities, and the waterfront. The plan for the district includes: a~~  
20 ~~mix of widely spaced high-rises, mixed with a street-defining base of low- and mid-rise~~  
21 ~~buildings with ground floor townhouses; a public open space on part of the block bounded by~~  
22 ~~Folsom, Beale, Howard, and Main~~

23 (a) ~~Basic Controls. Development controls for this district are established in the~~  
24 ~~Transbay Redevelopment Plan as approved by the Planning Commission on December 9,~~  
25 ~~2004, specifically the Development Controls and Design Guidelines for the Transbay~~

1 Redevelopment Project. On matters to which these Redevelopment documents are silent,  
2 controls in this Code pertaining to the C-3-O district shall apply.

3 **SEC. 827 RINCON HILL DOWNTOWN RESIDENTIAL MIXED USE DISTRICT (RH**  
4 **DTR)**

5 The Rincon Hill Downtown Residential Mixed Use District (RH DTR), the boundaries of which  
6 are shown in Section Map No. 1 of the Zoning Map, is established for the purposes set forth below.

7 The RH DTR District is adjacent to the southern edge of the downtown, generally bounded by  
8 Folsom Street, the Bay Bridge, the Embarcadero, and Essex Street. High-density residential uses and  
9 supporting commercial and institutional uses are allowed and encouraged within the limits set by  
10 height, bulk, and tower spacing controls. Folsom Street is intended to develop as the neighborhood  
11 commercial heart of the Rincon Hill and Transbay neighborhoods, and pedestrian-oriented uses are  
12 required on the ground floor. Individual townhouse dwelling units with ground floor entries directly to  
13 the street are required on streets that will become primarily residential, including First, Fremont,  
14 Beale, Main, and Spear Streets.

15 While lot coverage is limited for all levels with residential uses that do not face onto streets or  
16 alleys, traditional rear yard open spaces are not required except in the limited instances where there is  
17 an existing pattern of them, such as smaller lots on the Guy Place block. Specific height, bulk, and  
18 setback controls establish appropriate heights for both towers and mid-rise podium development and  
19 ensure adequate spacing between towers in order to establish a neighborhood scale and ensure light  
20 and air to streets and open spaces. Setbacks are required where necessary to provide transition space  
21 for ground floor residential uses and to ensure sunlight access to streets and open spaces. Off-street  
22 parking must be located below grade.

23 Given the need for services and open space resulting from new development, projects will  
24 provide or contribute funding for the creation of public open space and community facilities as  
25 described in the Rincon Hill Area Plan of the General Plan. The Rincon Hill Streetscape Plan, part of

1 the Area Plan, proposes to enhance and redesign most streets in the district to create substantial new  
2 open space amenities, improve pedestrian conditions, and improve the flow of local traffic and transit.  
3 Detailed standards for the provision of open spaces, mid-block pathways, and residential entries are  
4 provided to ensure that new buildings contribute to creating a public realm of the highest quality in  
5 Rincon Hill.

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Table 827: RINCON HILL DOWNTOWN RESIDENTIAL MIXED USE DISTRICT ZONING CONTROL TABLE

<u>No.</u>	<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>
<b><u>BUILDING AND SITING STANDARDS</u></b>			
<u>.10</u>	<u>Height and Bulk</u>	<u>§§102.12, 105, 106, 250-252, 260, 270</u>	<u>Varies 45 – 550 feet. For height limits, see Zoning Map 1H and §263.19; for bulk controls, see §270(e).</u>
<u>.11</u>	<u>Lot Size [Per Development]</u>	<u>§§890.56, 121</u>	<u>No limit</u>
<u>.12</u>	<u>Rear Yard/Site Coverage</u>	<u>§136</u>	<u>100 percent lot coverage permitted; up to 80 percent for parcels that front the north side of Guy Place and for all parcels at residential levels where not all units face onto streets or alleys. §827(d)(2).</u>
<u>.13</u>	<u>Setbacks</u>		<u>Building setback of 3 to 10 ft. for all buildings except towers on Spear, Main, Beale, Fremont, and First Streets. §827(d).</u>  <u>Upper-story setback of 10 ft. required above a height of 65 feet on both sides of Spear, Main, Beale, Fremont, and First Streets. §827(d).</u>  <u>Sun access plane setback of 50 degrees for all buildings 85' and lower on the south side of east-west mid-block pathways. §827(d).</u>

1	<u>.14</u>	<u>Street-Facing Uses</u>	<u>§§145.4, 145.5</u>	<u>Requirements based on location. See §§145.4 and 827(c).</u>
2				
3	<u>.15</u>	<u>Parking and Loading Access: Prohibition</u>	<u>§155(r)</u>	<u>Prohibited on Folsom Street from Essex Street to The Embarcadero. §827(d)(7)</u>
4				
5				
6	<u>.16</u>	<u>Parking and Loading Access: Siting and Dimensions</u>	<u>§§145.4, 151.1, 155(r)</u>	<u>No parking permitted above ground, except on sloping sites. Parking access limited to two openings, max 11' wide each; loading access limited to one 15' opening. §827(d)(7).</u>
7				
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9				
10				
11	<u>.17</u>	<u>Awning</u>	<u>§890.21</u>	<u>P, §136.2(a)</u>
12	<u>.18</u>	<u>Canopy</u>	<u>§890.24</u>	<u>P, §136.2(b)</u>
13	<u>.19</u>	<u>Marquee</u>	<u>§890.58</u>	<u>P, §136.2(c)</u>

NON-RESIDENTIAL STANDARDS AND USES

14				
15				
16				
17	<u>.20</u>	<u>Required Residential to Non-Residential Use Ratio</u>	<u>§§102.10</u>	<u>Non-residential uses limited to occupiable sf per 6 occupiable sf devoted to residential uses. §827(b)</u>
18				
19				
20	<u>.21</u>	<u>Use Size [Non-residential]</u>	<u>§§890.130, 145.4</u>	<u>P for non-residential uses up to 25,000 sq. ft., C above. No individual ground floor tenant may occupy more than 75' of frontage for a depth of 25' from Folsom Street §§827(d)(5), 145.4</u>
21				
22				
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24	<u>.22</u>	<u>Open Space</u>	<u>§135</u>	<u>1 sq. ft. of publicly-accessible</u>

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			<i>open space for every 50 sq. ft. of non-residential use over 10,000 sq. ft. §827(e)</i>
<u>.23</u>	<i>Off-street Parking, [Office uses]</i>	<i>§§150, 151, 151.1, 153-157, 204.5</i>	<i>None Required. Parking that is accessory to office space limited to 7% of GFA.</i>
<u>.24</u>	<i>Off-street Parking, [Non-Residential, other than office uses]</i>	<i>§§150, 151, 151.1, 153-157, 204.5</i>	<i>None Required. Parking limited as described in Sec. 151.1.</i>
<u>.25</u>	<i>Off-street Freight Loading</i>	<i>§§150, 152.2, 153-155, 204.5</i>	<i>None Required. Loading maximums described in Sec. 152.2.</i>
<u>.26</u>	<i>All Non-Residential Uses Permitted, except as described below:</i>		
<u>.27</u>	<i>Drive-up Facility</i>	<i>§890.30</i>	<i>NP</i>
<u>.28</u>	<i>Walk-up Facility</i>	<i>§890.140</i>	<i>P if recessed 3 ft. C otherwise</i>
<u>.29</u>	<i>Hospital or Medical Center</i>	<i>§§124.1, 890.44</i>	<i>C</i>
<u>.30</u>	<i>Other Institutions</i>	<i>§890.50</i>	<i>C</i>
<u>.31</u>	<i>Public Use</i>	<i>§890.80</i>	<i>C</i>
<u>.32</u>	<i>Movie Theater</i>	<i>§890.64</i>	<i>C</i>
<u>.33</u>	<i>Nighttime Entertainment</i>	<i>§§102.17, 803.5(g)</i>	<i>C</i>
<u>.34</u>	<i>Adult Entertainment</i>	<i>§890.36</i>	<i>NP</i>
<u>.35</u>	<i>Massage Establishment</i>	<i>§890.60 Article 29 Health Code</i>	<i>C</i>

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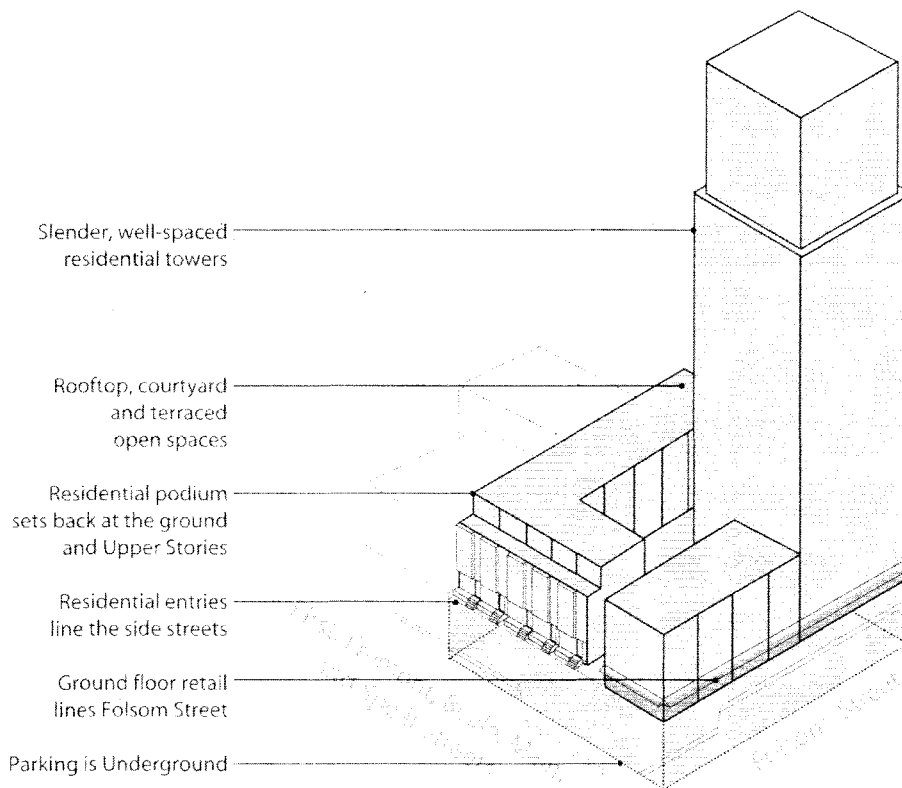
<u>.36</u>	<u>Automobile Parking Lot, Community Commercial</u>	<u>§§890.9, 156, 160</u>	<u>NP</u>
<u>.37</u>	<u>Automobile Parking Garage, Community Commercial</u>	<u>§890.10, 160</u>	<u>NP</u>
<u>.38</u>	<u>Automotive Gas Station</u>	<u>§890.14</u>	<u>NP</u>
<u>.39</u>	<u>Automotive Service Station</u>	<u>§§890.18, 890.19</u>	<u>NP</u>
<u>.40</u>	<u>Automotive Repair</u>	<u>§890.15</u>	<u>NP</u>
<u>.41</u>	<u>Automotive Wash</u>	<u>§890.20</u>	<u>NP</u>
<u>.42</u>	<u>Automotive Sale or Rental</u>	<u>§890.13</u>	<u>C</u>
<u>.43</u>	<u>Mortuary</u>	<u>§890.62</u>	<u>C</u>
<u>.44</u>	<u>Hours of Operation</u>	<u>§890.48</u>	<u>C 2 a.m. – 6 a.m.</u>
<u>.45</u>	<u>Business Sign</u>	<u>§§602-604, 608.1, 608.2</u>	<u>P</u> <u>§607.2(f)</u>

RESIDENTIAL STANDARDS AND USES

<u>.46</u>	<u>Residential Use</u>	<u>§890.88</u>	<u>P</u>
<u>.47</u>	<u>Residential Density, Dwelling Units</u>	<u>§890.88(a)</u>	<u>No Limit §207.5 (b)</u>
<u>.48</u>	<u>Residential Density, Group Housing</u>	<u>§890.88(b)</u>	<u>No Limit §207.5 (b)</u>
<u>.49</u>	<u>Usable Open Space [Per Residential Unit]</u>	<u>§§135, 136</u>	<u>75 sq. ft. per unit; up to 50% may be provided off-site if publicly accessible. §827(e)</u>
<u>.50</u>	<u>Accessory Off-street Parking, Residential</u>	<u>§§151.1, 153-157, 159-160, 204.5</u>	<u>None Required. Up to one car per 2 dwelling units permitted; up to one car per dwelling unit per procedures and criteria of Sections 151.1 and 827(d)</u>
<u>.51</u>	<u>Residential Conversions</u>	<u>§790.84, Ch. 41 Admin. Code</u>	<u>C</u>
<u>.52</u>	<u>Residential Demolition</u>	-	<u>C</u>

1 (a) Development Concept. The development concept is for podium development up to 85 feet  
 2 in height, with slender residential towers spaced to provide ample light and air to the district. New  
 3 development will contribute to the creation of a substantial amount of public open space, as well as  
 4 provide private common areas, courtyards, and balconies. Streets will be improved to provide widened  
 5 sidewalks with substantial public open space. Ground floor uses will be pedestrian-oriented in  
 6 character, consisting primarily of retail on Folsom Street, and individual townhouse-style residential  
 7 units on First, Fremont, Beale, Main, and Spear Streets, as well as on alleys and mid-block pathways.  
 8 Parking will be located below grade, and building utilities (loading bays, service doors, garage doors)  
 9 will be located in sidewalk vaults or on secondary frontages.

10  
 11 Figure 827 (A) Development Concept



1           (b) Residential Use Controls.

2           (1) Residential Density. There shall be no density limit for residential uses, as defined by  
3 Section 890.88 of this Code, in the Rincon Hill Downtown Residential District. The provisions of  
4 Sections 207 through 208 related to residential density shall not apply.

5           (2) Required Residential to Non-Residential Use Ratio. For newly constructed buildings or  
6 additions which exceed 20 percent or more of an existing structure's gross floor area, at least six  
7 occupiable square feet of residential use shall be provided for each occupiable square foot of non-  
8 residential use, excluding accessory parking, on any lot legally existing. Lawfully existing live/work  
9 units shall be considered as non-residential uses for the purpose of this section, and do not satisfy the  
10 residential requirement. Exemption from the required use ratio for building additions of less than 20  
11 percent may not be granted for any single lot if such an exemption would increase the total square  
12 footage of the building to an amount 20 percent greater than existed on the lot since the adoption of  
13 this section.

14           (3) Required unit size mix. No less than 40 percent of all units on-site must have at least two  
15 bedrooms or more. Projects are encouraged to have at least 10 percent of all units on site with three  
16 bedrooms or more.

17           (4) For newly constructed buildings or additions, which exceed 20 percent or more of an  
18 existing structure's gross floor area, all building area above 85 feet in height shall be devoted to  
19 residential use.

20           (5) Housing Requirement for Residential Developments. The requirements of Sections 315  
21 through 315.9 shall apply in the RH DTR subject to the following exceptions:

22           (A) If constructed on-site, a minimum of 12 percent of the total units constructed, and if  
23 constructed off-site, a minimum of 17 percent of the total units constructed, shall be affordable to and  
24 occupied by qualifying persons and families as defined elsewhere in this Code.

1           (B) Below-market-rate units as required by Sections 315 through 315.9 that are built off-site  
2 must be built within the area bounded by Market Street, the Embarcadero, King Street, Division Street,  
3 and South Van Ness Avenue.

4           (C) No less than fifty percent (50%) of the fees that are paid due to development in  
5 the Rincon Hill Area Plan under Section 315.4(e)(2) and 315.6 shall be paid into the Citywide  
6 Affordable Housing Fund, but the funds shall be separately accounted for and designated  
7 exclusively to increase the supply of affordable housing in the SOMA area.

8           (D) Fifty percent (50%) of the below-market rate units as required by Section 315  
9 through 315.9 that are built on-or off-site must be provided as rental units for the life of the  
10 project, as defined in Planning Code Section 315.7(a).

11           (E) The Mayor's Office of Housing must submit a resolution to the Board of  
12 Supervisors with a plan for the use of all in lieu fee payments generated from the Rincon Hill  
13 Plan prior to any expenditure of the Funds.

14           (c) Street-Facing Use Requirements. Pedestrian-oriented retail, residential, institutional  
15 uses, and community services are required ground floor uses on all street-facing frontages, except for  
16 the minimum frontage required for fire doors, parking and loading access, and other utilities.

17           (1) Required Ground Floor Retail Spaces. For frontages facing Folsom Street, ground floor  
18 space suitable for retail use is required for no less than 75 percent of all frontages, as specified in  
19 Section 145.4.

20           (2) Required Individual Ground Floor Residential Units. For building frontages facing  
21 Fremont, First, Main, Beale and Spear Streets more than 60 feet from an intersection with Folsom,  
22 Harrison, or Bryant Streets, and for building frontages facing Guy Place and Lansing Street, individual  
23 ground floor residential units with direct pedestrian access to the sidewalk are required at intervals of  
24 no greater than 25 feet, except where residential lobbies, parking and loading access, utilities, and  
25 open space are necessary and provided pursuant to the allowances of Section 827 and other sections of



1 this Code. Individual ground floor residential units are also encouraged along Harrison Street, Bryant  
2 Street, and alleys and mid-block pedestrian paths where appropriate.

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Figure 827 (B): Frontages Where Ground Floor Retail Uses are Required

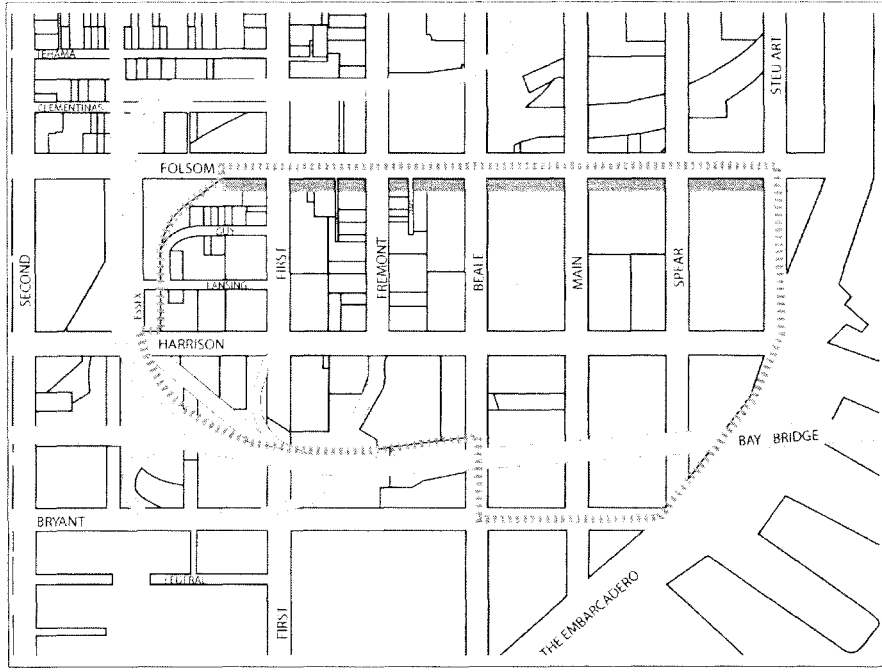
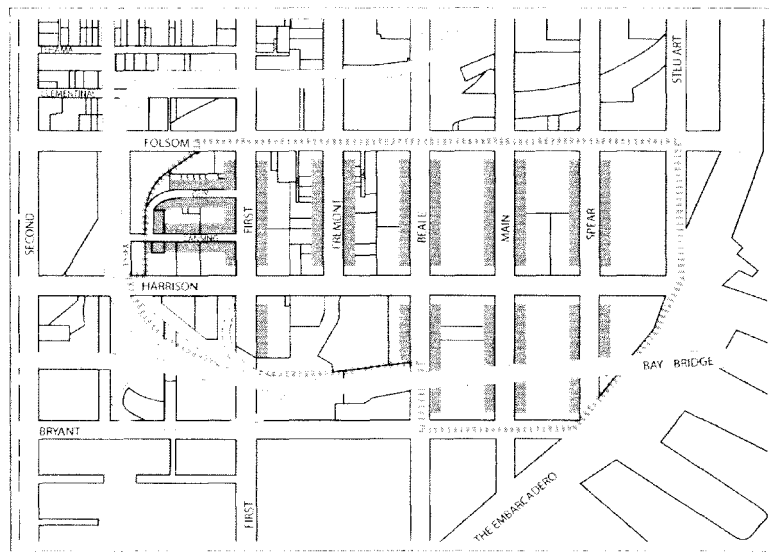


Figure 827 (C): Frontages Where Ground Floor Residential Uses/Entries Are Required



1           (d) Building Design Standards.

2           (1) Required Streetwall. Building area below 85 feet in height is required to be built to 100  
3 percent of all property lines facing public rights-of-way, except where setbacks are required by this  
4 Section, and except where publicly accessible open space is provided according to the provisions of  
5 this Section. Recesses, insets and breaks between buildings are permitted to provide vertical  
6 articulation to the façade, provided the overall integrity of the streetwall is maintained.

7           (2) Lot Coverage. The requirements of Section 134 shall not apply in the RH DTR District.  
8 Lot coverage is limited to 80 percent at all residential levels except on levels in which all residential  
9 units face onto a public right-of-way or mid-block pedestrian path meeting the minimum standards of  
10 this Section. The unbuilt portion of the lot shall be open to the sky except for those obstructions  
11 permitted in yards pursuant to Section 136(c). Exceptions to the 20 percent open area requirement may  
12 be granted, pursuant to the provisions of Section 309.1, for conversions of existing non-residential  
13 structures where it is determined that provision of 20 percent open area would require partial  
14 demolition of the existing non-residential structure. Lots fronting only on the north side of Guy Place  
15 are permitted up to 80 percent lot coverage.

16           (3) Dwelling Unit Exposure. The requirements of Section 140 shall apply. Reductions in this  
17 requirement may be granted though the procedures of Section 309.1.

18           (4) Upper Story Setback. To ensure adequate sunlight to streets, alleys, and pedestrian  
19 pathways, upper story setbacks are required as follows:

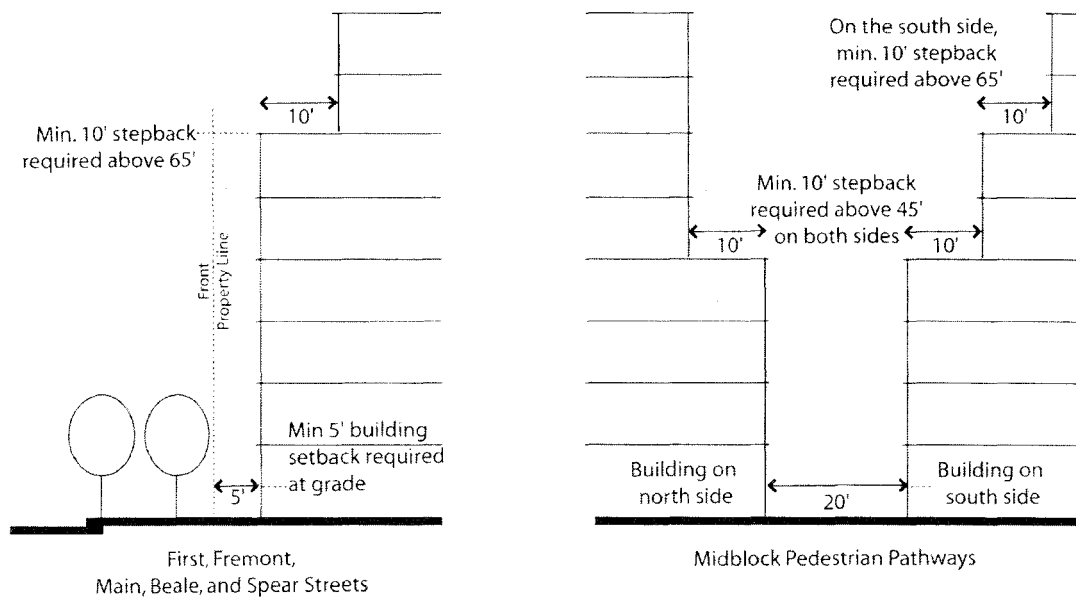
20           (A) All buildings are required to set back at least 10 feet above a height of 65 feet along  
21 Spear, Main, Beale, Fremont and First Streets. This requirement shall not apply to street frontage  
22 occupied by a building taller than 85 feet. This upper story setback requirement shall also not apply to  
23 the first 60 linear feet of frontage from corners at Folsom, Harrison, and Bryant Streets.

1 (B) Buildings greater than 60 linear feet from a major street along Guy Place, Lansing  
 2 Street, and any proposed or existing private or public mid-block pedestrian pathways, are required to  
 3 be set back at least 10 feet above 45 feet in height from said right-of-way.

4 (C) In order to increase sun access to mid-block pathways and uses along such pathways, all  
 5 building frontage on the southeast side of mid-block pathways not occupied by a building taller than 85  
 6 feet must set back upper stories by 10 feet above a building height of 45 feet. For projects on the south  
 7 side of a mid-block pedestrian pathway taller than 65 feet, an additional upper story setback of 10 feet  
 8 is required above a building height of 65 feet.

9 (i) Modifications. For any lot on the north side of a required mid-block pedestrian  
 10 pathway, a modification from the required upper story setback of 10 feet above a height of 45 feet may  
 11 be granted according to the provisions of Section 309.1, provided that, in total, the building is set back  
 12 by a volume equal to what would be required by meeting the standard in (C) above, and the  
 13 modification would substantially improve the accessibility, design and character of the mid-block  
 14 pedestrian pathway.

15 Figure 827 (D): Required Upper Story Setbacks



1  
2           (5) Ground Floor Residential Units. Where ground floor residential units are required  
3 along Spear, Main, Beale, Fremont, and First Streets, the following design standards apply. Ground  
4 floor residential units along Guy Place and Lansing Street, within the footprint of towers taller than  
5 105 feet, and those that are proposed in locations where they are not required, are encouraged to meet  
6 the standards in this subsection to the greatest degree possible.

7           (A) Façade Articulation. Individual residential units are required to be vertically articulated  
8 at regular intervals of no greater than 25 feet. Changes in vertical massing, architectural projections  
9 and recesses may be used to achieve this articulation.

10          (B) Setback Dimensions. Building setbacks are required to create a transitional space  
11 between the public realm of the street and the private realm of the individual dwelling unit. The setback  
12 shall be implemented according to the following specifications, and as illustrated in Figures 827(E)  
13 and 827(F):

14          (i) The entire building façade must be set back from the street-abutting property line a  
15 minimum of three feet, an average of five feet, and not in excess of ten feet.

16          (ii) All projections allowed by Section 136 permitted in front setbacks are permitted, except  
17 for garages and driveways. Architectural projections, such as bay windows, are encouraged and may  
18 extend down to the ground provided they do not encroach within the 18-inch landscaping strip required  
19 by subsection (iii). Railings, fences, and grilles up to a height of 3 feet 6 inches that are at least 75  
20 percent open to perpendicular view are permitted on top of any landing or porch, regardless of the  
21 combined total height of the railing and porch from street grade.

22          (iii) A landscaped strip at grade with the sidewalk is required for the first 18 inches of the  
23 setback, for at least 50 percent of the width of each residential unit.

24          (iv) Setbacks proposed to be greater than five feet are encouraged to provide a porch or  
25 landscape area at grade with the residential entry.

1 (C) Residential Entries.

2 (i) Residential entries are required to be raised an average of three feet above street grade.

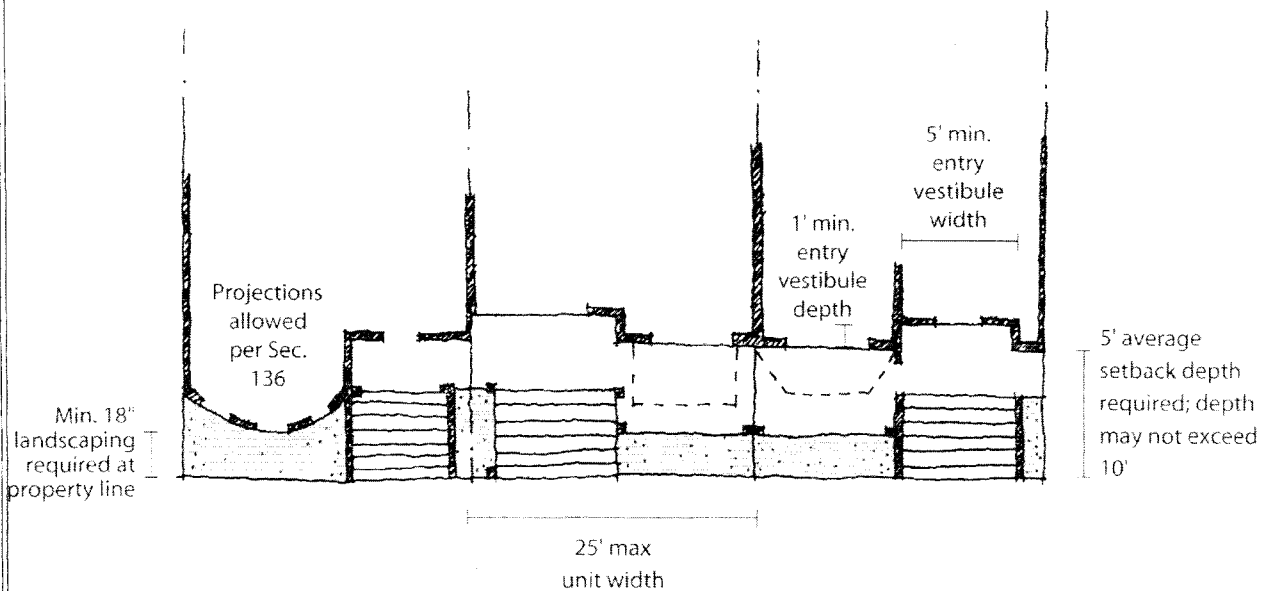
3 (ii) Each entry is required to have a vestibule at least one foot in depth from the building  
4 façade. The entry vestibule may be no less than five feet wide and no less than the height of the ground  
5 story.

6 (D) Landscaping in Setbacks. All building setback areas not occupied by steps, porches or  
7 other occupiable space must be landscaped. Setbacks should be designed to provide access to  
8 landscaped areas, encouraging gardening and other uses by residents.

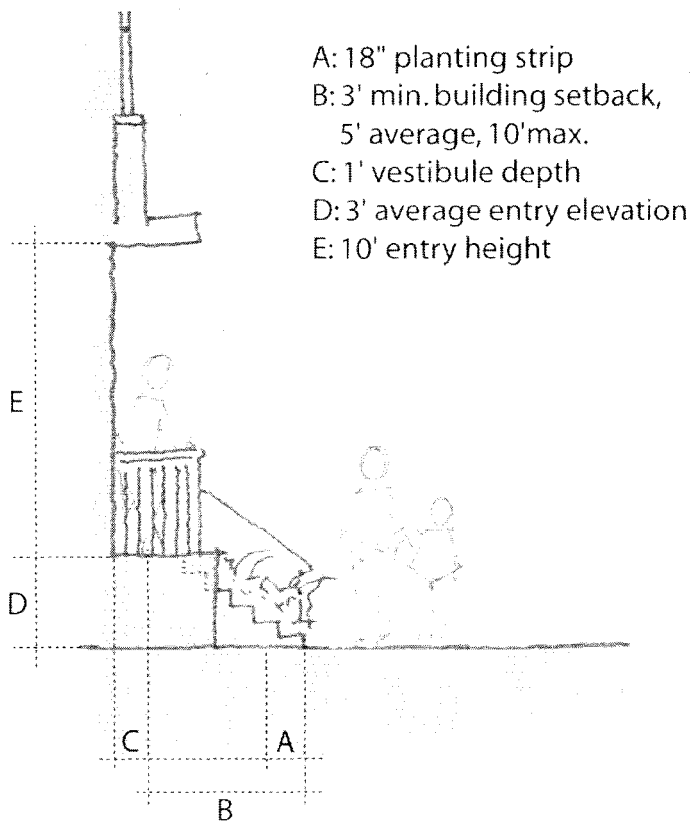
9 (i) A water source must be provided for each residential setback.

10 (ii) To allow for landscaping and street trees at street grade, parking must be located far  
11 enough below the surface of the setback to provide a minimum soil depth of 3 feet 6 inches. A  
12 continuous soil trough should be provided with adequate centrally-operated irrigation.

13  
14 Figure 827 (E): Required Dimensions for Building Setbacks



1 Figure 827 (F): Required Dimensions for Building Setbacks



17 (6) Ground Floor Commercial Design

18 (A) Minimum Depth. Ground floor non-residential spaces along Folsom Street must have a  
19 minimum depth of 25 feet from the Folsom Street facade.

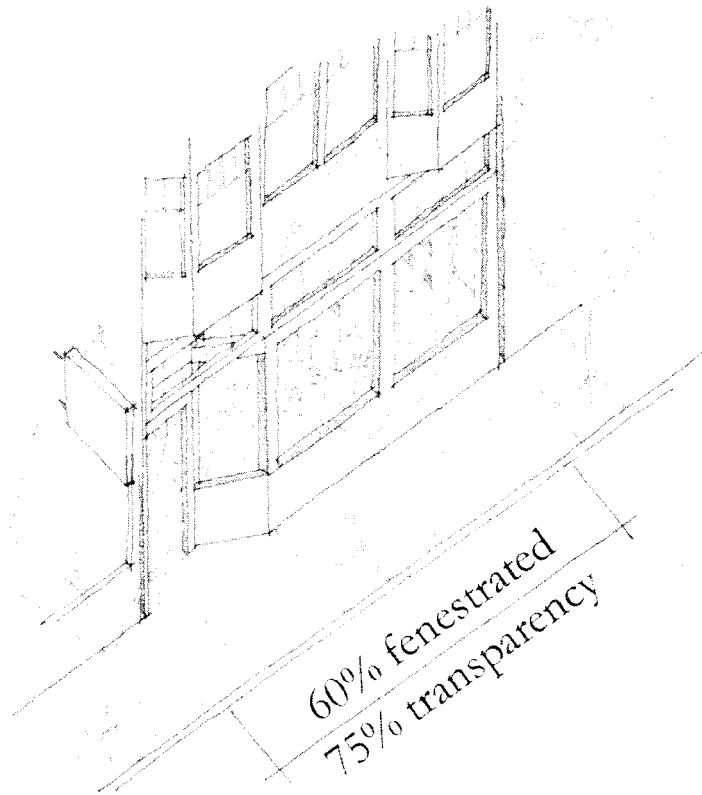
20 (B) Minimum Ceiling Height. Ground floor non-residential spaces along Folsom Street must  
21 have a minimum 12 foot 6 inch clear ceiling height for the first 25 feet of depth fronting Folsom Street.

22 (C) Transparency and Fenestration. Non-residential frontages must be fenestrated with  
23 windows and doorways for no less than 60 percent of the façade area. No less than 75 percent of the  
24 fenestrated area must be transparent. The use of dark or mirrored glass is not permitted for required  
25 transparent area.

1 (D) Maximum Frontage. A single ground floor commercial tenant may not occupy more than  
2 75 linear feet of frontage for the first 25 feet of depth from the street-facing façade along any major  
3 street. Separate individual storefronts shall wrap large footprint ground floor uses for the first 25 feet  
4 of depth.

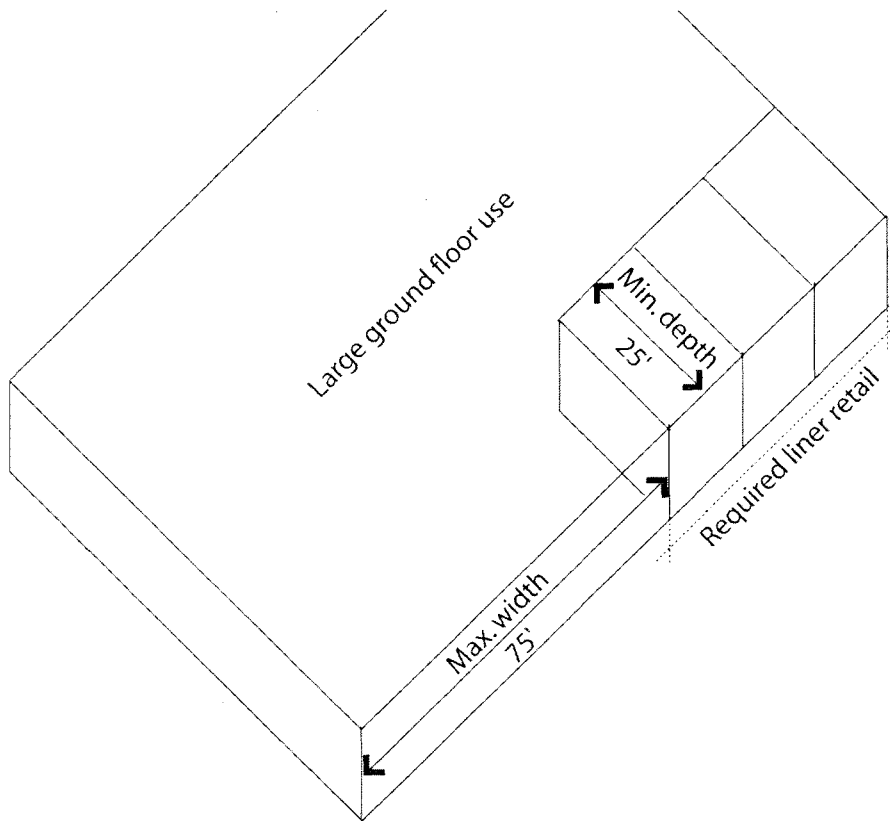
5 (7) Lighting. Pedestrian-scaled lighting shall be provided as an integral element of all  
6 building facades and shall be designed and located to accentuate the uses facing the street. Pedestrian-  
7 scaled lighting shall be incorporated into all facades and landscaped setback areas in the form of wall  
8 sconces, entry illumination and low-level lighting set into edging features. Lighting should be designed  
9 to accentuate ground floor retail and residential entries. Incandescent or color-corrected lighting  
10 sources must be used.

11 Figure 827 (G): Required Ground Floor Commercial Transparency and Fenestration





1 Figure 827 (H): Ground Floor Commercial Frontages



18 (8) Off-street Parking and Loading. Restrictions on the design and location of off-street  
19 parking and loading and access to off-street parking and loading are necessary to reduce their negative  
20 impacts on neighborhood quality and the pedestrian environment.

21 (A) Required Below-Grade. All off-street parking in the RH DTR shall be built below street  
22 grade. The design of parking on sloping sites must be reviewed through the procedures of Section  
23 309.1, according to the following standards:

1           (i) For sloping sites with a grade change of at least ten feet laterally along the street, no  
2 less than 50 percent of the perimeter of all floors with off-street parking shall be below the level of said  
3 sloping street; and

4           (ii) For sites that slope upwards from a street, no less than 50 percent of the perimeter of all  
5 floors with off-street parking shall be below the average grade of the site; and

6           (iii) Any above-grade parking shall be set back from the street-facing façades and wrapped  
7 with active uses, as defined by Section 145.4, for a depth of no less than 25 feet at the ground floor and  
8 15 feet on floors above.

9           Pursuant to the procedures of Section 309.1, the Planning Commission may reduce the  
10 minimum on-site provision of required residential open space to not less than 18 square feet per unit in  
11 order to both create additional publicly accessible open space serving the district and to foster superior  
12 architectural design on constrained sites.

13           (B) Parking and Loading Access..

14           (i) Width of openings. Any single development is limited to a total of two façade openings of  
15 no more than 11 feet wide each or one opening of no more than 22 feet wide for access to off-street  
16 parking and one façade opening of no more than 15 feet wide for access to off-street loading. Shared  
17 openings for parking and loading are encouraged. The maximum permitted width of a shared parking  
18 and loading garage opening is 27 feet. The maximum permitted width of all combined parking and  
19 loading openings on Guy Place and Lansing Street for any single project is 20 feet.

20           (ii) Folsom Street. Access to off-street parking is not permitted on Folsom Street for lots  
21 with frontage on another street. For lots fronting solely on Folsom Street, access to parking on a  
22 Folsom Street frontage is permitted only through the processes established by Section 309.1 by  
23 demonstrating that every effort has been made to minimize negative impact on the pedestrian quality of  
24 the street. Loading may not be accessed from Folsom Street.

1 (iii) Sidewalk narrowings or porte cocheres to accommodate passenger loading and  
2 unloading are not permitted. For the purpose of this section, a "porte cochere" is defined as an off-  
3 street driveway, either covered or uncovered, for the purpose of passenger loading or unloading,  
4 situated between the ground floor façade of the building and the sidewalk.

5 (e) Open Space

6 (1) Amount Required.

7 (A) Residential. For all residential uses, 75 square feet of open space is required per  
8 dwelling unit. All residential open space must meet the provisions described in Section 135 unless  
9 otherwise established in this Section. Open space requirements may be met with the following types of  
10 open space: "private usable open space" as defined in Section 135(a) of this Code, "common usable  
11 open space" as defined in Section 135(a) of this Code, and "publicly-accessible open space" as defined  
12 in this Section. At least 40 percent of the residential open space is required to be common to all  
13 residential units. Common usable open space is not required to be publicly-accessible. Publicly-  
14 accessible open space, including off-site open space permitted by this Section, meeting the standards of  
15 this Section may be considered as common usable open space. For residential units with direct access  
16 from the street, building setback areas that meet the standards in Section 827(d)(4) may be counted  
17 toward the open space requirement as private non-common open space.

18 (B) Non-residential. One square foot of publicly-accessible open space is required for every  
19 50 gross square feet of non-residential uses over 10,000 square feet. All non-residential open space  
20 must meet the standards of Section 827 for publicly-accessible open space.

21 (2) Off-site provision of required open space. The provision of off-site publicly-accessible  
22 open space may be counted toward the requirements of both residential and non-residential open space  
23 provided it is within the RH DTR or within 500 feet of any boundary of the RH DTR District, and meets  
24 the standards of this Section.

1           (A) At least 36 square feet per residential unit of required open space and 50 percent of  
2 required non-residential open space must be provided on-site. Pursuant to the procedures of Section  
3 309.1, the Planning Commission may reduce the minimum on-site provision of required residential  
4 open space to not less than 18 square feet per unit in order to both create additional publicly-  
5 accessible open space serving the district and to foster superior architectural design on constrained  
6 sites.

7           (B) Open Space Provider. The open space required by this Section may be provided  
8 individually by the project sponsor or jointly by the project sponsor and other project sponsors,  
9 provided that each square foot of jointly developed open space may count toward only one sponsor's  
10 requirement. With the approval of the Planning Commission, a public or private agency may develop  
11 and maintain the open space, provided that (i) the project sponsor or sponsors pay for the cost of  
12 development of the number of square feet the project sponsor is required to provide, (ii) provision  
13 satisfactory to the Commission is made for the continued maintenance of the open space for the actual  
14 lifetime of the building giving rise to the open space requirement, and (iii) the Commission finds that  
15 there is reasonable assurance that the open space to be developed by such agency will be developed  
16 and open for use by the time the building, the open space requirement of which is being met by the  
17 payment, is ready for occupancy.

18           (3) Publicly-Accessible Open Space Standards. Any open space intended to fulfill the  
19 requirements of off-site or publicly-accessible open space required by this Section must meet the  
20 following standards and be approved by the Planning Commission according to the procedures of  
21 Section 309.1 of this Code.

22           (A) Open space must be of one or more of the following types:

23           (i) An unenclosed park or garden at street grade or following the natural topography,  
24 including improvements to hillsides or other unimproved public areas according to the Rincon Hill  
25 Area Plan;

1           (ii) An unenclosed plaza at street grade, with seating areas and landscaping and no more  
2 than 10 percent of the floor area devoted to food or beverage service;

3           (iii) An unenclosed pedestrian pathway that meets the minimum standards described in  
4 Section 827(g)(3);

5           (iv) A terrace or roof garden with landscaping;

6           (v) Streetscape improvements with landscaping and pedestrian amenities that result in  
7 additional space beyond the pre-existing sidewalk width and conform to the Streetscape Plan of the  
8 Rincon Hill Area Plan, such as sidewalk widening or building setbacks, other than those ground floor  
9 setbacks required by Section 827(d)(4) or intended by design for the use of individual ground floor  
10 residential units; and

11           (vi) Streetscape improvements with landscaping and pedestrian amenities on Guy Place and  
12 Lansing Street, beyond basic street tree planting or street lighting as otherwise required by this Code,  
13 in accordance with the Streetscape Plan of the Rincon Hill Area Plan.

14           (B) Open space must meet the following standards:

15           (i) Be in such locations and provide such ingress and egress as will make the area  
16 convenient, safe, secure and easily accessible to the general public;

17           (ii) Be appropriately landscaped;

18           (iii) Be protected from uncomfortable winds;

19           (iv) Incorporate ample seating and, if appropriate, access to limited amounts of food and  
20 beverage service, which will enhance public use of the area;

21           (v) Be well signed and accessible to the public during daylight hours;

22           (vi) Be well lighted if the area is of the type requiring artificial illumination;

23           (vii) Be designed to enhance user safety and security;

24           (viii) Be of sufficient size to be attractive and practical for its intended use; and

25           (ix) Have access to drinking water and toilets if feasible.

1           (C) Maintenance. Open spaces shall be maintained at no public expense, except as might be  
2 provided for by any community facilities district that may be formed in the RH DTR. The owner of the  
3 property on which the open space is located shall maintain it by keeping the area clean and free of  
4 litter and keeping in a healthy state any plant material that is provided. Conditions intended to assure  
5 continued maintenance of the open space for the actual lifetime of the building giving rise to the open  
6 space requirement may be imposed in accordance with the provisions of Section 309.1.

7           (D) Informational Plaque. Prior to issuance of a permit of occupancy, a plaque of no less  
8 than 24 inches by 36 inches in size shall be placed in a publicly conspicuous location outside the  
9 building at street level, or at the site of any publicly-accessible open space, identifying said open space  
10 feature and its location, stating the right of the public to use the space and the hours of use, describing  
11 its principal required features (e.g., number of seats, availability of food service) and stating the name  
12 and address of the owner or owner's agent responsible for maintenance.

13           (E) The Zoning Administrator shall have authority to require a property owner to hold  
14 harmless the City and County of San Francisco, its officers, agents and employees, from any damage or  
15 injury caused by the design, construction or maintenance of open space, and to require the owner or  
16 owners or subsequent owner or owners of the property to be solely liable for any damage or loss  
17 occasioned by any act or neglect in respect to the design, construction or maintenance of the open  
18 space.

19           (f) Reduction of Ground Level Wind Currents

20           (1) Requirement. New buildings and additions to existing buildings shall be shaped, or  
21 other wind-baffling measures shall be adopted, so that the developments will not cause ground-level  
22 wind currents to exceed, more than 10 percent of the time year-round, between 7:00 a.m. and 6:00  
23 p.m., the comfort level of 11 m.p.h. equivalent wind speed in areas of substantial pedestrian use and  
24 seven m.p.h. equivalent wind speed in public seating areas. The term "equivalent wind speed" shall  
25

1 mean an hourly mean wind speed adjusted to incorporate the effects of gustiness or turbulence on  
2 pedestrians.

3 (2) When preexisting ambient wind speeds exceed the comfort level, or when a proposed  
4 building or addition may cause ambient wind speeds to exceed the comfort level, the building shall be  
5 designed to reduce the ambient wind speeds to meet the requirements.

6 (3) Exception. The Zoning Administrator may allow the building or addition to add to the  
7 amount of time the comfort level is exceeded by the least practical amount if (i) it can be shown that a  
8 building or addition cannot be shaped and other wind-baffling measures cannot be adopted to meet the  
9 foregoing requirements without creating an unattractive and ungainly building form and without  
10 unduly restricting the development potential of the building site in question, and (ii) the Zoning  
11 Administrator concludes that, because of the limited amount by which the comfort level is exceeded, the  
12 addition is insubstantial.

13 The Zoning Administrator shall not grant an exception, and no building or addition shall be  
14 permitted that causes equivalent wind speeds to reach or exceed the hazard level of 26 miles per hour  
15 for a single hour of the year.

16 (g) Streetscape Standards.

17 (1) Sidewalk Treatments.

18 (A) For all frontages abutting a public sidewalk, the project sponsor is required to install  
19 sidewalk widening, street trees, lighting, decorative paving, seating and landscaping in accordance  
20 with the Streetscape Plan of the Rincon Hill Area Plan, developed by the Planning Department and  
21 approved by the Board of Supervisors.

22 (B) Prior to approval by the Board of Supervisors of a Streetscape Plan for Rincon Hill, the  
23 Planning Commission, through the procedures of Section 309.1, shall require an applicant to install  
24 sidewalk widening, street trees, lighting, decorative paving, seating, and landscaping in keeping with

1 the intent of the Rincon Hill Area Plan of the General Plan and in accordance with subsections (C)-(F)  
2 below.

3 (C) Sidewalk treatments shall comply with any applicable ordinances and with any  
4 applicable regulation of the Art Commission, the Department of Public Works and the Bureau of Light,  
5 Heat and Power of the Public Utility Commission regarding street lighting, sidewalk paving, and  
6 sidewalk landscaping.

7 (D) The Streetscape Plan and any Commission requirement pursuant to subsection (B) shall  
8 require the abutting property owner or owners to hold harmless the City and County of San Francisco,  
9 its officers, agents, and employees, from any damage or injury caused by reason of the design,  
10 construction or maintenance of the improvements, and shall require the owner or owners or subsequent  
11 owner or owners of the respective property to be solely liable for any damage or loss occasioned by  
12 any act.

13 (E) Notwithstanding the provisions of this Section, an applicant shall apply for all required  
14 permits for changes to the legislated sidewalk widths and street improvements and pay all required  
15 fees.

16 (F) The owner of the property is required to maintain all those improvements other than  
17 lighting.

18 (2) Street Trees. Street trees shall be installed by the owner or developer in the case of  
19 construction of a new building, relocation of a building, or addition of floor area equal to 20 percent or  
20 more of an existing building when such construction, relocation or addition occurs on any site in the  
21 RH DTR. Street trees shall be provided according to the provisions of Section 143(b), (c) and (d). In  
22 addition, street trees shall:

23 (A) be planted at least one foot back from the curb line;

24 (B) have a minimum 2 inch caliper, measured at breast height;

25 (C) branch a minimum of 8 feet above sidewalk grade;



1 (D) where in the public right-of way, be planted in a sidewalk opening at least 16 square  
2 feet, and have a minimum soil depth of 3 feet 6 inches;

3 (E) where planted in individual basins rather than a landscaped planting bed, be protected  
4 by a tree grate with a removable inner ring to provide for the tree's growth over time;

5 (F) provide a below-grade environment with nutrient-rich soils, free from overly-compacted  
6 soils, and generally conducive to tree root development;

7  
8 (G) be irrigated, maintained and replaced if necessary by the property owner, in accordance  
9 with Sec 174 of the Public Works Code; and

10 (H) be planted in a continuous soil-filled trench parallel to the curb, such that the basin for  
11 each tree is connected.

12 (3) Mid-block Pedestrian Pathways. For developments on Assessor's Blocks 3744 - 3748,  
13 the Commission may require, pursuant to Section 309.1, the applicant to provide a mid-block  
14 pedestrian pathway for the entire depth of their property where called for by the Rincon Hill Area Plan  
15 of the General Plan. This pathway shall be designed in accordance with the standards of this Section.

16 (A) Design. The design of the pathway shall meet the following minimum requirements:

17 (i) Have a minimum width of 20 feet from building face to building face;

18 (ii) Have a minimum clear walking width of 10 feet free of any obstructions.

19 (iii) Be open to the sky and free from all encroachments for that entire width, except for  
20 those permitted in front setbacks by Section 136 of this Code;

21 (iv) Provide such ingress and egress as will make the area easily accessible to the general  
22 public;

23 (v) Be protected from uncomfortable wind, as called for elsewhere in this Code;

24 (vi) Be publicly accessible, as defined elsewhere in this Section;  
25

1 (vii) Be provided with special paving, furniture, landscaping, and other amenities that  
2 facilitate pedestrian use;

3 (viii) Be provided with ample pedestrian lighting to ensure pedestrian comfort and safety;

4 (ix) Be free of any changes in grade or steps not required by the natural topography of the  
5 underlying hill; and

6 (x) Be fronted by active ground floor uses, such as individual townhouse residential units, to  
7 the greatest extent possible.

8 (B) Prior to issuance of a permit of occupancy, informational signage directing the general  
9 public to the pathway shall be placed in a publicly conspicuous outdoor location at street level stating  
10 its location, the right of the public to use the space and the hours of use, and the name and address of  
11 the owner or owner's agent responsible for maintenance.

12 (C) The owner of the property on which the pathway is located shall maintain it by keeping  
13 the area clean and free of litter and keeping in a functional and healthy state any street furniture,  
14 lighting and/or plant material that is provided.

15 (D) Notwithstanding the provisions of this subsection, an applicant shall obtain all required  
16 permits for changes to the legislated sidewalk and street improvements and pay all required fees.

17 (E) The property owner or owners must hold harmless the City and County of San  
18 Francisco, its officers, agents, and employees, from any damage or injury caused by reason of the  
19 design, construction or maintenance of the improvements, and shall require the owner or owners or  
20 subsequent owner or owners of the respective property to be solely liable for any damage or loss  
21 occasioned by any act.

22 SEC. 102.5. DISTRICT

23 A portion of the territory of the City, as shown on the Zoning Map, within which certain  
24 regulations and requirements or various combinations thereof apply under the provisions of  
25 this Code. The term "district" shall include any use, special use, height and bulk, or special

1 sign district. The term "R District" shall mean any RH-1(D), RH-1, RH-1(S), RH-2, RH-3, RM-  
2 1, RM-2, RM-3, RM-4, RC-1, RC-2, RC-3, RC-4 or RED District. The term "C District" shall  
3 mean any C-1, C-2, C-3, or C-M District. The term "M District" shall mean any M-1 or M-2  
4 District. The term "RH District" shall mean any RH-1(D), RH-1, RH-1(S), RH-2, or RH-3  
5 District. The term "RM District" shall mean any RM-1, RM-2, RM-3, or RM-4 District. The  
6 term "RC District" shall mean any RC-1, RC-2, RC-3, or RC-4 District. The term "C-3 District"  
7 shall mean any C-3-O, C-3-R, C-3-G, or C-3-S District. For the purposes of Section 128 and  
8 Article 11 of this Code, the term "C-3 District" shall also include the Extended Preservation  
9 District designated on Section Map 3SU of the Zoning Map. The term "NC District" shall mean  
10 any NC-1, NC-2, NC-3, NC-S, and any Neighborhood Commercial District identified by street  
11 or area name in Section 702.1. The term "Mixed Use District" shall mean any Chinatown CB,  
12 Chinatown VR, Chinatown R/NC, Downtown Residential District, or South of Market RSD, SPD,  
13 SLR, SLI or SSO District named in Section 802.1. The term "South of Market Districts" shall  
14 refer to all RED, RSD, SPD, SLR, SLI or SSO Districts contained entirely within the area  
15 designated as the South of Market Base District shown on Sectional Map 3SU of the Zoning  
16 Map. The term "DTR District" or "Downtown Residential District" shall refer to any Downtown  
17 Residential District identified by street or area name in Section 825.

18 SEC. 135. USABLE OPEN SPACE FOR DWELLING UNITS AND GROUP HOUSING,  
19 R, NC, MIXED USE, C, AND M DISTRICTS.

20 Except as provided in Sections 134.1, 172 and 188 of this Code, usable open space  
21 shall be provided for each dwelling and each group housing structure in R, NC, C, Mixed Use,  
22 and M Districts according to the standards set forth in this Section unless otherwise specified in  
23 specific district controls elsewhere in this Code.

24 (a) Character of Space Provided. Usable open space shall be composed of an  
25 outdoor area or areas designed for outdoor living, recreation or landscaping, including such

1 areas on the ground and on decks, balconies, porches and roofs, which are safe and suitably  
2 surfaced and screened, and which conform to the other requirements of this Section. Such  
3 area or areas shall be on the same lot as the dwelling units (or bedrooms in group housing)  
4 they serve, and shall be designed and oriented in a manner that will make the best practical  
5 use of available sun and other climatic advantages. "Private usable open space" shall mean  
6 an area or areas private to and designed for use by only one dwelling unit (or bedroom in  
7 group housing). "Common usable open space" shall mean an area or areas designed for use  
8 jointly by two or more dwelling units (or bedrooms in group housing). *In the Rincon Hill Special*  
9 *Use District, Residential Subdistrict, open space shall be provided as specified in Section 249.1(c)(4).*

10 (b) Access. Usable open space shall be as close as is practical to the dwelling unit  
11 (or bedroom in group housing) for which it is required, and shall be accessible from such  
12 dwelling unit or bedroom as follows:

13 (1) Private usable open space shall be directly and immediately accessible from  
14 such dwelling unit or bedroom; and shall be either on the same floor level as such dwelling  
15 unit or bedroom, with no more than one story above or below such floor level with convenient  
16 private access.

17 (2) Common usable open space shall be easily and independently accessible from  
18 such dwelling unit or bedroom, or from another common area of the building or lot.

19 (c) Permitted Obstructions. In the calculation of either private or common usable  
20 open space, those obstructions listed in Sections 136 and 136.1 of this Code for usable open  
21 space shall be permitted.

22 (d) Amount Required. Usable open space shall be provided for each building in the  
23 amounts specified herein and in Table 135 for the district in which the building is located;  
24 *provided, however, that in the Rincon Hill Special Use District, Residential Sub-district, open space*  
25 *shall be provided in the amounts specified in Section 249.1(c)(4).*

1 In Neighborhood Commercial Districts, the amount of usable open space to be  
2 provided shall be the amount required in the nearest Residential District, but the minimum  
3 amount of open space required shall be in no case greater than the amount set forth in Table  
4 135 for the district in which the building is located. The distance to each Residential District  
5 shall be measured from the midpoint of the front lot line or from a point directly across the  
6 street therefrom, whichever requires less open space.

7 (1) For dwellings other than SRO dwellings, except as provided in Paragraph (d)(3)  
8 below, the minimum amount of usable open space to be provided for use by each dwelling  
9 unit shall be as specified in the second column of the table if such usable open space is all  
10 private. Where common usable open space is used to satisfy all or part of the requirement for  
11 a dwelling unit, such common usable open space shall be provided in an amount equal to  
12 1.33 square feet for each one square foot of private usable open space specified in the  
13 second column of the table. In such cases, the balance of the required usable open space  
14 may be provided as private usable open space, with full credit for each square foot of private  
15 usable open space so provided.

16 (2) For group housing structures and SRO units, the minimum amount of usable  
17 open space provided for use by each bedroom shall be 1/3 the amount required for a dwelling  
18 unit as specified in Paragraph (d)(1) above. For purposes of these calculations, the number of  
19 bedrooms on a lot shall in no case be considered to be less than one bedroom for each two  
20 beds. Where the actual number of beds exceeds an average of two beds for each bedroom,  
21 each two beds shall be considered equivalent to one bedroom.

22 (3) For dwellings specifically designed for and occupied by senior citizens or  
23 physically handicapped persons, as defined and regulated by Section 209.1(m) of this Code,  
24 the minimum amount of usable open space to be provided for use by each dwelling unit shall  
25 be 1/2 the amount required for each dwelling unit as specified in Paragraph (d)(1) above.

TABLE 135  
MINIMUM USABLE OPEN SPACE FOR DWELLING UNITS AND GROUP HOUSING

District	Square Feet Of Usable Open Space Required For Each Dwelling Unit If All Private	Ratio of Common Usable Open Space That May Be Substituted for Private
RH-1(D), RH-1	300	1.33
RH-1(S)	300 for first unit; 100 for minor second unit	1.33
RH-2	125	1.33
RH-3	100	1.33
RM-1, RC-1	100	1.33
RM-2, RC-2, SPD	80	1.33
RM-3, RC-3, RED	60	1.33
RM-4, RC-4, RSD	36	1.33
C-3, C-M, SLR, SLI, SSO, M-1, M-2	36	1.33
C-1, C-2	Same as for the R District establishing the dwelling unit density ratio for the C-1 or C-2 District property	
NC-1, NC-2, NC-S, Inner Sunset, Sacramento Street,	100	1.33

1	West Portal Avenue		
2	NC-3, Castro Street, 3 Inner Clement Street, 4 Outer Clement Street, 5 Upper Fillmore Street, 6 Haight Street, Union 7 Street, Valencia Street, 8 24th Street-Mission, 9 24th Street-Noe Valley	80	1.33
10	Broadway, Hayes- 11 Gough, Upper Market 12 Street, North Beach, 13 Polk Street	60	1.33
14	Chinatown Community 15 Business, Chinatown 16 Residential 17 Neighborhood 18 Commercial, Chinatown 19 Visitor Retail	48	1.00
20	<u>Rincon Hill DTR</u>	<u><i>This table not applicable. 75 square feet per dwelling. See Sec. 827.</i></u>	

21 (e) Slope. The slope of any area credited as either private or common usable open  
22 space shall not exceed five percent.

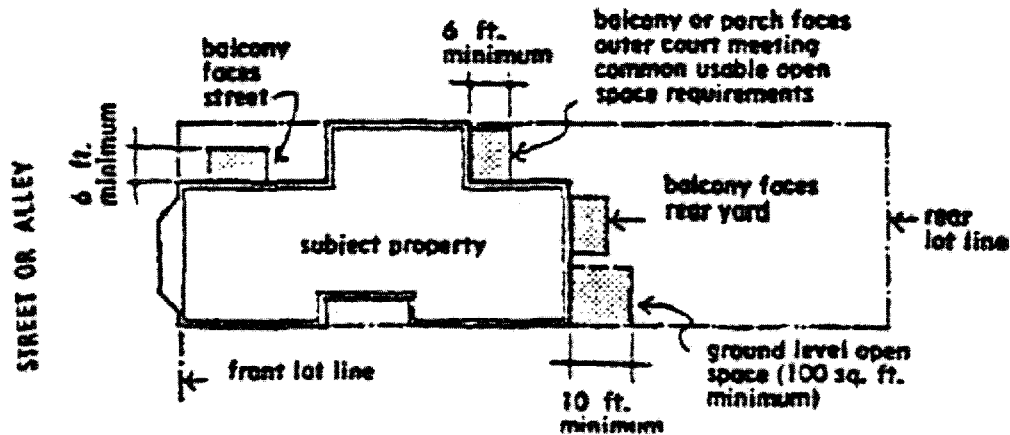
23 (f) Private Usable Open Space: Additional Standards.

24 (1) Minimum Dimensions and Minimum Area. Any space credited as private usable  
25 open space shall have a minimum horizontal dimension of six feet and a minimum area of 36  
square feet if located on a deck, balcony, porch or roof, and shall have a mini-mum horizontal  
dimension of 10 feet and a minimum area of 100 square feet if located on open ground, a  
terrace or the surface of an inner or outer court.

1 (2) Exposure. In order to be credited as private usable open space, an area must be  
2 kept open in the following manner:

3 (A) For decks, balconies, porches and roofs, at least 30 percent of the perimeter  
4 must be unobstructed except for necessary railings.

5 (B) In addition, the area credited on a deck, balcony, porch or roof must either face  
6 a street, face or be within a rear yard, or face or be within some other space which at the level  
7 of the private usable open space meets the minimum dimension and area requirements for  
8 common usable open space as specified in Paragraph 135(g)(1) below.



16 (C) Areas within inner and outer courts, as defined by this Code, must either  
17 conform to the standards of Subparagraph (f)(2)(B) above or be so arranged that the height of  
18 the walls and projections above the court on at least three sides (or 75 percent of the  
19 perimeter, whichever is greater) is such that no point on any such wall or projection is higher  
20 than one foot for each foot that such point is horizontally distant from the opposite side of the  
21 clear space in the court, regardless of the permitted obstruction referred to in Subsection  
22 135(c) above.

23 (3) Fire Escapes as Usable Open Space. Normal fire escape grating shall not be  
24 considered suitable surfacing for usable open space. The steps of a fire escape stairway or  
25 ladder, and any space less than six feet deep between such steps and a wall of the building,



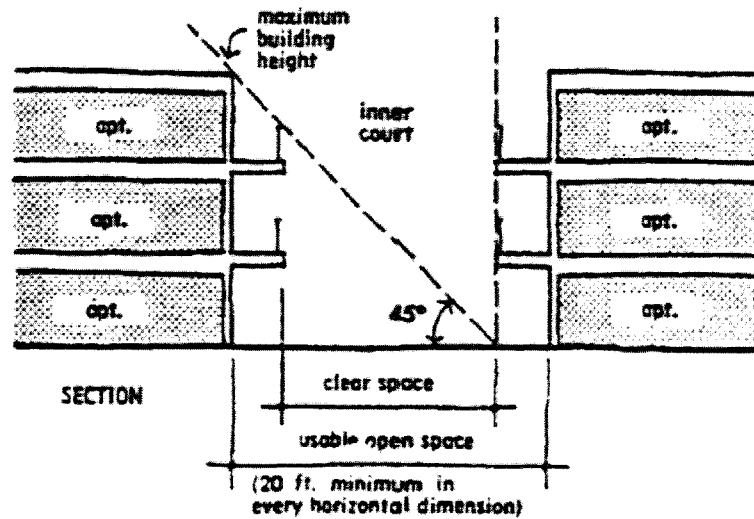
1 shall not be credited as usable open space. But the mere potential use of a balcony area for  
2 an emergency fire exit by occupants of other dwelling units (or bedrooms in group housing)  
3 shall not prevent it from being credited as usable open space on grounds of lack of privacy or  
4 usability.

5 (4) Use of Solariums. In C-3 Districts, the area of a totally or partially enclosed  
6 solarium shall be credited as private usable open space if (i) such area is open to the  
7 outdoors through openings or clear glazing on not less than 50 percent of its perimeter and (ii)  
8 not less than 30 percent of its overhead area and 25 percent of its perimeter are open or can  
9 be opened to the air.

10 (g) Common Usable Open Space: Additional Standards.

11 (1) Minimum Dimensions and Minimum Area. Any space credited as common  
12 usable open space shall be at least 15 feet in every horizontal dimension and shall have a  
13 minimum area of 300 square feet.

14 (2) Use of Inner Courts. The area of an inner court, as defined by this Code, may be  
15 credited as common usable open space, if the enclosed space is not less than 20 feet in  
16 every horizontal dimension and 400 square feet in area; and if (regardless of the permitted  
17 obstructions referred to in Subsection 135(c) above) the height of the walls and projections  
18 above the court on at least three sides (or 75 percent of the perimeter, whichever is greater) is  
19 such that no point on any such wall or projection is higher than one foot for each foot that  
20 such point is horizontally distant from the opposite side of the clear space in the court.



(3) Use of Solariums. The area of a totally or partially enclosed solarium may be credited as common usable open space if the space is not less than 15 feet in every horizontal dimension and 300 square feet in area; and if such area is exposed to the sun through openings or clear glazing on not less than 30 percent of its perimeter and 30 percent of its overhead area; *provided, however, that the Rincon Hill Special Use District, Residential Subdistrict, open space credit for solariums shall be as provided in Section 249.1(c)(4)(E).*

SEC. 141. SCREENING OF ROOFTOP FEATURES R, NC, C, M, SPD, RSD, SLR, SLI AND SSO DISTRICTS.

(a) In R, SPD, RSD, NC, C, M, SLR, SLI and SSO Districts, rooftop mechanical equipment and appurtenances to be used in the operation or maintenance of a building shall be arranged so as not to be visible from any point at or below the roof level of the subject building. This requirement shall apply in construction of new buildings, and in any alteration of mechanical systems of existing buildings that results in significant changes in such rooftop equipment and appurtenances. The features so regulated shall in all cases be either enclosed by outer building walls or parapets, or grouped and screened in a suitable manner, or designed in themselves so that they are balanced and integrated with respect to the design of

1 the building. Minor features not exceeding one foot in height shall be exempted from this  
2 regulation.

3 (b) In C-3 Districts, whenever the enclosure or screening of the features listed in  
4 Section 260(b)(1)(A) and (B), will be visually prominent, modifications may, in accordance with  
5 provisions of Section 309, be required in order to insure that: (1) the enclosure or screening is  
6 designed as a logical extension of the building form and an integral part of the overall building  
7 design; (2) its cladding and detailing is comparable in quality to that of the rest of the building;  
8 (3) if enclosed or screened by additional volume, as authorized by Section 260(b), the rooftop  
9 form is appropriate to the nature and proportions of the building, and is designed to obscure  
10 the rooftop equipment and appurtenances and to provide a more balanced and graceful  
11 silhouette for the top of the building or structure; and (4) the additional building volume is not  
12 distributed in a manner which simply extends vertically the walls of the building.

13 (c) In the Rincon Hill-~~Special Use~~ Downtown Residential District and South of Market  
14 Base District, mechanical equipment and appurtenances shall be enclosed in such a manner  
15 that: (1) the enclosure is designed as a logical extension of the building form and an integral  
16 part of the overall building design; (2) its cladding and detailing is comparable in quality to that  
17 of the rest of the building; (3) if screened by additional volume, as authorized by Section  
18 260(b), the rooftop form is appropriate to the nature and proportions of the building, and is  
19 designed to obscure the rooftop equipment and appurtenances and to provide a more  
20 balanced and graceful silhouette for the top of the building or structure; and (4) the additional  
21 building volume is not distributed in a manner which simply extends vertically the walls of the  
22 building.

23 (d) Off-street parking or freight loading spaces shall only be permitted on  
24 unenclosed rooftops when the parking area is screened with fencing, trellises and/or  
25

1 landscaped screening features such that parked vehicles cannot be easily viewed from  
2 adjacent buildings, elevated freeways or public vista points.

3 SEC. 145.4. STREET FRONTAGES, DOWNTOWN AND MIXED-USE DISTRICTS.

4 In order to preserve, enhance and promote street frontages that are pedestrian-oriented, lively,  
5 fine-grained, and provide opportunity for multiple shops and services to serve both local and citywide  
6 populations, the following rules are established in all DTR districts and other specific districts as  
7 described below:

8 (a) Above-grade parking setback. Except as more restrictively established in Section 827,  
9 any parking built above street grade must be set back at least 25 feet on the ground floor, with the  
10 exception of space allowed for parking and loading access, building egress, and access to mechanical  
11 systems, and 15 feet at all other levels from any façade facing a street. Space for active uses as defined  
12 in this Section and permitted by the specific district in which it is located, shall be provided along the  
13 frontages for the above-mentioned setback depths.

14 (b) Ground Floor Commercial Uses. Active, pedestrian-oriented commercial uses, as  
15 defined in this Section and permitted by the specific district in which it is located, are a required  
16 ground floor use on street-facing building frontages in the locations listed in this subsection. Where  
17 these uses are required, they shall occupy no less than 75 percent of the building frontage and shall be  
18 open at the pedestrian eye level, allowing visibility to the inside of the building. Such openings shall  
19 use clear, untinted, glass except for decorative or architectural accent. Any decorative railings or  
20 decorative grille work, other than wire mesh, which is placed in front of or behind such windows, shall  
21 be at least 75 percent open to perpendicular view. This requirement applies to the following street  
22 frontages:

23 (1) Folsom Street for the entirety of the Rincon Hill DTR, pursuant to Section 827; and

24 (2) Folsom Street for the entirety of the Folsom and Main Residential/Commercial Special  
25 Use District.

1 (c) Maximum Street-Facing Use Sizes. An individual ground floor tenancy may not occupy  
2 more than 75 linear feet for the first 25 feet of depth from the street-facing facade of a frontage on a  
3 major street. Separate individual storefronts shall wrap large ground floor uses for the first 25 feet of  
4 depth.

5 (d) Exceptions to the requirements of this section may be granted only pursuant to the  
6 procedures of Section 309.1. of this Code.

7 (e) Definition of Active Uses.

8 (1) Ground Floor. Active uses at the ground floor shall include those that are oriented to  
9 public access and walk-up pedestrian activity. These uses shall not include any use whose primary  
10 function is the storage of goods or vehicles, utility installations, any office use, any use oriented toward  
11 motorized vehicles, or any use or portion of a use which by its nature requires non-transparent walls  
12 facing a public street. Uses considered active uses on the ground floor shall include lobbies for any  
13 use, and the uses listed in Table 145.4 and as defined by the referenced Code sections. Uses noted with  
14 an asterisk in Table 145.4 are restricted as follows:

15 (A) Non-Auto Vehicle Sales and Rental are only considered as active uses if their use is  
16 limited to the sales and rental of bicycles, or the sales of scooters or motorcycles, and no curb-cuts,  
17 garage doors, or loading access are required on streets where such are restricted in this Code, and  
18 pedestrian movement on abutting sidewalks is not infringed.

19 (B) Public Uses described in 890.80 are considered active uses except utility installations.

20 (C) Residential Uses described in 890.88 are considered active uses only if a majority of  
21 residential uses at the ground level have direct, individual pedestrian access to a public sidewalk or  
22 street. Spaces accessory to residential uses, such as fitness or community rooms, are considered active  
23 uses only if they meet the intent of this section and have access directly to the public sidewalk or street.

24

25

<u>Table 145.4</u>	
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<u>Code Reference</u>	<u>Use</u>
<u>890.4</u>	<u>Amusement Game Arcade</u>
<u>890.6</u>	<u>Animal Hospital</u>
<u>890.22</u>	<u>Bar</u>
<u>890.23</u>	<u>Business Goods and Equipment Sales and Repair Service</u>
<u>890.34</u>	<u>Eating and Drinking Use</u>
<u>890.37</u>	<u>Entertainment, Other</u>
<u>890.39</u>	<u>Gift Store-Tourist Oriented</u>
<u>890.50</u>	<u>Institutions, Other</u>
<u>890.51</u>	<u>Jewelry Store</u>
<u>890.68</u>	<u>Neighborhood-Serving Business</u>
<u>890.69*</u>	<u>Non-Auto Vehicle Sales or Rental</u>
<u>890.80*</u>	<u>Public Use</u>
<u>890.88*</u>	<u>Residential Use</u>
<u>890.90</u>	<u>Restaurant, Fast-Food (Small)</u>
<u>890.91</u>	<u>Restaurant, Fast-Food (Large)</u>
<u>890.92</u>	<u>Restaurant, Full-Service</u>
<u>890.102</u>	<u>Sales and Service, Other Retail</u>
<u>890.104</u>	<u>Sales and Services, Retail</u>
<u>890.112</u>	<u>Service, Limited Financial</u>
<u>890.116</u>	<u>Service, Personal</u>
<u>890.122</u>	<u>Take-out Food</u>
<u>890.124</u>	<u>Trade Shop</u>

1 890.140

Walk-Up Facility

2 (2) Floors above the Ground Floor. Active uses on floors above the ground floor shall  
3 include any use included in subsection (1) along with all office uses, all residential uses, hotels, and  
4 any industrial or light industrial use that is permitted in the district and meets the intent of this Section.

5 SEC. 151 SCHEDULE OF REQUIRED OFF-STREET PARKING SPACES.

6 Off-street parking spaces shall be provided in the minimum quantities specified in the  
7 following table, except as otherwise provided in Section 151.1 and Section 161 of this Code.  
8 Where the building or lot contains uses in more than one of the categories listed, parking  
9 requirements shall be calculated in the manner provided in Section 153 of this Code. Where  
10 off-street parking is provided which exceeds certain amounts in relation to the quantities  
11 specified in this table, as set forth in Section 204.5 of this Code, such parking shall be  
12 classified not as accessory parking but as either a principal or a conditional use, depending  
13 upon the use provisions applicable to the district in which the parking is located. In  
14 considering an application for a conditional use for any such parking, due to the amount being  
15 provided, the City Planning Commission shall consider the criteria set forth in Section 157 of  
16 this Code.

17  
18 Table 151  
OFF-STREET PARKING SPACES REQUIRED

19 Use or Activity	Number of Off-Street Parking Spaces Required
20 Dwelling, except as specified below, 21 and except in the Bernal Heights 22 Special Use District as provided in 23 Section 242	One for each dwelling unit.
24 Dwelling, RC-4, RSD and C-3 25 Districts, except in the Van Ness	One for each four dwelling unit.

1	Special Use District	
2	Dwelling, specifically designed for	One-fifth the number of spaces specified above
3	and occupied by senior citizens or	for the district in which the dwelling is located.
4	physically handicapped persons, as	
5	defined and regulated by Section	
6	209.1(m) of this Code	
7	Group housing of any kind	One for each three bedrooms or for each six
8		beds, whichever results in the greater
9		requirement, plus one for the manager's
10		dwelling unit if any, with a minimum of two
11		spaces required.
12	SRO units	In the South of Market base area, one for each
13		20 units, plus one for the manager's dwelling
14		unit, if any, with a minimum of two spaces.
15	Hotel, inn or hostel in NC Districts	0.8 for each guest bedroom.
16	Hotel, inn or hostel in districts other	One for each 16 guest bedrooms where the
17	than NC	number of guest bedrooms exceeds 23, plus
18		one for the manager's dwelling unit, if any.
19	Motel	One for each guest unit, plus one for the
20		manager's dwelling unit, if any.
21	Mobile home park	One for each vehicle or structure in such park,
22		plus one for the manager's dwelling unit if any.
23	Hospital or other inpatient medical	One for each 16 guest excluding bassinets or
24	institution	for each 2,400 square feet of gross floor area
25		devoted to sleeping rooms, whichever results in
		the greater requirement, provided that these
		requirements shall not apply if the calculated
		number of spaces is no more than two.
	Residential care facility	One for each 10 residents, where the number
		of residents exceeds nine.



1	Child care facility	One for each 25 children to be accommodated at any one time, where the number of such children exceeds 24.
2		
3	Elementary school	One for each six classrooms.
4		
5	Secondary school	One for each two classrooms.
6	Post-secondary educational institution	One for each two classrooms.
7		
8	Church or other religious institutions	One for each 20 seats by which the number of seats in the main auditorium exceeds 200.
9		
10	Theater or auditorium	One for each eight seats up to 1,000 seats where the number of seats exceeds 50 seats, plus one for each 10 seats in excess of 1,000.
11		
12	Stadium or sports arena	One for each 15 seats.
13		
14	Medical or dental office or outpatient clinic	One for each 300 square feet of occupied floor area, where the occupied floor area exceeds 5,000 square feet.
15		
16	Offices or studios of architects, engineers, interior designers and other design professionals and studios of graphic artists	One for each 1,000 square feet of occupied floor area, where the occupied floor area exceeds 5,000 square feet.
17		
18		
19	Other business office	One for each 500 square feet of occupied floor area, where the occupied floor area exceeds 5,000 square feet, except one for each 750 square feet within the SSO District, where the occupied floor area exceeds 5,000 square feet.
20		
21		
22		
23	Restaurant, bar, nightclub, pool hall, dancehall, bowling alley or other similar enterprise	One for each 200 square feet of occupied floor area, where the occupied floor area exceeds 5,000 square feet.
24		
25		

1	Retail space devoted to the handling of bulky merchandise such as motor vehicles, machinery or furniture	One for each 1,000 square feet of occupied floor area, where the occupied floor area exceeds 5,000 square feet.
2		
3	Greenhouse or plant nursery	One for each 4,000 square feet of occupied floor area, where the occupied floor area exceeds 5,000 square feet.
4		
5		
6	Other retail space	One for each 500 square feet of occupied floor area up to 20,000 where the occupied floor area exceeds 5,000 square feet, plus one for each 250 square feet of occupied floor area in excess of 20,000.
7		
8		
9	Service, repair or wholesale sales space, including personal, home or business service space in South of Market Districts	One for each 1,000 square feet of occupied floor area, where the occupied floor area exceeds 5,000 square feet.
10		
11		
12	Mortuary	Five.
13		
14	Storage or warehouse space, and space devoted to any use first permitted in an M-2 District	One for each 2,000 square feet of occupied floor area, where the occupied floor area exceeds 10,000 square feet.
15		
16	Arts activities and spaces except theater or auditorium spaces	One for each 2,000 square feet of occupied floor area, where the occupied floor area exceeds 7,500 square feet.
17		
18		
19	Other manufacturing and industrial uses	One for each 1,500 square feet of occupied floor area, where the occupied floor area exceeds 7,500 square feet.
20		
21	Live/work units	One for each 2,000 square feet of occupied floor area, where the occupied floor area exceeds 7,500 square feet, except in RH or RM Districts, within which the requirement shall be one space for each live/work unit.
22		
23		
24		
25		



1 Dwelling units, except as specified below P up to one car for each two dwelling units; up to  
2 one car for each dwelling unit, subject to the  
3 criteria and procedures of Section 151.1(b); NP  
4 above one space per unit.

5 Dwelling, specifically designed for and P up to one car for each 13 dwelling units; NP  
6 occupied by senior citizens or persons above.  
7 with physical disabilities, as defined and  
8 regulated by Section 209.1(m) of this  
9 Code

10 Group housing of any kind P up to one car for each three bedrooms or for each  
11 six beds, whichever results in the greater  
12 requirement, plus one for the manager's dwelling  
13 unit if any. NP above

14 SRO units P up to one car for each 20 units, plus one for the  
15 manager's dwelling unit, if any. NP above.

16 All office uses P up to seven percent of the gross floor area of such  
17 uses; NP above.

18 (d) In DTR districts, any request for accessory parking in excess of what is permitted by  
19 right shall be reviewed on a case-by-case basis by the Planning Commission, subject to the procedures  
20 set forth in Section 309.1 of this Code. In granting approval for parking accessory to residential uses  
21 above that permitted by right in Table 151.1, the Commission shall make the following affirmative  
22 findings:

23 (1) all parking in excess of that allowed by right is stored and accessed by mechanical  
24 means, valet, or non-independently accessible method that maximizes space efficiency and discourages  
25 use of vehicles for commuting or daily errands;

(2) vehicle movement on or around the project site associated with the excess accessory  
parking does not unduly impact pedestrian spaces or movement, transit service, bicycle movement, or  
the overall traffic movement in the district;

(3) accommodating excess accessory parking does not degrade the overall urban design  
quality of the project proposal;



1                    SEC. 152.2. ALLOWED OFF-STREET FREIGHT LOADING AND SERVICE VEHICLE  
 2 SPACES IN DOWNTOWN RESIDENTIAL (DTR) DISTRICTS.

3                    In DTR districts, off-street freight loading spaces shall be provided in the maximum quantities  
 4 specified in the following Table 152.2, except as otherwise provided in Sections 153(a)(6) and 161 of  
 5 this Code. The measurement of gross floor area shall be as defined in this Code, except that non-  
 6 accessory parking spaces and driveways and maneuvering areas incidental thereto shall not be  
 7 counted.

8  
 9                    Table 152.2  
 10 OFF-STREET FREIGHT LOADING SPACES PERMITTED

<u>Use or Activity</u>	<u>Size of Use</u>	<u>Number of Off-Street Freight Loading Spaces Permitted</u>
<u>Non-Residential Uses</u>	<u>0 - 50,000 square feet gross floor area</u>	<u>1</u>
	<u>over 50,000 square feet gross floor area</u>	<u>1 space per 50,000 sq. ft. of gross floor area</u>
<u>All Residential Uses, including dwelling units, group housing, and SRO units</u>	<u>0 - 100 units</u>	<u>1</u>
	<u>101 units or more</u>	<u>1, plus 1 additional loading space for every 200 units over 100</u>

Total Number of Loading Spaces Allowed For Any single Project (all uses)

SEC. 153. RULES FOR CALCULATION OF REQUIRED PARKING SPACES.

(a) In the calculation of off-street parking and freight loading spaces required under Sections 151, 152 and 152.1, the following rules shall apply:

(1) In the case of mixed uses in the same structure, on the same lot or in the same development, or more than one type of activity involved in the same use, the total requirements for off-street parking and loading spaces shall be the sum of the requirements for the various uses or activities computed separately, including fractional values.

(2) Where an initial quantity of floor area, rooms, seats or other form of measurement is exempted from off-street parking or loading requirements, such exemption shall apply only once to the aggregate of that form of measurement. If the initial exempted quantity is exceeded, for either a structure or a lot or a development, the requirement shall apply to the entire such structure, lot or development, unless the contrary is specifically stated in this Code. In combining the requirements for use categories in mixed use buildings, all exemptions for initial quantities of square footage for the uses in question shall be disregarded, excepting the exemption for the initial quantity which is the least among all the uses in question.

(3) Where a structure or use is divided by a zoning district boundary line, the requirements as to quantity of off-street parking and loading spaces shall be calculated in proportion to the amount of such structure or use located in each zoning district.

1 (4) Where seats are used as the form of measurement, each 22 inches of space on  
2 benches, pews and similar seating facilities shall be considered one seat.

3 (5) When the calculation of the required number of off-street parking or freight  
4 loading spaces results in a fractional number, a fraction of  $\frac{1}{2}$  or more shall be adjusted to the  
5 next higher whole number of spaces, and a fraction of less than  $\frac{1}{2}$  may be disregarded.

6 (6) In C-3 and South of Market Districts, substitution of two service vehicle spaces  
7 for each required off-street freight loading space may be made, provided that a minimum of 50  
8 percent of the required number of spaces are provided for freight loading. Where the 50  
9 percent allowable substitution results in a fraction, the fraction shall be disregarded.

10 (b) The requirements for off-street parking and loading for any use not specifically  
11 mentioned in Sections 151 and 152 shall be the same as for a use specified which is similar,  
12 as determined by the Zoning Administrator.

13 (c) In DTR districts, the rules of calculation established by subsection (a) shall apply to the  
14 determination of maximum permitted spaces as allowed by Section 151.1.

15 SEC. 154. *MINIMUM* DIMENSIONS FOR *REQUIRED* OFF-STREET PARKING,  
16 FREIGHT LOADING AND SERVICE VEHICLE SPACES.

17 (a) Parking Spaces.

18 (1) Every required off-street parking space shall have a minimum area of 160  
19 square feet, except as specified in Paragraph (a)(2) below. Every required space shall be of  
20 usable shape. The area of any such space shall be exclusive of driveways, aisles and  
21 maneuvering areas. The parking space requirements for the Bernal Heights Special Use  
22 District are set forth in Section 242.

23 (2) In the case of any structure or use for which four or more off-street parking  
24 spaces are required, the fourth such space may be a compact car space, and for each two  
25 spaces required in excess of four, the second such space may be a compact car space. For



1 this purpose every compact car space shall have a minimum area of 127.5 square feet and  
2 shall be specifically marked and identified as a compact car space. For dwelling units or group  
3 housing within RED, SPD, RSD, SLR, SLI or SSO Districts, 100 percent compact sizes shall  
4 be permitted. Special provisions relating to the Bernal Heights Special Use District are set  
5 forth in Section 242.

6 (3) Ground floor ingress and egress to any off-street parking spaces provided for a  
7 structure or use, and all spaces to be designated as preferential carpool or van pool parking,  
8 and their associated driveways, aisles and maneuvering areas, shall maintain a minimum  
9 vertical clearance of seven feet.

10 (4) In DTR districts, there shall be no minimum area or dimension requirements for off-  
11 street parking spaces, except as required elsewhere in this Code for spaces specifically designated for  
12 persons with physical disabilities, nor shall they be required to be independently accessible. The use of  
13 mechanical parking lifts, valet services and other means to increase the efficiency of space devoted to  
14 parking are encouraged.

15 (b) Freight Loading and Service Vehicle Spaces. Every required off-street freight  
16 loading space shall have a minimum length of 35 feet, a minimum width of 12 feet, and a  
17 minimum vertical clearance including entry and exit of 14 feet, except as provided below.

18 (1) Minimum dimensions specified herein shall be exclusive of platform, driveways  
19 and maneuvering areas except that minimum vertical clearance must be maintained to  
20 accommodate variable truck height due to driveway grade.

21 (2) The first such space required for any structure or use shall have a minimum  
22 width of 10 feet, a minimum length of 25 feet, and a minimum vertical clearance, including  
23 entry and exit, of 12 feet.

1           (3) Each substituted service vehicle space provided under Section 153(a)(6) of this  
2 Code shall have a minimum width of eight feet, a minimum length of 20 feet, and a minimum  
3 vertical clearance of seven feet.

4           SEC. 155. GENERAL STANDARDS AS TO LOCATION AND ARRANGEMENT OF  
5 OFF-STREET PARKING, FREIGHT LOADING AND SERVICE VEHICLE FACILITIES.

6           Required off-street parking and freight loading facilities shall meet the following  
7 standards as to location and arrangement. In addition, facilities which are not required but are  
8 actually provided shall meet the following standards unless such standards are stated to be  
9 applicable solely to required facilities. In application of the standards of this Code for off-street  
10 parking and loading, reference may be made to provisions of other portions of the Municipal  
11 Code concerning off-street parking and loading facilities, and to standards of the Bureau of  
12 Engineering of the Department of Public Works. Final authority for the application of such  
13 standards under this Code, and for adoption of regulations and interpretations in furtherance  
14 of the stated provisions of this Code shall, however, rest with the Department of City Planning.

15           (a) Every required off-street parking or loading space shall be located on the same  
16 lot as the use served by it, except as provided in Sections 159, 160 and 161 of this Code.

17           (b) Every required off-street parking or loading space shall be located in its entirety  
18 within the lot lines of private property.

19           (c) Every off-street parking or loading space shall have adequate means of ingress  
20 from and egress to a street or alley. Every required off-street parking or loading space shall be  
21 independently accessible, with the exception of a parking space for a minor second dwelling  
22 unit in an RH-1(S) District, or as otherwise provided by the Bernal Heights Special Use District  
23 set forth in Section 242. In C-3 Districts, if it is found, in accordance with the provisions of  
24 Section 309, that independently accessible spaces are infeasible due to site constraints, or in  
25 South of Market Districts if it is found, in accordance with the provisions of Section 307(g) of

1 this Code, that independently accessible spaces for nonresidential activities are infeasible due  
2 to site constraints or that valet parking would provide a more convenient and efficient means  
3 of serving business clients, the substitution of attendant parking spaces for independently  
4 accessible spaces may be approved. Access to off-street loading spaces shall be from alleys  
5 in preference to streets.

6 In C-3 Districts, where possible, access to off-street parking and loading spaces shall  
7 be from streets and alleys which are identified as base case streets in the Downtown  
8 Streetscape Plan and minor streets rather than transit preferential streets or major arterial  
9 streets, all as identified in the Downtown Plan, a component of the Master Plan.

10 Adequate reservoir space shall be provided on private property for entrance of vehicles  
11 to off-street parking and loading spaces, except with respect to spaces independently  
12 accessible directly from the street.

13 (1) For residential uses, independently accessible off-street parking spaces shall  
14 include spaces accessed by automated garages, or car elevators, provided that no car needs  
15 to be moved under its own power to access another car.

16 (d) All off-street freight loading and service vehicle spaces in the C-3-O, C-3-R, C-3-  
17 G, and South of Market Districts shall be completely enclosed and access from a public street  
18 or alley shall be provided by means of a private service driveway, which is totally contained  
19 within the structure. Such a private service driveway shall include adequate space to  
20 maneuver trucks and service vehicles into and out of all provided spaces, and shall be  
21 designed so as to facilitate access to the subject property while minimizing interference with  
22 street and sidewalk circulation. Any such private service driveway shall be of adequate width  
23 to accommodate drive-in movement from the adjacent curb or inside traffic lane but shall in no  
24 case exceed 30 feet. Notwithstanding the foregoing, if an adjacent street or alley is  
25 determined to be primarily used for building service, pursuant to the provisions of Section 309

1 in a C-3-O, C-3-R or C-3-G District, or the provisions of Section 307(g) in a South of Market  
2 District, up to four spaces may be allowed to be individually accessible directly from such a  
3 street or alley.

4 (e) In a C-3 or South of Market District, where site constraints would make a  
5 consolidated freight loading and service vehicle facility impractical, service vehicle spaces  
6 required by Sections 153(a)(6) and 154(b)(3) of this Code may be located in a parking garage  
7 for the structure or other location separate from freight loading spaces.

8 (f) In a C-3 or South of Market District, whenever off-street freight loading spaces  
9 are provided, freight elevators immediately accessible from the loading dock shall be provided  
10 to all floors which contain uses that are included in the calculation of required number of  
11 freight loading spaces. If freight loading facilities are subterranean, the location and operation  
12 of freight elevators shall be designed, where feasible, to discourage use of freight elevators  
13 for deliveries from the ground floor. Directories of building tenants shall be provided at all  
14 freight elevators. A raised loading dock or receiving area shall be provided with sufficient  
15 dimensions to provide for short-term storage of goods. All required freight loading and service  
16 vehicle spaces shall be made available only to those vehicles at all times, and provision shall  
17 be made to minimize interference between freight loading and service operations, and  
18 garbage dumpster operations and storage.

19 (g) In order to discourage long-term commuter parking, any off-street parking  
20 spaces provided for a structure or use other than residential or hotel in a C-3 District, whether  
21 classified as an accessory or conditional use, which are otherwise available for use for long-  
22 term parking by downtown workers shall maintain a rate or fee structure for their use such that  
23 the rate charge for four hours of parking duration is no more than four times the rate charge  
24 for the first hour, and the rate charge for eight or more hours of parking duration is no less  
25

1 than 10 times the rate charge for the first hour. Additionally, no discounted parking rate shall  
2 be permitted for weekly, monthly or similar time-specific periods.

3 (h) The internal layout of off-street parking and loading spaces, driveways, aisles  
4 and maneuvering areas shall be according to acceptable standards, and all spaces shall be  
5 clearly marked.

6 (i) For each 25 off-street parking spaces provided, one such space shall be  
7 designed and designated for handicapped persons.

8 (j) Except as provided by Section 155.1 and Section 155.2 below, for each 20 off-  
9 street parking spaces provided, one space shall be provided for parking of a bicycle. The  
10 most restrictive provisions of 155(j) or 155.4 shall prevail.

11 (k) Off-street parking and loading facilities shall be arranged so as to prevent  
12 encroachments upon sidewalk areas and adjacent properties, in the maneuvering, standing  
13 and storage of vehicles, by means of the layout of facilities and by use of bumper or wheel  
14 guards or such other devices as are necessary.

15 (l) Driveways crossing sidewalks shall be no wider than necessary for ingress and  
16 egress, and shall be arranged, to the extent practical, so as to minimize the width and  
17 frequency of curb cuts, to maximize the number and size of on-street parking spaces available  
18 to the public, and to minimize conflicts with pedestrian and transit movements.

19 (m) Every off-street parking or loading facility shall be suitably graded, surfaced,  
20 drained and maintained.

21 (n) Off-street parking and loading spaces shall not occupy any required open space,  
22 except as specified in Section 136 of this Code.

23 (o) No area credited as all or part of a required off-street parking space shall also be  
24 credited as all or part of a required off-street loading space, or used as all or part of an  
25 unrequired off-street loading space. No area credited as all or part of a required off-street

1 loading space shall also be credited as all or part of a required off-street parking space, or  
2 used as all or part of an unrequired off-street parking space.

3 (p) Any off-street freight loading area located within 50 feet of any R District shall be  
4 completely enclosed within a building if such freight loading area is used in regular night  
5 operation.

6 (q) Rooftop parking shall be screened as provided in Section 141(d) of this Code.

7 (r) Protected Pedestrian- and Transit-Oriented Street Frontages. In order to preserve the  
8 pedestrian character of certain downtown and neighborhood commercial districts and to minimize  
9 delays to transit service, garage entries, driveways or other vehicular access to off-street parking or  
10 loading shall be regulated as follows on the following street frontages:

11 (1) Folsom Street, from Essex Street to the Embarcadero, not permitted except as set forth  
12 in Section 827.

13 SEC. 155.5 BICYCLE PARKING REQUIRED FOR RESIDENTIAL USES

14 (a) For buildings of 4 dwelling units or more, bicycle parking shall be provided in the  
15 minimum quantities specified in Table 155.5, regardless of whether off-street car parking is available.  
16 The maximum requirement is 400 spaces. Use of bicycle parking required by this section shall be  
17 provided at no cost or fee to building occupants and tenants.

18 (b) Definitions. See Section 155.1(a)

19 (c) Layout. If more than 100 spaces is required, up to one-third of the spaces may require  
20 the bicycle to be parked in a vertical position. Large developments with multiple buildings are  
21 encouraged to site required bicycle parking in smaller facilities located close to residential entries for  
22 each building, rather than in one large centralized garage space. Required bicycle parking spaces shall  
23 not be provided within dwelling units, balconies, or required open space. Bicycle parking must  
24 otherwise meet the standards set out for Class 1 parking as described in Section 155.1(d).  
25

1 TABLE 155.5  
2 BICYCLE PARKING SPACES REQUIRED FOR RESIDENTIAL USES

	<u>Minimum Number of Bicycle Parking Spaces Required</u>
3 <u>Dwelling units in DTR Districts</u>	<u>For projects up to 50 dwelling units, one Class 1 4 space for every 2 dwelling units.</u>
	<u>For projects over 50 dwelling units, 25 Class 1 5 spaces plus one Class 1 space for every 4 dwelling 6 units over 50.</u>
7 <u>Group housing in DTR Districts</u>	<u>One Class 1 space for every 3 bedrooms.</u>
8 <u>Dwelling units dedicated to senior 9 citizens or physically disabled persons</u>	<u>None required</u>

10 SEC. 166. CAR SHARING.

11 (a) Definitions. For purposes of this Code, the following definitions shall apply:

12 (1) A "car-share service" is a mobility enhancement service that provides an integrated  
13 citywide network of neighborhood-based motor vehicles available to members by reservation on an  
14 hourly basis, or in smaller intervals, and at variable rates. Car-sharing is designed to complement  
15 existing transit and bicycle transportation systems by providing a practical alternative to private motor  
16 vehicle ownership, with the goal of reducing over-dependency on individually owned motor vehicles.

17 (2) A "car-share organization" is any public or private entity that provides a membership-  
18 based car-share service to the public and manages, maintains and insures motor vehicles for shared  
19 use by individual and group members. The Planning Department shall maintain a list of recognized  
20 car-share organizations meeting the standards and intent of this Section.

21 (3) An "off-street car-share parking space" is any parking space generally complying with  
22 the standards set forth for the district in which it is located and dedicated for current or future use by  
23 any car share organization through a deed restriction, condition of approval or license agreement.

1 Such deed restriction, condition of approval or license agreement must grant priority use to any car-  
2 share organization that can make use of the space, although such spaces may be occupied by other  
3 vehicles so long as no car-share organization can make use of the dedicated car-share spaces.

4 (4) A "car-share vehicle" is a vehicle provided by a car share organization for the purpose  
5 of providing a car share-service.

6 (5) A "property owner" refers to the owner of a property at the time of project approval  
7 and its successors and assigns.

8 (b) Requirements for Provision of Car-Share Parking Spaces

9 (1) In newly constructed buildings in DTR districts containing residential uses or existing  
10 buildings being converted to residential uses, if parking is provided, car-share parking spaces shall be  
11 provided in the amount specified in Table 166.

12  
13 TABLE 166 REQUIRED CAR SHARE PARKING SPACES

<u>Number of Residential Units</u>	<u>Number of Required Car Share Parking Spaces</u>
<u>0 – 49</u>	<u>0</u>
<u>50 – 200</u>	<u>1</u>
<u>201 or more</u>	<u>1, plus 1 for every 200 dwelling units over</u> <u>200</u>

14  
15  
16  
17  
18  
19 (2) The required car-share spaces shall be made available, at no cost, to a car-share  
20 organization for purposes of providing car-share services for its car-share service subscribers. At the  
21 election of the property owner, the car-share spaces may be provided (i) on the building site, (ii) on  
22 another off-street site within 800 feet of the building site.

23 (3) Off-Street Spaces. If the car-share space or spaces are located on the building site or  
24 another off-street site:



1           (A) the parking areas of the building shall be designed in a manner that will make the car-  
2 share parking spaces accessible to non-resident subscribers from outside the building as well as  
3 building residents;

4           (B) prior to Planning Department approval of the first building or site permit for a building  
5 subject to the car share requirement, a Notice of Special Restriction on the property shall be recorded  
6 indicating the nature of requirements of this Section and identifying the minimum number and location  
7 of the required car-share parking spaces. The form of the notice and the location or locations of the  
8 car-share parking spaces shall be approved by the Planning Department;

9           (C) all car-share parking spaces shall be constructed and provided concurrently with the  
10 construction and sale of units; and

11           (D) if it is demonstrated to the satisfaction of the Planning Department that no car-share  
12 organization can make use of the dedicated car-share parking spaces, the spaces may be occupied by  
13 non-car-share vehicles; provided, however, that upon ninety (90) days of advance written notice to the  
14 property owner from a car-sharing organization, the property owner shall terminate any non car-  
15 sharing leases for such spaces and shall make the spaces available to the car-share organization for its  
16 use of such spaces.

17           (c) Provision of a required car-share parking space shall not be counted against the  
18 number of parking spaces allowed by this Code as a principal use, an accessory use, or a conditional  
19 use.

20           SECTION 167. PARKING COSTS SEPARATED FROM HOUSING COSTS IN NEW  
21 RESIDENTIAL BUILDINGS

22           (a) In DTR Districts, all off-street parking spaces accessory to residential uses in new  
23 structures of 10 dwelling units or more, or in new conversions of non-residential buildings to  
24 residential use of 10 dwelling units or more, shall be leased or sold separately from the rental or  
25 purchase fees for dwelling units for the life of the dwelling units, such that potential renters or buyers

1 have the option of renting or buying a residential unit at a price lower than would be the case if there  
2 were a single price for both the residential unit and the parking space. Renters or buyers of on-site  
3 inclusionary affordable units provided pursuant to Section 315 shall have an equal opportunity to rent  
4 or buy a parking space on the same terms and conditions as offered to renters or buyers of other  
5 dwelling units.

6 (b) Exception. The Planning Commission may grant an exception from this requirement for  
7 projects which include financing for affordable housing that requires that costs for parking and  
8 housing be bundled together.

9 SEC. 175.7. EXEMPTION FROM APPLICATION OF AMENDMENTS IMPLEMENTING THE  
10 RINCON HILL DTR DISTRICT.

11 (a) Exemptions. The amendments to this Code contained in this Ordinance shall not apply  
12 to projects only on Block 3747, Lots 001E, 002 and 006 for which an application for environmental  
13 review and a conditional use application have been filed with the Planning Department prior to March  
14 1, 2003 and February 1, 2005, respectively, provided that such projects shall comply with the progress  
15 requirements and approval revocation provisions of Planning Code Section 309.1(e) as set forth in this  
16 Ordinance. Provisions of this Code (including, without limitation, the Zoning Maps) that were  
17 applicable to such exempt projects prior to the effective date of this Ordinance shall remain in full  
18 force and effect with respect to such exempt projects including, without limitation, provisions of this  
19 Code permitting conditional uses, variances, and other exceptions from the strict application of this  
20 Code.

21 SEC. 182. NONCONFORMING USES: CHANGES OF USE.

22 The following provisions shall apply to nonconforming uses with respect to changes of  
23 use:

24 (a) A nonconforming use shall not be changed or modified so as to increase the  
25 degree of nonconformity under the use limitations of this Code, with respect to the type of use

1 or its intensity except as provided in Section 181 for nighttime entertainment activities within  
2 the South of Market RSD or SLR Districts and in Subsection (f) below. The degree of  
3 nonconformity shall be deemed to be increased if the new or modified use is less widely  
4 permitted by the use districts of the City than the nonconforming use existing immediately  
5 prior thereto.

6 (b) Except as limited in this Subsection, a nonconforming use may be reduced in  
7 size, extent or intensity, or changed to a use that is more widely permitted by the use districts  
8 of the City than the existing use, subject to the other applicable provisions of this Code.  
9 Except as otherwise provided herein, the new use shall still be classified as a nonconforming  
10 use.

11 (1) A nonconforming use in a Residential District (other than a Residential-  
12 Commercial Combined District or an RED District), which use is located more than 1/4 mile  
13 from the nearest Individual Area Neighborhood Commercial District or Restricted Use  
14 Subdistrict described in Article 7 of this Code, may change to another use which is permitted  
15 as a principal use at the first story and below in an NC-1 District, or it may change to another  
16 use which is permitted as a conditional use at the first story and below in an NC-1 District only  
17 upon approval of a conditional use application pursuant to the provisions of Article 3 of this  
18 Code. If the nonconforming use is seeking to change in use to a retail sales activity or retail  
19 sales establishment which is also a formula retail use, as defined in Section 703.3 of this  
20 Code, it shall comply with the provisions of Section 703.3 of this Code. The nonconforming  
21 use shall comply with other building standards and use limitations of NC-1 Districts, as set  
22 forth in Sections 710.10 through 710.95 of this Code.

23 If the nonconforming use is located within 1/4 mile from any Individual Area  
24 Neighborhood Commercial District or Restricted Use Subdistrict described in Article 7 of this  
25 Code, the nonconforming use may change to another use which is permitted as a principal

1 use at the first story and below in an NC-1 District and in the Individual Area Neighborhood  
2 Commercial District or Restricted Use Subdistrict or Districts within 1/4 mile of the use, or it  
3 may change to another use which is permitted as a conditional use at the first story and below  
4 in an NC-1 District and in the Individual Area Neighborhood Commercial District or Districts  
5 within 1/4 mile of the use only upon approval of a conditional use application pursuant to the  
6 provisions of Article 3 of this Code. If the nonconforming use is seeking to change in use to a  
7 retail sales activity or retail sales establishment which is also a formula retail use, as defined  
8 in Section 703.3 of this Code, it shall comply with the provisions of Section 703.3 of this  
9 Code. The nonconforming use shall comply with other building standards and use limitations  
10 of NC-1 Districts and any Individual Area NC District or Districts located within 1/4 mile of the  
11 use, as set forth in Article 7 of this Code.

12 (2) A nonconforming use in a Residential-Commercial Combined District may be  
13 changed to another use listed in Articles 2 or 7 of this Code as a principal use for the district in  
14 which the existing use would first be permitted as a principal or conditional use.

15 (3) A nonconforming use in a Neighborhood Commercial District may be changed to  
16 another use as provided in Subsections (c) and (d) below or as provided in Section 186.1 of  
17 this Code.

18 (4) A nonconforming use in any district other than a Residential, Downtown  
19 Residential, or Neighborhood Commercial District may be changed to another use listed in  
20 Articles 2 or 7 of this Code as a principal use for the district in which the existing use would  
21 first be permitted as a principal use. *This provision shall not apply in the Residential Subdistrict of*  
22 *the Rineon Hill Special Use District.*

23 (5) A nonconforming use in any South of Market District may not be changed to an  
24 office, retail, bar, restaurant, nighttime entertainment, adult entertainment, hotel, motel, inn,  
25

1 hostel, or movie theater use in any district where such use is otherwise not permitted or  
2 conditional, except as provided in Subsection (g) below.

3 (c) A nonconforming use may be changed to a use listed in Articles 2 or 7 of this  
4 Code as a conditional use for the district in which the property is located, subject to the other  
5 applicable provisions of this Code, without the necessity of specific authorization by the City  
6 Planning Commission except where major work on a structure is involved, and the new use  
7 may thereafter be continued as a permitted conditional use, subject to the limitation of Section  
8 178(b) of this Code.

9 (d) A nonconforming use may be changed to a use listed in Articles 2, 7 or 8 of this  
10 Code as a principal use for the district in which the property is located, subject to the other  
11 applicable provisions of this Code, and the new use may thereafter be continued as a  
12 permitted principal use.

13 (e) A nonconforming use in an R District subject to termination under the provisions  
14 of Section 185 of this Code may be converted to a dwelling unit without regard to the  
15 requirements of this Code with respect to dwelling unit density under Article 2, dimensions,  
16 areas and open space under Article 1.2, or off-street parking under Article 1.5, provided the  
17 nonconforming use is eliminated by such conversion, provided further that the structure is not  
18 enlarged, extended or moved to another location, and provided further that the requirements  
19 of the Building Code, the Housing Code and other applicable portions of the Municipal Code  
20 are met.

21 (f) Any nonconforming use in an RED District may change to any use falling within  
22 zoning categories 816.36, 816.42 through 816.47, 816.55, or 816.64 through 816.67, subject  
23 to the applicable provisions of this Code other than those controlling uses, and the new use  
24 may thereafter continue as a nonconforming use.

1 (g) Once a nonconforming use has been changed to a principal or conditional use  
2 permitted in the district in which the property is located, or brought closer in any other manner  
3 to conformity with the use limitations of this Code, the use of the property may not thereafter  
4 be returned to its former nonconforming status, except that:

5 (1) Any area which is used as a live/work unit shall be allowed to return to its former  
6 nonconforming status.

7 (2) Within any South of Market District, any area occupied by a nonconforming  
8 office use which is changed to an arts, home and/or business service use falling within zoning  
9 categories 102.2 or 816.42 through 816.47 or a wholesale, storage or light manufacturing use  
10 falling within zoning categories 816.64 through 816.67 shall be allowed to return to its former  
11 nonconforming office use.

12 (3) Upon restoration of a previous nonconforming use as permitted by Subsection  
13 (1) or (2) above, any modification, enlargement, extension, or change of use, from  
14 circumstances which last lawfully existed prior to the creation of the live/work unit, or prior to  
15 the change from office use, shall be subject to the provisions of this Article, and the restored  
16 non-conforming use shall be considered to have existed continuously since its original  
17 establishment, prior to the live/work unit or change to office use, for purposes of this Article.

18 (h) If a nonconforming use has been wrongfully changed to another use in violation  
19 of any of the fore-going provisions, and the violation is not immediately corrected when  
20 required by the Zoning Administrator, the wrongful change shall be deemed to be a  
21 discontinuance or abandonment of the nonconforming use under Section 183 of this Code.

22 **SEC. 201. CLASSES OF USE DISTRICTS.**

23 In order to carry out the purposes and provisions of this Code, the City is hereby  
24 divided into the following classes of use districts:

25 P Public Use Districts

- 1 RH-1(D) Residential, House Districts, One-Family (Detached Dwellings)
- 2 RH-1 Residential, House Districts, One-Family
- 3 RH-1(S) Residential, House Districts, One-Family with Minor Second Unit
- 4 RH-2 Residential, House Districts, Two-Family
- 5 RH-3 Residential, House Districts, Three-Family
- 6 RM-1 Residential, Mixed Districts, Low Density
- 7 RM-2 Residential, Mixed Districts, Moderate Density
- 8 RM-3 Residential, Mixed Districts, Medium Density
- 9 RM-4 Residential, Mixed Districts, High Density
- 10 RC-1 Residential-Commercial Combined Districts, Low Density
- 11 RC-2 Residential-Commercial Combined Districts, Moderate Density
- 12 RC-3 Residential-Commercial Combined Districts, Medium Density
- 13 RC-4 Residential-Commercial Combined Districts, High Density

14

Neighborhood Commercial Districts  
(Also see [Article 7](#))

15

16 General Area Districts

- 17 NC-1 Neighborhood Commercial Cluster District
- 18 NC-2 Small-Scale Neighborhood Commercial District
- 19 NC-3 Moderate-Scale Neighborhood Commercial District
- 20 NC-S Neighborhood Commercial Shopping Center District

21

22 Individual Area Districts

23 Broadway Neighborhood Commercial District

24 Castro Street Neighborhood Commercial District

25

- 1 Inner Clement Street Neighborhood Commercial District
- 2 Outer Clement Street Neighborhood Commercial District
- 3 Upper Fillmore Street Neighborhood Commercial District
- 4 Haight Street Neighborhood Commercial District
- 5 Hayes-Gough Neighborhood Commercial District
- 6 Inner Sunset Neighborhood Commercial District
- 7 Upper Market Street Neighborhood Commercial District
- 8 North Beach Neighborhood Commercial District
- 9 Polk Street Neighborhood Commercial District
- 10 Sacramento Street Neighborhood Commercial District
- 11 Union Street Neighborhood Commercial District
- 12 Valencia Street Neighborhood Commercial District
- 13 24th Street-Mission Neighborhood Commercial District
- 14 24th Street-Noe Valley Neighborhood Commercial District
- 15 West Portal Avenue Neighborhood Commercial District

16  
 17 Chinatown Mixed Use Districts  
 (Also see [Article 8](#))

- 18 CCB Chinatown Community Business District
- 19 CR/NC Chinatown Residential/Neighborhood Commercial District
- 20 CVR Chinatown Visitor Retail District
- 21 C-1 Neighborhood Shopping Districts
- 22 C-2 Community Business Districts
- 23 C-M Heavy Commercial Districts
- 24 C-3-O Downtown Office District

25



- 1 C-3-R Downtown Retail District
- 2 C-3-G Downtown General Commercial District
- 3 C-3-S Downtown Support District
- 4 M-1 Light Industrial Districts
- 5 M-2 Heavy Industrial Districts
- 6 South of Market Use Districts  
7 (Also see Article 8)
- 8 RED Residential Enclave Districts
- 9 SPD South Park District
- 10 RSD Residential Service District
- 11 SLR Service/Light Industrial/Residential District
- 12 SLI Service/Light Industrial District
- 13 SSO Service/Secondary Office District
- 14 Downtown Residential Districts  
15 (Also see Article 8)
- 16 TB DTR — Transbay Downtown Residential
- 17 RH DTR Rincon Hill Downtown Residential
- 18 Mission Bay Districts  
19 (Also see Article 9)
- 20 MB-R-1 Mission Bay Lower Density Residential District
- 21 MB-R-2 Mission Bay Moderate Density Residential District
- 22 MB-R-3 Mission Bay High Density Residential District
- 23 MB-NC-2 Mission Bay Small Scale Neighborhood Commercial District
- 24 MB-NC-3 Mission Bay Moderate Scale Neighborhood Commercial District
- 25 MB-NC-S Mission Bay Neighborhood Commercial Shopping Center District

- 1 MB-O Mission Bay Office District
- 2 MB-CI Mission Bay Commercial-Industrial District
- 3 MB-H Mission Bay Hotel District
- 4 MB-CF Mission Bay Community Facilities District
- 5 MB-OS Mission Bay Open Space District

6 SEC. 207.5. DENSITY OF DWELLING UNITS IN MIXED USE DISTRICTS.

7 (a) The dwelling unit density in the Chinatown Mixed Use District shall be at a  
 8 density ratio not exceeding the amount set forth in the following Table 207.5(a):

9  
 10 Table 207.5(a)  
 Density of Dwelling Units in Chinatown Mixed Use Districts

General Area District	Residential Density Limits
Chinatown Community Business	One dwelling unit for each 200 sq. ft. of lot area
Chinatown Residential Neighborhood Commercial	One dwelling unit for each 200 sq. ft. of lot area
Chinatown Visitor Retail	One dwelling unit for each 200 sq. ft. of lot area

18 (b) Except as indicated in Paragraph (c) below, the dwelling unit density in the  
 19 South of Market Mixed Use Districts shall not exceed the amount set forth in the following  
 20 table:  
 21

22 Table 207.5(b)  
 23 Density of Dwelling Units in South of Market Mixed Use Districts

General Area District	Residential Density Limits

1	Residential Enclave (RED)	One dwelling unit for each 400 sq. ft. of lot area
2	South Park (SPD)	One dwelling unit for each 600 sq. ft. of lot area
3	Residential Service (RSD)	One dwelling unit for each 200 sq. ft. of lot area
4	Service/Light Industrial/	except that which project above 40 feet in height, a
5	Residential (SLR),	higher density may be allowed as a conditional use in
6	Service/Secondary Office	accordance with the provisions of 303(c) of this Code.
7	(SSO)	

8 (c) There shall be no density limit for single room occupancy (SRO) units in any  
9 South of Market Mixed Use District.

10 (d) There shall be no density limit for any residential use, as defined by Section 890.88, in  
11 any DTR district.

12 SEC. 209. USES PERMITTED IN R DISTRICTS.

13 (a) The uses listed in Sections 209.1 through 209.9 are permitted in R Districts as  
14 indicated by the following symbols in the respective columns for each district:

15 P: Permitted as a principal use in this district.

16 C: Subject to approval by the City Planning Commission as a conditional use in this  
17 district as provided in Section 303 of this Code.

18 NA: This listing not applicable to this district, as the same use is listed subsequently  
19 for the District with fewer restrictions.

20 Blank Space: Not permitted in this district.

21 (b) The Section titles are intended only as an aid to use of this Code and are not  
22 binding as to interpretation of these Sections. Uses listed in this table shall not include any  
23 use specifically listed elsewhere in the table.

1 (c) Determinations as to the classification of uses not specifically listed shall be  
2 made in the manner indicated in Sections 202 and 307(a) of this Code.

3 (d) References should be made to Sections 204 through 204.5 for regulations  
4 pertaining to accessory uses permitted for principal and conditional uses listed in Sections  
5 209.1 through 209.9.

6 (e) Reference should also be made to the other Articles of this Code containing  
7 provisions relating to definitions, off-street parking and loading dimensions, areas and open  
8 spaces, nonconforming uses, height and bulk districts, signs, historic preservation, and other  
9 factors affecting the development and alteration of properties in these use Districts.

10 (f) Reference should be made to Section 249.1 for provisions pertaining to uses in  
11 the Folsom and Main Residential/Commercial Subdistrict of the Rincon Hill Special Use District.

12 SEC. 249.1. ~~RINCON HILL~~ FOLSOM AND MAIN RESIDENTIAL/COMMERCIAL  
13 SPECIAL USE DISTRICT.

14 (a) Purpose. In order to convert an under-utilized and outmoded industrial area to a  
15 unique residential neighborhood close to downtown which will contribute significantly to the  
16 City's housing supply, create tapered residential buildings, provide an appropriate mixture of  
17 retail sales and personal services to support new residential development, provide a buffer of  
18 office and parking use between the bridge and freeway ramps and the housing sites, and  
19 allow the existing industrial, service and office uses to remain, there shall be the Folsom and  
20 Main Rincon Hill Residential/Commercial Special Use District ~~containing a Residential Subdistrict, a~~  
21 ~~Commercial/Industrial Subdistrict, and a Residential/Commercial Subdistrict~~ as designated on  
22 Sectional Map 1SU of the Zoning Map.

23 (b) Controls. The following zoning controls are applicable in the Rincon Hill  
24 Residential/Commercial Special Use District.

25 ~~(1) Site Coverage.~~

1           (A) — ~~To promote a residential atmosphere in the Residential Subdistrict and an environment~~  
2 ~~compatible with the adjacent residential development in the Commercial/Industrial Subdistrict, site~~  
3 ~~coverage for new buildings shall not exceed 80 percent.~~

4           (B) — ~~On a sloping site the site coverage restriction may be modified by conditional use~~  
5 ~~authorization to account for changes in elevation, provided that site coverage above 50 feet does not~~  
6 ~~exceed 80 percent.~~

7           (C) — ~~The provisions of Section 134 governing rear yard requirements shall not apply.~~

8           (D) — ~~The portion of a site that is not covered pursuant to Section 249.1(b)(1)(A) shall not be~~  
9 ~~used for parking, open storage, or service activities, including the loading and unloading of freight and~~  
10 ~~refuse receptacles.~~

11           ~~(2)~~ (1) Sidewalk Treatment.

12           (A)   ~~When a conditional use permit is granted for any development abutting a public~~  
13 ~~sidewalk, the Commission may impose a requirement that the applicant install lighting, decorative~~  
14 ~~paving, seating and landscaping in accordance with guidelines developed by the Planning Department,~~  
15 ~~and shall further require that the owner of the property maintain those improvements other than~~  
16 ~~lighting.~~

17           (B) — ~~The guidelines developed by the Planning Department shall be approved by the Inter-~~  
18 ~~departmental Staff Committee on Traffic and Transportation and shall comply with any applicable~~  
19 ~~ordinances and with any applicable regulation of the Art Commission, the Department of Public Works~~  
20 ~~and the Bureau of Light, Heat and Power of the Public Utility Commission regarding street lighting,~~  
21 ~~sidewalk paving, and sidewalk landscaping. Such guidelines shall require the abutting property owner~~  
22 ~~or owners to hold harmless the City and County of San Francisco, its officers, agents, and employees,~~  
23 ~~from any damage or injury caused by reason of the design, construction or maintenance of the~~  
24 ~~improvements, and shall require the owner or owners or subsequent owner or owners of the respective~~  
25

1 *property to be solely liable for any damage or loss occasioned by any act or neglect in respect to the*  
2 *design, construction or maintenance of the improvements.*

3 ~~(C)~~ *—Prior to the development of guidelines by the Planning Department,* The Commission  
4 may require an applicant to install lighting, decorative paving, seating and landscaping on  
5 public sidewalks, provided that the conditions imposed by the Commission meet any  
6 applicable ordinances and applicable requirements of the Department of Public Works, the  
7 Bureau of Light, Heat and Power of the Public Utilities Commission and the Art Commission  
8 pertaining to street lighting, sidewalk paving and sidewalk landscaping. The Commission, prior  
9 to the issuance of guidelines by the Department of City Planning, shall require the owner or owners  
10 of property abutting the public sidewalk to hold harmless the City and County of San  
11 Francisco, its officers, agents and employees, from any damage or injury caused by reason of  
12 the design, construction or maintenance of the improvements, and shall require the owner or  
13 owners or subsequent owner or owners of the respective property to be solely liable for any  
14 damage or loss occasioned by any act or neglect in respect to the design, construction or  
15 maintenance of the sidewalk improvements.

16 ~~(D)~~ (B) Street trees shall be installed by the owner or developer in the case of  
17 construction of a new building, relocation of a building, or addition of floor area equal to 20  
18 percent or more of an existing building when such construction, relocation or addition occurs  
19 on any site in the special use district. The provisions of Section 143(b), (c) and (d) shall apply.

20 ~~(E)~~ (C) Notwithstanding the provisions of this Subsection, an applicant shall obtain all  
21 required permits for sidewalks and street improvements and pay all required fees.

22 ~~(3)~~ (2) Reduction of Ground-Level Wind Currents.

23 (A) Requirement. New buildings and additions to existing buildings shall be shaped,  
24 or other wind-baffling measures shall be adopted, so that the developments will not cause  
25 ground-level wind currents to exceed, more than 10 percent of the time year-round, between

1 7:00 a.m. and 6:00 p.m., the comfort level of 11 m.p.h. equivalent wind speed in areas of  
2 substantial pedestrian use and seven m.p.h. equivalent wind speed in public seating areas.  
3 The term "equivalent wind speed" shall mean an hourly mean wind speed adjusted to  
4 incorporate the effects of gustiness or turbulence on pedestrians.

5 When preexisting ambient wind speeds exceed the comfort level, or when a proposed  
6 building or addition may cause ambient wind speeds to exceed the comfort level, the building  
7 shall be designed to reduce the ambient wind speeds to meet the requirements. The  
8 provisions of this Section 249.1(b)(3) shall not apply to any buildings or additions to existing  
9 buildings for which a draft EIR has been published prior to January 1, 1985.

10 (B) Exception. The Zoning Administrator may allow the building or addition to add to  
11 the amount of time the comfort level is exceeded by the least practical amount if (1) it can be  
12 shown that a building or addition cannot be shaped and other wind-baffling measures cannot  
13 be adopted to meet the foregoing requirements without creating an unattractive and ungainly  
14 building form and without unduly restricting the development potential of the building site in  
15 question, and (2) it is concluded that, because of the limited amount by which the comfort  
16 level is exceeded, the limited location in which the comfort level is exceeded, or the limited  
17 time during which the comfort level is exceeded, the addition is insubstantial.

18 The Zoning Administrator shall not grant an exception and no building or addition shall  
19 be permitted that causes equivalent wind speeds to reach or exceed the hazard level of 26  
20 miles per hour for a single hour of the year.

21 (C) Procedures. Procedures and methodologies for implementing this Section shall  
22 be specified by the Office of Environmental Review of the Department of City Planning.

23 ~~(4) Nonconforming Uses. The provisions of Section 182(b) of this Code relating to~~  
24 ~~governing changes in nonconforming uses shall not apply.~~

25 ~~(5) Existing Signs. The provisions of Section 608.13 of this Code shall apply.~~

1 ~~———— (6) ——— Residential Subdistrict. In the Residential Subdistrict, the controls specified in Section~~  
2 ~~249.1(e) shall apply.~~

3 ~~———— (7) ——— Commercial/Industrial Subdistrict. In the Commercial/Industrial Subdistrict, the~~  
4 ~~controls specified in Section 249.1(d) shall apply.~~

5 ~~———— (8) ——— Residential/Commercial Subdistrict. In the Residential/Commercial Subdistrict, the~~  
6 ~~controls specified in Section 249.1(e) shall apply.~~

7 ~~———— (e) ——— Residential Subdistrict. The provisions applicable to an RC-4 Use District shall prevail~~  
8 ~~within the Residential Subdistrict except as specifically provided in this Section.~~

9 ~~———— (1) ——— Uses.~~

10 ~~———— (A) ——— Permitted uses are (i) those listed in Sections 209.1 and 209.2 of this Code and (ii) those~~  
11 ~~permitted in an RC-4 District other than those referred to in Subsection (i) if at least six net square feet~~  
12 ~~of the uses described in Subsection (1) are provided for each one net square foot of other uses.~~

13 ~~———— (B) ——— A nonconforming use may be changed to any use permitted in an RC-4 District if at least~~  
14 ~~six net square feet of the uses described in Subsection (A)(i) are provided for each net square foot of~~  
15 ~~other uses.~~

16 ~~———— (C) ——— Uses along a street frontage at grade level shall be confined to residential lobbies,~~  
17 ~~parking entrances and exits, and office and retail uses. At least ½ of the total width of any new building~~  
18 ~~parallel to and facing the street shall be devoted at grade level to building entrances or display~~  
19 ~~windows.~~

20 ~~———— (2) ——— Density. The provisions of Sections 123 and 124 of the Code relating to floor area ratio~~  
21 ~~limitations and Sections 207, 207.1, 208, 209.1 and 209.2 of this Code relating to density limitations~~  
22 ~~shall not apply.~~

23 ~~———— (3) ——— Setback. Above 50 feet in height, a minimum of 50 percent of the building frontage shall~~  
24 ~~be set back a minimum of 25 feet from the front property line.~~

25 ~~———— (4) ——— Open Space.~~



1 ~~—— (A) —— Open space shall be provided at the ratio of one square foot per 13 square feet of gross~~  
2 ~~floor area of dwelling units.~~

3 ~~—— (B) —— The open space requirement may be met by providing one or more of the following~~  
4 ~~types of open space: “private usable open space” as defined in Section 135(a) of this Code, “common~~  
5 ~~usable open space” as defined in Section 135(a) of this Code, or “publicly accessible open space”~~  
6 ~~which is defined as open space situated in such locations and which provides such ingress and egress~~  
7 ~~as will make the area accessible to the general public and which is open to the public daily at least~~  
8 ~~eight daylight hours; provided, however, that no more than 40 percent of the open space requirement~~  
9 ~~shall be met with private usable open space. Security gates may be provided.~~

10 ~~—— (C) —— Open space that will satisfy the definition of publicly accessible open space includes but~~  
11 ~~is not limited to: A sidewalk widening, a pedestrian overpass, a recreation facility on the roof of a~~  
12 ~~parking garage, a pedestrian street, and a publicly accessible area with a scenic overlook as more~~  
13 ~~particularly defined in the Recreation and Open Space Section of the Rincon Hill Plan, a part of the~~  
14 ~~Master Plan. If a sidewalk widening or a pedestrian overpass is used to meet the open space~~  
15 ~~requirement, the Planning Commission shall require approval of the open space proposal by the~~  
16 ~~Department of Public Works prior to Planning Commission approval of the project.~~

17 ~~—— (D) —— The owner of the property on which the open space is located shall maintain it by~~  
18 ~~keeping the area clean and free of litter and keeping in a healthy state any plant material that is~~  
19 ~~provided. The Planning Commission shall have authority to require a property owner to hold harmless~~  
20 ~~the City and County of San Francisco, its officers, agents and employees, from any damage or injury~~  
21 ~~caused by the design, construction or maintenance of open space, and to require the owner or owners~~  
22 ~~or subsequent owner or owners of the property to be solely liable for any damage or loss occasioned by~~  
23 ~~any act or neglect in respect to the design, construction or maintenance of the open space.~~

24 ~~—— (E) —— Open space, including publicly accessible open space, may be provided on those~~  
25 ~~portions of the site not developed pursuant to the requirements of Section 249.1(b)(1).~~

1 ~~(F) The area of a solarium may be credited as private usable open space if such area is~~  
2 ~~exposed to the sun through openings or clear glazing on not less than 50 percent of its perimeter and~~  
3 ~~not less than 25 percent of its perimeter can be opened to the air. Rooms whose windows meet the~~  
4 ~~requirements of Section 140 but for the fact that they face onto a solarium shall be deemed to comply~~  
5 ~~with Section 140 if the windows of the solarium meet the standards of Section 140.~~

6 ~~(5) Parking Requirements.~~

7 ~~(A) There shall be at least one parking space for each dwelling unit, and no more than one~~  
8 ~~parking space for each dwelling unit; provided, however, for dwellings specifically designed for and~~  
9 ~~occupied by senior citizens or physically handicapped persons, as defined and regulated by Section~~  
10 ~~209.1(m) of this Code, there shall be at least one parking space for each five dwelling units. Parking in~~  
11 ~~excess of one parking space for each dwelling unit shall not be classified as an accessory use,~~  
12 ~~notwithstanding the provisions of Section 204.5(e) of this Code.~~

13 ~~(B) Parking for all other uses shall be provided at a ratio of one space for each 1,500~~  
14 ~~occupied square feet of office or retail space.~~

15 ~~(C) Within 25 feet horizontal distance from a street grade, parking cannot occupy the first~~  
16 ~~two stories above grade. However, parking for dwelling units on pedestrian streets may be provided at~~  
17 ~~ground level.~~

18 ~~(d) Commercial/Industrial Subdistrict. The provisions of this Code applicable to an M-1~~  
19 ~~Use District shall govern the Commercial/Industrial Subdistrict except as specifically provided in this~~  
20 ~~Section.~~

21 ~~(1) Open Space.~~

22 ~~(A) Open space shall be provided at the ratio of one square foot per 50 square feet of gross~~  
23 ~~floor area of all uses except dwelling units. The open space provided shall conform to the definition of~~  
24 ~~publicly accessible open space in Subsections (c)(4)(B) and (C). Publicly accessible open space, but no~~  
25

1 ~~other type of open space, may be provided on those portions of the site not developed pursuant to the~~  
2 ~~requirements of Section 249.1(b)(1).~~

3 ~~—— (B) —— Open space requirements for dwelling units shall be governed by Section 135 of this~~  
4 ~~Code.~~

5 ~~—— (C) —— The owner of the property on which the open space is located shall maintain it by~~  
6 ~~keeping the area clean and free of litter and keeping in a healthy state any plant material that is~~  
7 ~~provided. The Planning Commission shall have authority to require a property owner or owners to~~  
8 ~~hold harmless the City and County of San Francisco, its officers, agents and employees, from any~~  
9 ~~damage or injury caused by the design, construction or maintenance of open space, and to require the~~  
10 ~~owner or owners or subsequent owner or owners of the property to be solely liable for any damage or~~  
11 ~~loss occasioned by any act or neglect in respect to the design, construction or maintenance of the open~~  
12 ~~space.~~

13 ~~—— (2) —— Parking. All uses other than dwelling units shall be provided with one parking space for~~  
14 ~~each 1,000 square feet of occupied floor area of use unless Section 151 imposes a lesser requirement~~  
15 ~~for a particular use in which case the lesser requirement shall apply. For dwelling units, there shall be~~  
16 ~~at least one parking space for each dwelling unit, and no more than one parking space for each~~  
17 ~~dwelling unit; provided, however, for dwellings specifically designed for and occupied by senior~~  
18 ~~citizens or physically handicapped persons, as defined and regulated by Section 209.1(m) of this Code,~~  
19 ~~there shall be at least one parking space for each five dwelling units.~~

20 ~~—— (3) —— Housing Density. Dwellings may be provided at a ratio not to exceed one dwelling unit~~  
21 ~~for each 200 feet of lot area.~~

22 ~~—— (4) —— Floor Area Premiums. The provisions of Section 125 allowing floor area premiums shall~~  
23 ~~not apply.~~

24 ~~—— (e) —— Residential/Commercial Subdistrict. The following controls are applicable in the~~  
25 ~~Residential/Commercial Subdistrict.~~

1        ~~(1)(3)~~ Uses.

2            (A)     Permitted uses are (i) those listed in Sections 209.1 and 209.2 of this Code and  
3            (ii) those permitted in an RC-4 District, plus the uses listed in subsection (e)(1)(B) below;  
4            provided that, for newly constructed buildings or additions of twenty percent (20%) or more of  
5            an existing building's gross floor area, at least six net square feet of residential use is provided  
6            for each one net square foot of non-residential use on any lot. Additions of less than twenty  
7            percent (20%) of a building's gross floor area are exempt from the six to one residential  
8            requirements. Once granted, this exemption from the residential development requirement for  
9            building additions may not be repeated for any single property. Any addition of more than  
10            twenty percent (20%) of gross square feet of building area shall be required to provide the  
11            housing on a 6 to 1 basis for all of the additional building area. All areas used for parking for  
12            either residential or non-residential uses shall be excluded in the calculation of the  
13            residential/non-residential ratio. For the purposes of application of this 6 to 1 ratio, hotels,  
14            inns or hostels as defined under Section 209.2(d) and (e) shall be considered a non-  
15            residential rather than a residential use.

16            (B)     The use provisions applicable to an RC-4 District shall be applicable to the  
17            "Residential/Commercial" Subdistrict with the following modifications or additions:

- 18            (i)     all uses listed under Section 209.3 ("Institutions") shall be permitted as of right  
19            as principal uses;
- 20            (ii)    all uses listed under Section 209.4 ("Community Facilities") shall be permitted as  
21            of right as principal uses;
- 22            (iii)   utility uses listed in Section 209.6 shall be permitted as conditional uses, with  
23            such utility uses to include telecommunications and internet communication co-location, web-  
24            hosting and other similar facilities, provided such uses are primarily conducted within  
25            enclosed buildings;

1 (iv) in lieu of Section 209.7, automotive uses shall be those permitted in Section  
2 223(a), Section 223(m) (except that such use shall be permitted as a principal use for only five  
3 (5) years after the construction of the building, after which a conditional use authorization shall  
4 be required), and Section 223(p) (except that such parking lot shall be a conditional use  
5 limited to two years per each conditional use authorization);

6 (v) Section 209.8 shall not be applicable;

7 (vi) all uses listed in Section 218 shall be permitted as of right as principal uses;

8 (vii) all uses listed in Section 219(c) shall be permitted as of right above the ground  
9 floor or below the ground floor, and all office uses listed in Section 219(c) shall be permitted  
10 on the ground floor as conditional uses;

11 (viii) all uses listed in Section 222 shall be permitted as of right above or below the  
12 ground level, and shall be conditional uses at the ground level

13 (ix) all uses listed in Section 221(a)—(f) shall be permitted as of right as principal  
14 uses;

15 (x) all uses listed in Section 224(a) shall be permitted as conditional uses;

16 (xi) all uses listed in Section 225(b) shall be permitted as of right as principal uses;

17 (xii) all uses listed in Section 226(a) shall be permitted as of right as principal uses;

18 (xiii) commercial wireless facilities as per Section 227(h) or (i) shall be permitted as  
19 conditional uses;

20 (xiv) all uses listed in Section 227(r) shall be permitted as of right as principal uses.

21 (C) A nonconforming use may be changed to any equally or more conforming use  
22 without providing the 6 to 1 ratio of required residential space.

23 (D) No use, even though listed as a permitted use or otherwise allowed, shall be  
24 permitted in the Residential/Commercial Subdistrict which, by reason of its nature or manner  
25 of operation, creates conditions that are hazardous, noxious, or offensive through the

1 emission of odor, fumes, smoke, cinders, dust, gas, vibration, glare, refuse, water-carried  
2 waste, or excessive noise.

3 ~~(2)~~(4) Density.

4 (A) Residential Density. There shall be no density limit for residential uses in the  
5 Residential/Commercial Subdistrict. The provisions of Sections 207.1 and 208 related to  
6 residential density shall not apply.

7 (B) Non-residential Density. There shall be a density limit for non-residential uses,  
8 which shall be measured as a Floor Area Ratio (FAR), as defined by Section 102.9, 102.10,  
9 102.11 and 124 of this Code. The maximum nonresidential FAR for newly constructed  
10 buildings or additions of twenty percent (20%) or more of an existing building shall be 0.75.  
11 Otherwise the FAR for the Residential/Commercial Subdistrict shall be 5 to 1. The provisions  
12 of Section 123, 124, 125 and 127 relating to Floor Area Ratio shall apply.

13 (C) Area used for parking for commercial uses or residential uses including parking  
14 permitted as of right or by conditional use shall not be considered as commercial FAR.

15 ~~(3)~~(5) Open Space.

16 (A) Open space shall be provided at the ratio of thirty-six net square feet of open  
17 space for each dwelling unit if all private, with a ratio of 1.33 of common usable open space  
18 that may be substituted for private; open space shall be provided at the ratio of one square  
19 foot of open space per 50 square feet of gross floor area for all other uses.

20 (B) The open space requirement for residential use may be met by providing one or  
21 more of the following types of open space: private usable open space as set forth below;  
22 common open space, including an unenclosed park or plaza at grade or above, or an  
23 enclosed or partly enclosed pool or a health club, accessible to residents and guests of  
24 residents and not to the general public, and "publicly accessible open space" as set forth in  
25 (C)(i) below. Where any publicly accessible open space is used to satisfy the open space

1 requirements for both residential and non-residential use, the open space area must be of an  
2 area at least equal to the sum of the separate open space requirements to be satisfied by that  
3 open space. Up to forty percent (40%) of the open space requirement for residential uses  
4 may be met by providing private open spaces, provided that any such private open space  
5 counted toward a portion of the open space requirement has a minimum area of 36 square  
6 feet, with a minimum dimension of four feet in any direction.

7 (C) The open space requirement for non-residential uses shall be met by providing  
8 "publicly accessible open space," which is defined as open space situated in such locations  
9 and which provides such ingress and egress as will make the area accessible to the general  
10 public and which is open to the public daily for at least twelve daylight hours.

11 (i) Publicly accessible open space. One or more of the following types of open  
12 space shall satisfy the definition of publicly accessible open space:

13 (AA) An unenclosed park or garden at grade or above;

14 (BB) An unenclosed plaza with seating areas and landscaping and no more than ten  
15 percent (10%) of the floor area devoted to food or beverage service;

16 (CC) An enclosed pedestrian pathway, which extends through the building, which is  
17 accessed from a public street at grade, which is landscaped and has access to natural light  
18 and ventilation, and in which retail space may face the pedestrian path inside the building  
19 provided that no more than twenty percent (20%) of the floor area of the required open space  
20 may be devoted to seating areas within the pedestrian path;

21 (DD) A sun terrace or solarium with landscaping;

22 (EE) Sidewalk widening following a regular pattern of setbacks;

23 (FF) A recreation facility on the roof of a parking garage;

24 (GG) An unenclosed pedestrian street that traverses a large block in an east-west  
25 direction;

1 (HH) A publicly-accessible area with a scenic overlook;

2 (II) A publicly-accessible area within 900 feet of the site;

3 (JJ) Streetscapes on surrounding streets, as approved by the Planning Department;

4 or

5 (KK) Other similar open space features as more particularly defined in the Recreation  
6 and Open Space Section of the Rincon Hill Plan, a part of the General Plan. If a sidewalk  
7 widening is used to meet the open space requirement, the Planning Commission shall require  
8 approval of the open space proposal by the Department of Public Works prior to Planning  
9 Commission approval of the project.

10 (ii) The required publicly accessible open space shall, as determined by the Zoning  
11 Administrator:

12 (AA) Be in such locations and provide such ingress and egress as will make the area  
13 convenient, safe, secure and easily accessible to the general public;

14 (BB) Be appropriately landscaped;

15 (CC) Be accessible to public water and toilet facilities;

16 (DD) Be protected from uncomfortable winds;

17 (EE) Incorporate ample seating and, if appropriate, access to limited amounts of food  
18 and beverage service, which will enhance public use of the area;

19 (FF) Be well signed and accessible to the public during daylight hours;

20 (GG) Have adequate access to sunlight if sunlight access is appropriate to the type of  
21 area;

22 (HH) Be well lighted if the area is of the type requiring artificial illumination;

23 (II) Be designed to enhance user safety and security;

24 (JJ) Be of sufficient size to be attractive and practical for its intended use; and

25 (KK) The owner of the property on which the open space is located shall maintain it



1 by keeping the area clean and free of litter and keeping in a healthy state any plant material  
2 that is provided. The Zoning Administrator shall have authority to require a property owner to  
3 hold harmless the City and County of San Francisco, its officers, agents and employees, from  
4 any damage or injury caused by the design, construction or maintenance of open space, and  
5 to require the owner or owners or subsequent owner or owners of the property to be solely  
6 liable for any damage or loss occasioned by an act or neglect in respect to the design,  
7 construction or maintenance of the open space.

8 (D) The provisions of Section 135 concerning usable open space shall not apply.

9 ~~(4)(6)~~ Parking Requirements.

10 (A) There shall be no more than one parking space for each dwelling unit. Parking  
11 in excess of one parking space for each dwelling unit shall not be classified as an accessory  
12 use, notwithstanding the provisions of Section 204.5(c) of this Code.

13 (B) Parking for retail uses shall be provided at a ratio of one space for each 500  
14 occupied square feet of retail space for the first 60,000 occupied square feet of retail space on  
15 any project site; any parking for retail square footage in excess of 60,000 square feet per  
16 project shall not exceed a ratio of one space per each 1,500 occupied square feet of retail  
17 space.

18 (C) Parking for all office uses and any other non-retail commercial use shall be  
19 provided at a ratio of one space for each 1,500 occupied square feet of space.

20 (D) At street level, parking shall not front on Folsom Street, and within 25 feet  
21 horizontal distance from other street rights of way cannot occupy more than twenty percent  
22 (20%) at street level of the cumulative street frontage in the Residential/Commercial  
23 Subdistrict.

24 (E) In addition to the amounts of parking set forth above, additional parking shall be  
25 allowed as of right for any project that submitted an application for environmental review prior

1 to December 31, 2001, where such parking is necessary to replace parking for any agency or  
2 department of the United States Federal Government that is located on, or immediately  
3 adjacent to, a development site.

4 ~~(5)~~(7) Streetscape.

5 (A) Ground floor retail space (including personal service and restaurants) and space  
6 devoted to building and pedestrian circulation is required along the street frontage for a  
7 minimum of fifty percent (50%) of the street frontage; exceptions to this standard may be  
8 granted administratively by the Zoning Administrator if (s)he deems the exception to provide a  
9 more attractive, usable and visually interesting pedestrian streetscape.

10 (B) Uses along a street frontage at grade level shall be visually interesting and  
11 attractive to pedestrians. Curb cuts shall be minimized. No parking ingress or egress shall be  
12 permitted that would disrupt or delay transit service.

13 ~~(6)~~(8) Site Coverage. There shall be no limit on site coverage. One hundred percent  
14 (100%) site coverage shall be permitted.

15 ~~(7)~~(9) Dwelling Unit Exposure. In light of the high-density nature of the  
16 Residential/Commercial Subdistrict, the dwelling unit exposure requirements of Section 140  
17 shall not apply.

18 ~~(8)~~(10) Height and Tower Separation Standards.

19 (A) There shall be an 85-foot maximum height for the podium/base of a building.

20 (B) There shall be an overall height limit of 400 feet in the Residential/Commercial  
21 Subdistrict.

22 (C) There shall be a 50 foot minimum tower height differential between towers on  
23 the same development site.

24 (D) In the Residential/Commercial Subdistrict, there shall be a minimum 82-1/2 foot  
25 separation between towers.

1 (E) All space above the 200-foot height level shall be devoted to residential use.

2 (~~9~~11) Bulk Standards. The Residential/Commercial Subdistrict shall be subject to "W"

3 Bulk District controls, as follows:

4 (A) Base (0—85 feet): Unlimited. The site coverage limitations of Section  
5 249.1(b)(1) shall not apply.

6 (B) (1) Buildings over 85 in height, but less than 300 feet in height, shall be  
7 limited to a maximum plan length of 100 feet and a maximum diagonal length of 125 feet.

8 (2) Buildings over 300 feet in height shall not exceed a maximum plan length of 115  
9 feet and a maximum diagonal length of 145 feet.

10 (3) Minor increases in Plan length for the purposes of improved design may be  
11 approved pursuant to Section 271.

12 (C) A 10% volume reduction is required for the upper tower of any building that is  
13 300 feet in height or taller. The upper tower is defined as the top one-third portion of a free  
14 standing tower; for a tower that sits atop a podium or base, the upper tower is defined as the  
15 top one-third of the height of the tower as measured from the top of the podium or base.

16 (D) Folsom Street Setback: Above the 85 foot base, at least 50% of the entire  
17 Folsom Street frontage shall be set back a minimum of 12-1/2 feet. No setback will be  
18 required for any portion of the frontage occupied by a tower with a height in excess of 85 feet,  
19 unless that tower or towers occupies more than 50% of the total Folsom Street frontage.

20 (E) The floor plates on either tower shall not exceed an average of 11,000 gross  
21 square feet over the entire tower.

22 SEC. 260. HEIGHT LIMITS: MEASUREMENT.

23 (a) Method of Measurement. The limits upon the height of buildings and structures  
24 shall be as specified on the Zoning Map. In the measurement of height for purposes of such  
25 limits, the following rules shall be applicable:

1 (1) The point above which such measurements shall be taken shall be as specified  
2 in the definition of "height" in this Code.

3 (2) The upper point to which such measurement shall be taken shall be the highest  
4 point on the finished roof in the case of a flat roof, and the average height of the rise in the  
5 case of a pitched or stepped roof, or similarly sculptured roof form, or any higher point of a  
6 feature not exempted under Subsection (b) below.

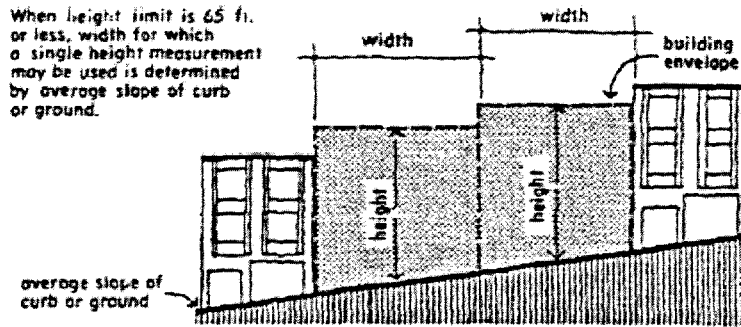
7 (3) In cases where the height limit is 65 feet or less and a street from which height  
8 measurements are made slopes laterally along the lot, or the ground slopes laterally on a lot  
9 that also slopes upward from the street, there shall be a maximum width for the portion of the  
10 building or structure that may be measured from a single point at curb or ground level,  
11 according to the definition of "height," as specified in the following table. These requirements  
12 shall not apply to any property to which the bulk limitations in Section 270 of this Code are  
13 applicable.

14 TABLE 260  
15 HEIGHT MEASUREMENT ON LATERAL SLOPES WHERE HEIGHT LIMIT IS 65  
16 FEET OR LESS

Average Slope of Curb or Ground From Which Height is Measured	Maximum Width for Portion of Building that May Be Measured from a Single Point
5 percent or less	No requirement
More than 5 percent but no more than 15 percent	65 feet
More than 15 percent but no more than 20 percent	55 feet
More than 20 percent but no more than 25 percent	45 feet

1 More than 25 percent

35 feet



(b) Exemptions. In addition to other height exceptions permitted by this Code, the features listed in this Subsection shall be exempt from the height limits established by this Code, in an amount up to but not exceeding that which is specified.

(1) The following features shall be exempt; provided the limitations indicated for each are observed; provided further that the sum of the horizontal areas of all features listed in this Paragraph (b)(1) shall not exceed 20 percent of the horizontal area of the roof above which they are situated, or, in C-3 Districts and in the Rincon Hill *Special Use Downtown Residential* District, where the top of the building has been separated into a number of stepped elements to reduce the bulk of the upper tower, of the total of all roof areas of the upper towers; and provided further that in any R, RC-1, RC-2, RC-3 or RC-4 District the sum of the horizontal areas of all such features located within the first 10 feet of depth of the building, as measured from the front wall of the building, shall not exceed 20 percent of the horizontal area of the roof in such first 10 feet of depth.

As an alternative, the sum of the horizontal areas of all features listed in this Paragraph (b)(1) may be equal but not exceed 20 percent of the horizontal area permitted for buildings

1 and structures under any bulk limitations in Section 270 of this Code applicable to the subject  
2 property.

3 Any such sum of 20 percent heretofore described may be increased to 30 percent by  
4 unroofed screening designed either to obscure the features listed under (A) and (B) below or  
5 to provide a more balanced and graceful silhouette for the top of the building or structure.

6 (A) Mechanical equipment and appurtenances necessary to the operation or  
7 maintenance of the building or structure itself, including chimneys, ventilators, plumbing vent  
8 stacks, cooling towers, water tanks, panels or devices for the collection of solar or wind  
9 energy and window-washing equipment, together with visual screening for any such features.  
10 This exemption shall be limited to the top 10 feet of such features where the height limit is 65  
11 feet or less, and the top 16 feet of such features where the height limit is more than 65 feet.

12 (B) Elevator, stair and mechanical penthouses, fire towers, skylights and dormer  
13 windows. This exemption shall be limited to the top 10 feet of such features where the height  
14 limit is 65 feet or less, and the top 16 feet of such features where the height limit is more than  
15 65 feet.

16 I Stage and scenery lofts.

17 (D) Ornamental and symbolic features of public and religious buildings and  
18 structures, including towers, spires, cupolas, belfries and domes, where such features are not  
19 used for human occupancy.

20 (E) In any C-3 District, enclosed space related to the recreational use of the roof,  
21 not to exceed 16 feet in height.

22 (F) In any C-3 or South of Market District, additional building volume used to  
23 enclose or screen from view the features listed under Subsections (b)(1)(A) and (B) above.  
24 The rooftop form created by the added volume shall not be subject to the percentage  
25 coverage limitations otherwise applicable to this subsection but shall meet the requirements of

1 Section 141 and shall not exceed 20 feet in height, measured as provided in Subsection (a)  
2 above, and may not exceed a total volume, including the volume of the features being  
3 enclosed, equal to  $\frac{3}{4}$  of the horizontal area of all upper tower roof areas of the building  
4 measured before the addition of any exempt features times 20.

5 (G) In any C-3 District, vertical extensions to buildings, such as spires, which  
6 enhance the visual appearance of the structure and are not used for human occupancy may  
7 be allowed, pursuant to the provisions of Section 309, up to 75 feet above the height  
8 otherwise allowed. The extension shall not be subject to the percentage coverage limitations  
9 otherwise applicable to this subsection, provided that the extension is less than 100 square  
10 feet in cross-section and 18 feet in diagonal dimension.

11 (H) In the Rincon Hill ~~Special Use~~ Downtown Residential District, enclosed space  
12 related to the recreational use of the roof, not to exceed 16 feet in height.

13 (I) In the Rincon Hill ~~Special Use~~ Downtown Residential District, additional building  
14 volume used to enclose or screen from view the features listed under Subsections (b)(1)(A)  
15 and (b)(1)(B) above. The rooftop form created by the added volume shall not be subject to the  
16 percentage coverage limitations otherwise applicable to this subsection but shall meet the  
17 requirements of Section 141, ~~and~~ shall not exceed 10 percent of the total height of any building  
18 taller than 105 feet, shall have a horizontal area not more than 85 percent of the total area of the  
19 highest occupied floor, and shall contain no space for human occupancy. The features described in  
20 (b)(1)(B) shall not be limited to 16 feet for buildings taller than 160 feet, but shall be limited by the  
21 permissible height of any additional rooftop volume allowed by this subsection. 20 feet in height,  
22 measured as provided in Subsection (a) above, and may not exceed a total volume, including the  
23 volume of the features being enclosed, equal to  $\frac{3}{4}$  of the horizontal area of all upper tower roof areas of  
24 the building measured times 20.

1 (J) In the Van Ness Special Use District, additional building volume used to enclose  
2 or screen from view the features listed under Subsections (b)(1)(A) and (b)(1)(B) above and  
3 to provide additional visual interest to the roof of the structure. The rooftop form created by the  
4 added volume shall not be subject to the percentage coverage limitations otherwise applicable  
5 to this Subsection, but shall meet the requirements of Section 141 and shall not exceed 10  
6 feet in height where the height limit is 65 feet or less or 16 feet where the height limit is more  
7 than 65 feet, measured as provided in Subsection (a) above, and may not exceed a total  
8 volume, including the volume of the features being enclosed, equal to  $\frac{3}{4}$  of the horizontal area  
9 of all upper tower roof areas of the building measured before the addition of any exempt  
10 features times 10 where the height limit is 65 feet or less or times 16 where the height limit is  
11 more than 65 feet.

12 (K) In the Northeast China Basin Special Use District, light standards for the  
13 purpose of lighting the ballpark.

14 (L) In the Candlestick Point Special Use District, light standards for the purpose of  
15 the lighting the stadium, scoreboards associated with the stadium, and flagpoles and other  
16 ornamentation associated with the stadium.

17 (2) The following features shall be exempt, without regard to their horizontal area,  
18 provided the limitations indicated for each are observed:

19 (A) Railings, parapets and catwalks, with a maximum height of four feet.

20 (B) Open railings, catwalks and fire escapes required by law, wherever situated.

21 I Unroofed recreation facilities with open fencing, including tennis and basketball  
22 courts at roof level, swimming pools with a maximum height of four feet and play equipment  
23 with a maximum height of 10 feet.

24 (D) Unenclosed seating areas limited to tables, chairs and benches, and related  
25 windscreens, lattices and sunshades with a maximum height of 10 feet.



1 (E) Landscaping, with a maximum height of four feet for all features other than plant  
2 materials.

3 (F) Short-term parking of passenger automobiles, without additional structures or  
4 equipment other than trellises or similar overhead screening for such automobiles with a  
5 maximum height of eight feet.

6 (G) Amusement parks, carnivals and circuses, where otherwise permitted as  
7 temporary uses.

8 (H) Flagpoles and flags, clothes poles and clotheslines, and weathervanes.

9 (I) Radio and television antennae where permitted as accessory uses and towers  
10 and antennae for transmission, reception, or relay of radio, television or other electronic  
11 signals, where permitted as principal or conditional uses, subject to the limitations of  
12 Subsections 227(h) and (i) of this Code and limitations imposed by the City Planning  
13 Commission.

14 (J) Warning and navigation signals and beacons, light standards and similar  
15 devices, not including any sign regulated by this Code.

16 (K) Public monuments owned by government agencies.

17 (L) Cranes, scaffolding and batch plants erected temporarily at active construction  
18 sites.

19 (M) Structures and equipment necessary for the operation of industrial plants,  
20 transportation facilities, public utilities and government installations, where otherwise  
21 permitted by this Code and where such structures and equipment do not contain separate  
22 floors, not including towers and antennae for trans-mission, reception, or relay of radio,  
23 television, or other electronic signals where permitted as principal or conditional uses by this  
24 Code.

1 (N) Buildings, structures and equipment of the San Francisco Port Commission,  
2 where not subject to this Code due to provisions of the San Francisco Charter or State law.

3 (O) Additional building height, up to a height of five feet above the otherwise  
4 applicable height limit, where the uppermost floor of the building is to be occupied solely by  
5 live/work units located within a South of Market District.

6 (P) Enclosed recreational facilities up to a height of 10 feet above the otherwise  
7 applicable height limit when located within both an SSO District and a 65-U height and bulk  
8 district and when authorized by the City Planning Commission as a conditional use pursuant  
9 to Sections 303 and 316 of this Code, provided that the project is designed in such a way as  
10 to reduce the apparent mass of the structure above a base 50 foot building height.

11 (Q) Historic signs within an historic sign district permitted pursuant to Sections 302,  
12 303 and 608.14 of this Code.

13 SEC. 263.19. HEIGHT LIMITS: PERMITTED PODIUM AND TOWER HEIGHTS IN THE R  
14 BULK DISTRICT.

15 (a) Intent. As described in Section 827(a), the general development concept for Rincon Hill  
16 is of podium buildings up to 85 feet in height, with adequately spaced slender towers up to 550 feet in  
17 height rising above the podium buildings. This urban form is implemented in the R height and bulk  
18 district, mapped in all portions of the Rincon Hill Downtown Residential District where towers are  
19 permitted.

20 (b) Maximum Height Controls for Podiums and Towers. In the R bulk district, as  
21 designated on Sectional Map No. 1H of the Zoning Map, maximum permitted building heights for both  
22 podiums and towers are expressed as two numbers separated by a slash, including 85/150-R, 85/200-R,  
23 85/250-R, 65/400-R, 85/400-R, 45/450-R, and 45/550-R. The number preceding the slash represents  
24 the height limit for podium buildings. The number following the slash represents the height limit for  
25

1 towers. No building may exceed the podium height limit except for towers meeting the bulk and tower  
2 spacing controls established in Section 270(e).

3 SEC. 270. BULK LIMITS: MEASUREMENT.

4 (a) The limits upon the bulk of buildings and structures shall be as stated in this  
5 Section and in Sections 271 and 272. The terms "height," "plan dimensions," "length" and  
6 "diagonal dimensions" shall be as defined in this Code. In each height and bulk district, the  
7 maximum plan dimensions shall be as specified in the following table, at all horizontal cross-  
8 sections above the height indicated.

9  
10 TABLE 270

11 BULK LIMITS

District Symbol on Zoning Map	Height Above Which Maximum Dimensions Apply (in feet)	Maximum Plan Dimensions (in feet)	
		Length	Diagonal Dimension
A	40	110	125
B	50	110	125
C	80	110	125
D	40	110	140
E	65	110	140
F	80	110	140
G	80	170	200
H	100	170	200
I	150	170	200
J	40	250	300
K	60	250	300
L	80	250	300

1	M	100	250	300
2	N	40	50	100
3	<del>R</del>	<del>51</del>	<del>200</del>	<del>200</del>
4	<del>R</del>	<del>105</del>	<del>110</del>	<del>125</del>
5	<u>R</u>	<u>This table not applicable. But see Section 270(e)</u>		
6	V		110	140
7	V	* At setback height established pursuant to Section 253.2.		
8	OS	See Section 290.		
9	S	This table not applicable. But see Section 270(d).		
10	T	At setback height established	110	125
11		pursuant to Section 132.2, but no higher than 80 feet.		
12	X	This table not applicable. But see Section 260(a)(3).		

(b) These limits shall not apply to the buildings, structures and equipment listed in Section 260(b)(2) (K), (L), (M) and (N) of this Code, subject to the limitations expressed therein.

I Maximum plan lengths and diagonal dimensions do not apply to cornices or other decorative projections.

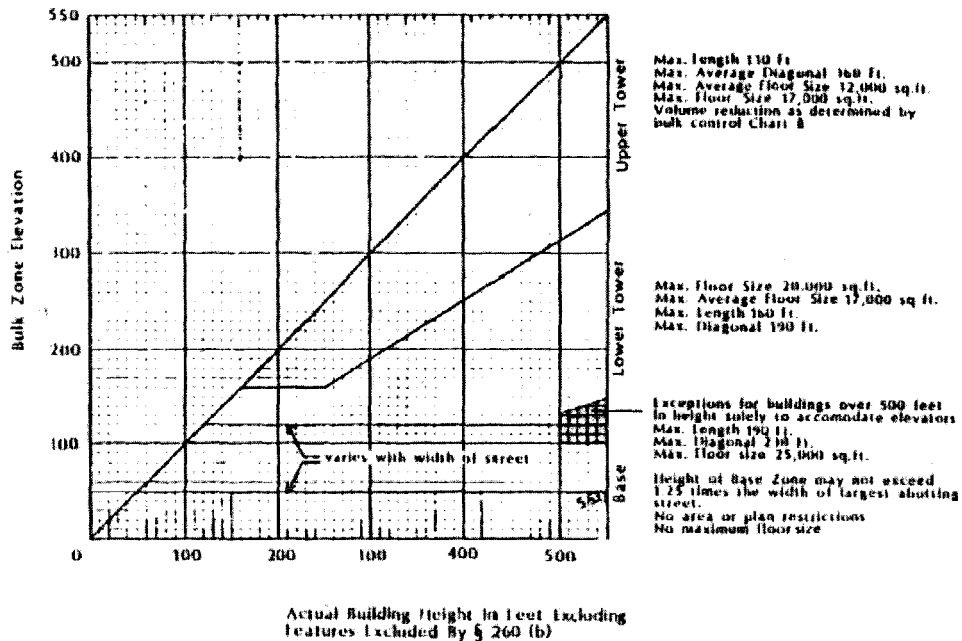
(d) The bulk limits contained in this subsection shall apply in S Bulk Districts as designated on Sectional Map Nos. 1H, 2H and 7H of the Zoning Map.

(1) Base. The base is the lowest portion of the building extending vertically to a streetwall height up to 1.25 times the width of the widest abutting street or 50 feet, whichever is more. There are no length or diagonal dimension limitations applicable to the base. The building base shall be delineated from the lower and upper tower and related to abutting buildings by a setback, cornice line or equivalent projection or other appropriate means.

(2) Lower Tower.

(A) Dimensions. Bulk controls for the lower tower apply to that portion of the building height above the base as shown on Chart B. For buildings of less than 160 feet in height, the lower tower controls are the only bulk controls above the base of the zone building. The bulk controls for the lower tower are a maximum length of 160 feet, a maximum floor size of 20,000 square feet, and a maximum diagonal dimension of 190 feet.

**CHART B**  
BULK LIMITS



(B) Additional Bulk for Elevators. Solely in order to accommodate additional elevators required by tall buildings the lower portion (up to the height shown on Chart B) of the lower tower of a building 500 feet tall or taller may be enlarged up to a maximum length of 190 feet, a maximum diagonal dimension of 230 feet and a maximum floor size of up to 25,000 square feet without a corresponding reduction in upper floor size.

1 (3) Upper Tower.

2 (A) Dimensions. Upper tower bulk controls apply to buildings taller than 160 feet.  
3 They apply to the upper tower portion of a building up to the height shown on Chart B, which  
4 height excludes the vertical attachment and other features exempted by Section 260 and  
5 excludes the extended upper tower height exceptions provided for in Section 263.7 of this  
6 Code. The bulk controls for the upper tower are: a maximum length of 130 feet; a maximum  
7 average floor size of 12,000 square feet; a maximum floor size for any floor of 17,000 square  
8 feet; and a maximum average diagonal measure of 160 feet. In determining the average floor  
9 size of the upper tower, areas with a cross-sectional area of less than 4,000 square feet may  
10 not be counted and sculptured architectural forms that contain large volumes of space but no  
11 usable floors shall be included in average floor size calculation by computing the cross section  
12 at 12.5-foot intervals.

13 (B) Volume Reduction. When the average floor size of the lower tower exceeds  
14 5,000 square feet, the volume of the upper tower shall be reduced to a percentage of the  
15 volume that would occur if the average floor size of the lower tower were extended to the  
16 proposed building height. The percentage varies with the bulk of the lower tower and with  
17 whether or not a height extension is employed pursuant to Section 263.7 and is shown on  
18 Chart C. In achieving the required volume reduction, a setback or change in profile at a  
19 specific elevation is not required.

20 (C) Extensions. Extension of the upper tower above the otherwise allowable height  
21 limits may be permitted as provided in Section 263.9.

22 (D) Termination of the Tower. The top of the tower shall be massed in a manner that  
23 will create a visually distinctive roof or other termination of the building. Modifications to a  
24 proposed project may be required, in the manner provided in Section 309, to achieve this  
25 purpose.

1 (e) Rincon Hill. In Bulk District R (Rincon Hill DTR District), bulk limitations are as  
2 follows:

3 ~~(1) — Between 51 and 105 feet in height, the maximum plan dimensions measured diagonally~~  
4 ~~may not exceed 200 feet, and the average individual floor area may not exceed 20,000 gross square~~  
5 ~~feet.~~

6 ~~(2) — Above 105 feet in height, each side of the building shall be limited to 110 feet in length,~~  
7 ~~and maximum plan dimensions measured diagonally may not exceed 125 feet except for the lower of~~  
8 ~~the structure above 105 feet, which shall be subject to Subsection (3) below; the average floor area of~~  
9 ~~all floors above 105 feet may not exceed 7,500 gross square feet.~~

10 ~~(3) — The volume of the upper 1/3 of the structure above 105 feet shall be at least 15 percent~~  
11 ~~less than the volume of the middle 1/3 above 105 feet, and the volume of the lower 1/3 of the structure~~  
12 ~~above 105 feet shall be at least 15 percent more than the volume of the middle 1/3 above 105 feet.~~

13 ~~(4) — In order to provide light and air between structures and to avoid excessive screening of~~  
14 ~~downtown views from the bridge, distances between structures in height districts above 105 feet should~~  
15 ~~not be less than 150 feet~~

16 (1) There are no bulk limits below a height of 85 feet, except for the lot coverage  
17 limitations and setback requirements described in Section 827.

18 (2) Tower Bulk and Spacing. Structures above 85 feet in height shall meet the following  
19 bulk limitations, as illustrated in Chart C.

20 (A) Buildings between 85 and 240 feet in height may not exceed a plan length of 90 feet and  
21 a diagonal dimension of 120 feet, and may not exceed a maximum average floor area of 7,500 gross  
22 square feet.

23 (B) Buildings between 241 and 300 feet in height may not exceed a plan length of 100 feet  
24 and a diagonal dimension of 125 feet, and may not exceed a maximum average floor area of 8,500  
25 gross square feet.

1           (C) Buildings between 301 and 350 feet in height may not exceed a plan length of 115 feet  
2 and a diagonal dimension of 145 feet. They may not exceed a maximum average floor area of 9,000  
3 gross square feet.

4           (D) Buildings between 351 and 550 feet in height may not exceed a plan length of 115 feet  
5 and a diagonal dimension of 145 feet. They may not exceed a maximum average floor area of 10,000  
6 gross square feet.

7           (E) To allow variety in the articulation of towers, the floor plates of individual floors may  
8 exceed the maximums described above by as much as 5 percent, provided the maximum average  
9 floorplate is met.

10           (F) To encourage tower sculpting, the gross floor area of the top one-third of the tower shall  
11 be reduced by 10 percent from the maximum floorplates described in (A) – (D) above, unless the  
12 overall tower floorplate is reduced by an equal or greater volume.

13           (G) In order to provide adequate sunlight and air to streets and open spaces, a minimum  
14 distance of 115 feet must be preserved between all structures above 110 feet in height at all levels  
15 above 110 feet in height. Spacing shall be measured horizontally from the outside surface of the  
16 exterior wall of the subject building to the nearest point on the closest structure above 110 feet in  
17 height. Any project that is permitted pursuant to the exception described in Section 270(e)(3) shall not  
18 be considered for the purposes of measuring tower spacing pursuant to this Section.

19           (H) The procedures for granting special exceptions to bulk limits described in Section 271  
20 shall not apply; exceptions may be granted pursuant to Sections 270(e)(3) and 270(e)(4).

21           (I) Additional setback, lot coverage, and design requirements for the Rincon Hill DTR  
22 District are described in Section 827.

23           (3) Exceptions to tower spacing and upper tower sculpting requirements. An exception to  
24 the 115 feet tower spacing requirement and the upper tower sculpting requirement described in (F) and  
25 (G) above may be granted to a project only on Block 3747 on a lot formed by the merger of part or all



1 of Lots 001E, 002 and 006, pursuant to the procedures described in 309.1 of this Code provided that  
2 projects meet the following criteria:

3 (i) Applications for environmental review and conditional use related to a building above  
4 85 feet in height on the subject lot have been filed with the Department prior to March 1, 2003 and  
5 February 1, 2005, respectively;

6 (ii) Given the 115' tower spacing requirement described in (F) above, the existence of an  
7 adjacent building greater than 85 feet in height precludes the development of a tower on the subject lot;

8 (iii) The subject lot has a total area of no less than 35,000 square feet;

9 (iv) The proposed project is primarily residential and has an area of no more than 528,000  
10 gross square feet;

11 (v) The proposed project conforms to all other controls described or referenced in Section  
12 827 and any other controls in this Code related to the Rincon Hill DTR District.

13 (vi) For the purposes of subsection (iv) above, the term "gross square feet" shall be the sum  
14 of the gross areas of all floors of a building or buildings above street grade measured from the exterior  
15 faces of exterior walls or from the center lines of walls separating two buildings, excluding area below  
16 street grade. Where columns are outside and separated from an exterior wall (curtain wall) which  
17 encloses the building space or are otherwise so arranged that the curtain wall is clearly separated from  
18 the structural members, the exterior face of the curtain wall shall be the line of measurement, and the  
19 area of the columns themselves at each floor shall also be counted.

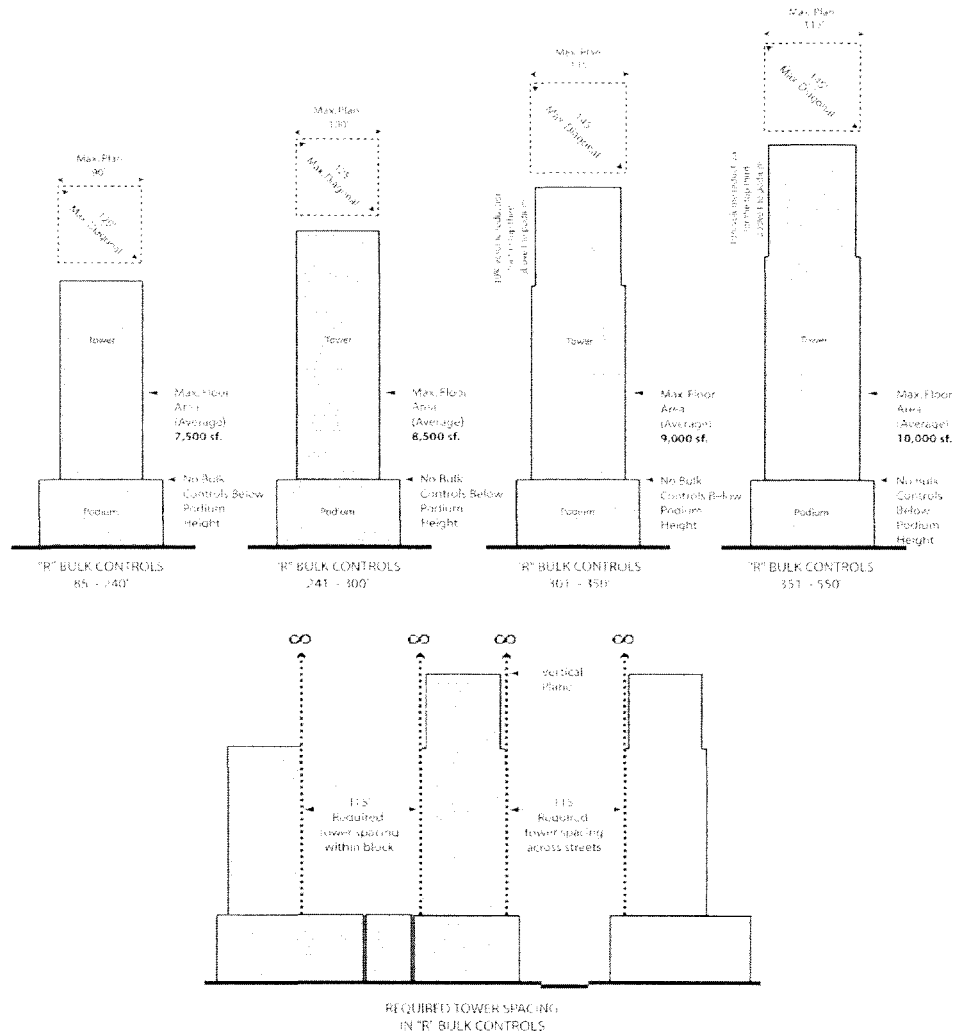
20 (4) Allowance for limited reduction in spacing from existing towers. To allow limited  
21 variation in tower placement from towers for which a certificate of occupancy has been issued prior to  
22 February 1, 2005, a reduction in tower spacing described in (G) above may be granted pursuant to the  
23 procedures described in 309.1 of this Code if all the following criteria are met:

24 (i) For every percent reduction from the maximum average floor area as described in (2)  
25 above, an equal percent reduction in tower separation may be granted subject to the following limits:

1           (ii) Up to a height of one and one-half times the maximum permitted podium height, tower  
2 spacing described in (G) above may be reduced by not more than 15 percent; (iii) up to a height of  
3 180 feet, tower spacing described in (G) above may be reduced by not more than 10 percent; and (iv)  
4 all floors above 180 feet achieve the full 115-foot minimum tower spacing requirement described in (G)  
5 above. A project may average the tower separation of all floors below 180 feet so long as the  
6 requirements of (iii) and (iv) are satisfied.

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Chart B:



SEC. 309.1 PERMIT REVIEW IN DOWNTOWN RESIDENTIAL DISTRICTS.

The provisions and procedures set forth in this Section shall govern the review of project authorization and building and site permit applications for the construction or substantial alteration of structures in Downtown Residential districts, the granting of exceptions to requirements of this Code, and the imposition of modifications necessary to achieve the objectives and policies of the General Plan and the purposes of this Code as provided for in Section 827 and elsewhere. When any action authorized by this Section is taken, any determination with respect to the proposed project required or authorized pursuant to CEQA may also be considered.

1           (a) Design Review.

2           (1) In addition to the standard permit review process, the design of projects greater than  
3 50,000 gross square feet or 85 feet in height shall be subject to design review and approval by  
4 Department staff. A detailed design review will be initiated by Department staff, working with the  
5 project sponsor, at the time an application for 309.1 review or building permit is filed, and may take  
6 place in advance of filing a building permit application. This comprehensive review shall resolve issues  
7 related to the project's design, including the following:

8           (A) Overall building massing and scale;

9           (B) Architectural treatments, façade design and building materials;

10          (C) The design of lower floors, including building setback areas, townhouses, entries and  
11 parking and loading access;

12          (D) On sloping sites, parking provided above ground pursuant to Section 827(7)(A);

13          (E) The provision of required open space, both on- and off-site;

14          (F) Streetscape and other public improvements, including tree planting, street furniture, and  
15 lighting;

16          (G) Circulation, including streets, alleys and mid-block pedestrian pathways

17          (H) Other changes necessary to bring a project into conformance with the Rincon Hill Plan  
18 and other elements and area plans of the General Plan.

19          (2) If the project sponsor opposes project modifications and conditions recommended by the  
20 Director of Planning pursuant to the design review, the Director shall prepare a report of  
21 recommended modifications which shall be presented to the Planning Commission for a hearing  
22 pursuant to subsection (e) and which shall be available to the public upon mail notification of said  
23 hearing.

24           (b) Exceptions.

1           (1) Exceptions to the following provisions of this Code may be granted as provided for  
2 below:

3           (A) Exceptions to the tower separation requirements of Section 270(e), pursuant to the  
4 criteria described in Section 270(e)(3) and 270(e)(4).

5           (B) Provision for exceeding an accessory residential parking ratio of 0.5 off-street car  
6 parking spaces per dwelling unit, up to a maximum of one car parking space per dwelling unit,  
7 pursuant to the criteria described in Section 151.1.

8           (C) Exceptions to the lot coverage requirements of Section 827(d)(2) for conversions of  
9 existing non-residential structures to residential use.

10           (D) Reductions in the dwelling unit exposure requirements of Section 140.

11           (E) Allowing parking access from Folsom Street, pursuant to 827 (d)(7) and 155(r).

12           (F) Reduction of required on-site residential open space of 36 square feet per unit described  
13 in Section 827(e)(2)(A) to create additional off-site publicly-accessible open space and superior  
14 building design.

15           (G) Design, location, and size of publicly-accessible open space as allowed by Section  
16 827(e) and equivalence of proposed publicly-accessible open space in size and quality with required  
17 on-site open space.

18           (H) Modifications to the required upper story setback above a height of 45 feet on the north  
19 side of mid-block pedestrian pathways as allowed in Section 827(d)(4)(C)(i).

20           (c) Hearing and Determination on Design Modifications and Applications for Exceptions.

21           (1) Hearing. The Planning Commission shall hold a public hearing for all projects greater  
22 than 50,000 gross square feet, for all projects 85 feet in height or greater, and for applications that  
23 require exceptions as provided in Subsection (b).

24           (2) Notice of Hearing. Notice of such hearing shall be mailed not less than 10 days prior to  
25 the date of the hearing to the project applicant, to property owners within 300 feet of the project that is

1 the subject of the application, using for this purpose the names and addresses as shown on the citywide  
2 Assessment Roll in the Assessor's Office, and to any person who has requested such notice. Such notice  
3 shall also be published at least once in an official newspaper of general circulation at least 10 days  
4 prior to the date of the hearing. The notice shall state that the written recommendation of the Director  
5 of Planning regarding design modifications to the project and regarding any requests for exceptions is  
6 available for public review at the office of the Planning Department.

7 (3) Director's Recommendations on Modifications and Exceptions. At the hearing, the  
8 Director of Planning shall review for the Commission key urban design issues related to the project  
9 based on the design review pursuant to subsection (a) and recommend to the Commission modifications  
10 to the project and conditions for approval as necessary. The Director shall also make recommendations  
11 to the Commission on any proposed exceptions pursuant to subsection (b).

12 (4) Decision and Imposition of Conditions. The Commission may, after public hearing and  
13 after making appropriate findings, approve, disapprove or approve subject to conditions, the project  
14 and any applications for exception. In addition to the requirements set forth in this Code, additional  
15 requirements, modifications, and limitations may be imposed on a proposed project, through the  
16 imposition of conditions, in order to achieve the objectives and policies of the General Plan or the  
17 purposes of this Code, including any modifications recommended by the Planning Director arising  
18 from design review. If, pursuant to the provisions of this Section, the Planning Commission determines  
19 that conditions should be imposed on the approval of a building or site permit application or an  
20 application for exceptions to conform the building to the standards and intent of the Rincon Hill Plan  
21 and other elements of the General Plan and the applicant agrees to comply, the Commission may  
22 approve the application subject to those conditions.

23 (5) Appeal. The decision of the Planning Commission on the granting of any exceptions  
24 pursuant to subsection (b) may be appealed to the Board of Appeals by any person aggrieved within 15  
25 days after the date of the decision by filing a written notice of appeal with that body, setting forth

1 wherein it is alleged that there was an error in the interpretation of the provisions of this Code or  
2 abuse of discretion on the part of the Planning Commission.

3 (6) Decision on Appeal. Upon the hearing of an appeal, the Board of Appeals may, subject  
4 to the same limitations as are placed on the Planning Commission by Charter or by this Code, approve,  
5 disapprove or modify the decision appealed from the Planning Commission. If the determination of the  
6 Board differs from that of the Commission it shall, in a written decision, specify the error in  
7 interpretation or abuse of discretion on the part of the Commission and shall specify in the findings, as  
8 part of the written decision, the facts relied upon in arriving at its determination.

9 (7) Discretionary Review. No requests for discretionary review, other than through the  
10 procedures set forth in this subsection, shall be accepted by the Planning Department or heard by the  
11 Planning Commission for permits in a DTR district.

12 (d) Change of Conditions. Authorization of a change in any condition previously imposed  
13 pursuant to this Section shall require an application for a change in conditions, which application shall  
14 be subject to the procedures set forth in this Section.

15 (e) Unbuilt Tower Projects; Progress Requirement and Approval Revocation.

16 (1) Construction of any development in an "R" bulk district containing a building taller than  
17 110 feet (herein referred to as a "tower project") shall commence within 24 months of the date the  
18 tower project is first approved by the Planning Commission or Board of Appeals pursuant to the  
19 provisions of this Section. For tower projects that contain more than one tower structure, each tower  
20 structure shall be considered as a separate phase of development, with a requirement for  
21 commencement of construction for each subsequent tower phase of 18 months beginning after the  
22 Certificate of Final Completion and Occupancy is issued on the previous tower phase. Failure to begin  
23 construction work within that period, or thereafter to carry the development diligently to completion,  
24 shall be grounds for the Planning Commission to revoke approval of the tower project or phase.  
25 Neither the Department of Public Works nor the Board of Permit Appeals shall grant any extension of

1 time inconsistent with the requirements of this Subsection (e)(1). For the purposes of this Subsection,  
2 "carry the development diligently to completion" shall mean continuous construction work without  
3 significant stoppage toward the completion of a tower structure beyond any site clearance, grading,  
4 excavation, or demolition of existing buildings on the project site.

5 (2) The Department of Building Inspection shall notify the Planning Department in writing  
6 of its approval for issuance and issuance of a site or building permit for any tower project and of the  
7 revocation, cancellation, or expiration of any such permit.

8 (3) At the first regularly scheduled Planning Commission meeting after the time period  
9 described in Subsection (e)(1) or this Subsection (e)(3) has elapsed for any tower project or tower  
10 phase, the Planning Commission shall hold a hearing requiring the tower project sponsor to report on  
11 the construction progress of the subject tower project or phase. If the Commission finds that the tower  
12 project or phase does not meet the progress requirement of Subsection (e)(1), the Commission may  
13 revoke or extend, up to a maximum of 12 months for each extension, the approvals for the tower project  
14 or phase.

15 (4) Appeals of Planning Commission decisions pursuant to this Subsectoin (e) shall be  
16 conducted pursuant to the procedures of Subsections (c)(5) and (c)(6).

17 SEC. 608.13. RINCON HILL AREA.

18 Within the boundaries of the Rincon Hill Downtown Residential Special Use District set  
19 forth in Section 249.1 of the City Planning Code as designated on Sectional Map 15U~~b~~ of the  
20 Zoning Map, and generally bounded by Folsom Street, The Embarcadero, Bryant Street, and  
21 Beale Essex Street and the off ramps of the Bay Bridge/Highway 80 Fremont Street exit,  
22 notwithstanding any other provisions of this Code, the existing signs and/or sign towers may  
23 be changed, modified or replaced provided that all the following criteria are met:

24 (a) Such changed, modified or replacement sign is in the same general location as  
25 the existing signage;



1 (b) The total area and height of the changed, modified or replacement sign is not  
2 increased from the total area and height of the existing sign or sign tower;

3 (c) Such sign or sign tower may contain letters, numbers, a logo, service mark  
4 and/or trademark, and may be nonilluminated, or directly or indirectly illuminated;

5 (d) Such sign or sign tower may only reflect the identity of the owner or a tenant of  
6 the building, including a parent corporation, subsidiary and/or affiliate of the owner or of the  
7 tenant.

8 SEC. 802.1. MIXED USE DISTRICTS.

9 The following districts are established for the purpose of implementing the Residence  
10 Element, the Commerce and Industry Element, the Downtown Plan, the Chinatown Plan, *the*  
11 *Rincon Hill Plan* and the South of Market Plan, all of which are parts of the Master Plan.

12 Description and Purpose Statements outline the main functions of each Mixed Use District in  
13 this Article, supplementing the statements of purpose contained in Section 101 of this Code.

14 Description and purpose statements applicable to each district are set forth in Sections  
15 810 through 8207 of this Code. The boundaries of the various Mixed Use Districts are shown  
16 on the Zoning Map referred to in Section 105 of this Code, subject to the provisions of that  
17 Section. The following Districts are hereby established as Mixed Use Districts.

Districts	Section Number
Chinatown—Community Business District	§810
Chinatown—Visitor Retail District	§811
Chinatown—Residential Neighborhood Commercial District	§812
RED—Residential Enclave District	§813
SPD—South Park District	§814
RSD—Residential/Service District	§815
SLR—Service/Light Industrial/Residential District	§816

1 SLI—Service/Light Industrial District §817

2 SSO—Service/Secondary Office District §818

3 ~~TB DTR—Transbay Downtown Residential District §826~~

4 ~~RH DTR—Rincon Hill Downtown Residential District §827~~

5 SEC. 803. MIXED USE DISTRICT REQUIREMENTS.

6 The Mixed Use District zoning control categories are listed in Sections 803.2, ~~and~~ 803.3  
7 ~~and 825.1~~ of this Code. Related building standards and permitted uses are generally stated,  
8 summarized or cross-referenced in those Sections or Sections 810.1 through 819, ~~and 826~~  
9 ~~through 827~~ of this Code, for each of the district classes listed in Section 802.1, or referenced  
10 in Section 899 of this Code.

11 SEC. 803.5. ADDITIONAL PROVISIONS GOVERNING USES IN MIXED USE  
12 DISTRICTS.

13 (a) Bars and Restaurants in South of Market Districts. Within South of Market  
14 Districts, bars and restaurants, permitted pursuant to zoning categories .32, .33 and .35 of  
15 Sections 813 through 818 of this Code, shall not be allowed except on conditions which, in the  
16 judgment of the City agency, board or commission which last exercises jurisdiction to apply  
17 this Code to a proposed such use, are reasonably calculated to insure that: (1) the quiet,  
18 safety and cleanliness of the premises and its adjacent area are maintained; (2) adequate off-  
19 street parking is provided, for which purpose the agency, board or commission may require  
20 parking in excess of that required under the provisions of Section 150(c) of this Code and may  
21 include participation in a South of Market parking management program if and when such a  
22 program exists; (3) proper and adequate storage and disposal of debris and garbage is  
23 provided; (4) noise and odors are contained within the premises so as not to be a nuisance to  
24 neighbors; and (5) sufficient toilet facilities are made accessible to patrons, including persons  
25 waiting to enter the establishment.

1 (b) Demolition or Conversion of Group Housing or Dwelling Units in South of Market  
2 Districts. Demolition, or conversion to any other use, of a group housing unit or dwelling unit  
3 or any portion thereof, in any South of Market District shall be allowed only subject to Section  
4 233(a) and only if approved as a conditional use pursuant to Sections 303 and 316 of this  
5 Code, notwithstanding any other provision of this Code. This provision shall extend to any  
6 premises whose current use is, or last use prior to a proposed conversion or demolition was,  
7 in fact as a group housing unit or dwelling unit as well as any premises whose legal use as  
8 shown in the records of the Bureau of Building Inspection is that of a group housing or  
9 dwelling unit.

10 (c) Preservation of Landmark Buildings, Significant or Contributory Buildings Within  
11 the Extended Preservation District and/or Contributory Buildings Within Designated Historic  
12 Districts within the South of Market Base District. Within the South of Market Base District,  
13 any use which is permitted as a principal or conditional use within the SSO District, excluding  
14 nighttime entertainment use, may be permitted as a conditional use in (a) a landmark building  
15 located outside a designated historic district, (b) a contributory building which is proposed for  
16 conversion to office use of an aggregate gross square footage of 25,000 or more per building  
17 and which is located outside the SSO District yet within a designated historic district, or (c) a  
18 building designated as significant or contributory pursuant to Article 11 of this Code and  
19 located within the Extended Preservation District. For all such buildings the following  
20 conditions shall apply: (1) the provisions of Sections 316 through 318 of this Code must be  
21 met; (2) in addition to the conditional use criteria set out in Sections 303(c)(6) and 316 through  
22 316.8, it must be determined that allowing the use will enhance the feasibility of preserving the  
23 landmark, significant or contributory building; and (3) the landmark, significant or contributory  
24 building will be made to conform with the San Francisco Building Code standards for seismic  
25 loads and forces which are in effect at the time of the application for conversion of use.

1 A contributory building which is in a designated historic district outside the SSO District  
2 may be converted to any use which is a principal use within the SSO District provided that: (1)  
3 such use does not exceed an aggregate square footage of 25,000 per building; and (2) prior  
4 to the issuance of any necessary permits the Zoning Administrator (a) determines that  
5 allowing the use will enhance the feasibility of preserving the contributory building; and (b) the  
6 contributory building will be made to conform with the San Francisco Building Code standards  
7 for seismic loads and forces which are in effect at the time of the application for conversion of  
8 use.

9 (d) Automated Bank Teller Machines Within South of Market Districts. All automated  
10 bank teller machines (ATMs), whether freestanding structures or walk-up facilities associated  
11 with retail banking operations, shall have adequate lighting, waste collection facilities and  
12 parking resources and shall be set back three feet from the front property line.

13 (e) Open Air Sales. Flea markets, farmers markets, crafts fairs and all other open  
14 air sales of new or used merchandise except vehicles, within South of Market districts, where  
15 permitted, shall be subject to the following requirements: (1) the sale of goods and the  
16 presence of booths or other accessory appurtenances shall be limited to weekend and/or  
17 holiday daytime hours; (2) sufficient numbers of publicly-accessible toilets and trash  
18 receptacles shall be provided on-site and adequately maintained; and (3) the site and vicinity  
19 shall be maintained free of trash and debris.

20 (f) Low-Income Affordable Housing Within the Service/Light Industrial District.  
21 Dwelling units may be authorized in the SLI District as a conditional use pursuant to Sections  
22 303, 316 and 817.14 of this Code provided that such dwellings units shall be rented, leased or  
23 sold at rates or prices affordable to a household whose income is no greater than 80 percent  
24 of the median income for households in San Francisco ("lower income household"), as  
25

1 determined by Title 25 of the California Code of Regulations Section 6932 and implemented  
2 by the Mayor's Office of Housing.

3 (1) "Affordable to a household" shall mean a purchase price that a lower income  
4 household can afford to pay based on an annual payment for all housing costs of 33 percent  
5 of the combined household annual net income, a 10-percent down payment, and available  
6 financing, or a rent that a household can afford to pay, based on an annual payment for all  
7 housing costs of 30 percent of the combined annual net income.

8 (2) The size of the dwelling unit shall determine the size of the household in order to  
9 calculate purchase price or rent affordable to a household, as follows:

- 10 (A) For a one-bedroom unit, a household of two persons;
- 11 (B) For a two-bedroom unit, a household of three persons;
- 12 (C) For a three-bedroom unit, a household of four persons;
- 13 (D) For a four-bedroom unit, a household of five persons.

14 (3) No conditional use permit will be approved pursuant to this Subsection 803.5(f)  
15 unless the applicant and City have agreed upon enforcement mechanisms for the provisions  
16 of this Subsection which are acceptable to the City Attorney. Such enforcement mechanisms  
17 may include, but not be limited to, a right of first refusal in favor of the City, or a promissory  
18 note and deed of trust.

19 (4) The owner(s) of dwelling units authorized pursuant to this Subsection shall  
20 submit an annual enforcement report to the City, along with a fee whose amount shall be  
21 determined periodically by the City Planning Commission to pay for the cost of enforcement of  
22 this Subsection. The fee shall not exceed the amount of such costs. The annual report shall  
23 provide information regarding rents, mortgage payments, sales price and other housing costs,  
24 annual household income, size of household in each dwelling unit, and any other information  
25 the City may require to fulfill the intent of this Subsection.

1 (g) Good Neighbor Policies for Nighttime Entertainment Activities in South of Market  
2 and Downtown Residential Districts. Within South of Market and Downtown Residential Districts  
3 where nighttime entertainment activities, as defined by Section 102.17 of this Code, are  
4 permitted as a principal or conditional use shall not be allowed except on conditions which, in  
5 the judgment of the Zoning Administrator or City Planning Commission, as applicable, are  
6 reasonably calculated to insure that the quiet, safety and cleanliness of the premises and  
7 vicinity are maintained. Such conditions shall include, but not be limited to, the following:

8 (1) Notices shall be well-lit and prominently displayed at all entrances to and exits  
9 from the establishment urging patrons to leave the establishment and neighborhood in a quiet,  
10 peaceful, and orderly fashion and to please not litter or block driveways in the neighborhood;  
11 and

12 (2) Employees of the establishment shall be posted at all the entrances and exits to  
13 the establishment during the period from 10:00 p.m. to such time past closing that all patrons  
14 have left the premises. These employees shall insure that patrons waiting to enter the  
15 establishment and those existing in the premises are urged to respect the quiet and  
16 cleanliness of the neighborhood as they walk to their parked vehicle or otherwise leave the  
17 area; and

18 (3) Employees of the establishment shall walk a 100-foot radius from the premises  
19 some time between 30 minutes after closing time and 8:00 a.m. the following morning, and  
20 shall pick up and dispose of any discarded beverage containers and other trash left by area  
21 nighttime entertainment patrons; and

22 (4) Sufficient toilet facilities shall be made accessible to patrons within the premises,  
23 and toilet facilities shall be made accessible to prospective patrons who may be lined up  
24 waiting to enter the establishment; and

1 (5) The establishment shall provide outside lighting in a manner than would  
2 illuminate outside street and sidewalk areas and adjacent parking, as appropriate; and

3 (6) The establishment shall provide adequate parking for patrons free of charge or  
4 at a rate or manner that would encourage use of parking by establishment patrons. Adequate  
5 signage shall be well-lit and prominently displayed to advertise the availability and location of  
6 such parking resources for establishment patrons; and

7 (7) The establishment shall provide adequate ventilation within the structures such  
8 that doors and/or windows are not left open for such purposes resulting in noise emission  
9 from the premises; and

10 (8) Any indoor and/or outdoor activity allowed as a principal or conditional use and  
11 located within 100 feet of a residential or live/work unit shall, during the period from 10:00 p.m.  
12 to 6:00 a.m., insure that sound levels emanating from such activities do not exceed the  
13 acceptable noise levels established for residential uses by the San Francisco Noise  
14 Ordinance; and

15 (9) The establishment shall implement other conditions and/or management  
16 practices, including the prohibition of dancing to recorded music (disco dancing), as  
17 determined by the Zoning Administrator, in consultation with Police Department and other  
18 appropriate public agencies, to be necessary to insure that management and/or patrons of the  
19 establishments maintain the quiet, safety, and cleanliness of the premises and the vicinity of  
20 the use, and do not block driveways of neighboring residents or businesses.

21 (h) Good Neighbor Policies for Programs Serving Indigent Transient and Homeless  
22 Populations Within the South of Market Base District. Within the South of Market districts  
23 where social service and shelter/housing programs serving indigent transient and/or homeless  
24 populations are allowed as a Conditional Use pursuant to Sections 813.15 through 816.15  
25 (Group Housing) and Sections 813.21 through 818.21 (Social Services), some or all of the

1 following conditions shall, when appropriate for specific cases, be placed upon any applicable  
2 City permits for the proposed establishment:

3 (1) Service providers shall maintain sufficient monetary resources to enable them to  
4 satisfy the following "good neighbor" conditions and shall demonstrate to the Department prior  
5 to approval of the conditional use application that such funds shall be available for use upon  
6 first occupancy of the proposed project and shall be available for the life of the project; and

7 (2) Representatives of the Southern Station of the San Francisco Police  
8 Department shall be apprised of the proposed project in a timely fashion so that the  
9 Department may respond to any concerns they may have regarding the proposed project,  
10 including the effect the project may have on Department resources; and

11 (3) Service providers shall provide adequate waiting areas within the premises for  
12 clients and prospective clients such that sidewalks are not used as queuing or waiting areas;  
13 and

14 (4) Service providers shall provide sufficient numbers of male and female  
15 toilets/restrooms for clients and prospective clients to have access to use on a 24-hour basis.  
16 For group housing and other similar shelter programs, adequate private male and female  
17 showers shall be provided along with lockers for clients to temporarily store their belongings;  
18 and

19 (5) Service providers shall maintain up-to-date information and referral sheets to  
20 give clients and other persons who, for any reason, cannot be served by the establishment;  
21 and

22 (6) Service providers shall continuously monitor waiting areas to inform prospective  
23 clients whether they can be served within a reasonable time. If they cannot be served by the  
24 provider because of time or resource constraints, the monitor shall inform the client of  
25 alternative programs and locations where s/he may seek similar services; and



1 (7) Service providers shall maintain the sidewalks in the vicinity in a clean and  
2 sanitary condition and, when necessary, shall steam clean the sidewalks within the vicinity of  
3 the project. Employees or volunteers of the project shall walk a 100-foot radius from the  
4 premises each morning or evening and shall pick up and properly dispose of any discarded  
5 beverage and/or food containers, clothing, and any other trash which may have been left by  
6 clients; and

7 (8) Notices shall be well-lit and prominently displayed at all entrances to and exits  
8 from the establishment urging clients leaving the premises and neighborhood to do so in a  
9 quiet, peaceful and orderly fashion and to please not loiter or litter; and

10 (9) Service providers shall provide and maintain adequate parking and freight  
11 loading facilities for employees, clients and other visitors who drive to the premises; and

12 (10) The establishment shall implement other conditions and/or measures as  
13 determined by the Zoning Administrator, in consultation with other City agencies and  
14 neighborhood groups, to be necessary to insure that management and/or clients of the  
15 establishment maintain the quiet, safety and cleanliness of the premises and the vicinity of the  
16 use.

17 (i) Housing Requirement in the Residential/ Service District.

18 (1) Amount Required. Nonresidential uses subject to Sections 815.26, 815.28,  
19 815.30, 815.31 through 815.47, and 815.59 through 815.65 of this Code shall be permitted in  
20 new construction in the Residential/Service District only if the ratio between the amount of  
21 occupied floor area for residential use to the amount of occupied floor area of the above-  
22 referenced nonresidential use is three to one or greater.

23 (2) Means of Satisfying the Housing Requirement. (A) Live/work units may satisfy  
24 the residential requirement pursuant to this Subsection and, when applicable, shall be subject  
25 to Sections 124(j) and/or 263.11(c)(3) of this Code; or (B) The residential space required

1 pursuant to this Subsection may be satisfied by payment of a one-time in-lieu fee equal to \$30  
2 per square foot of residential space required by this Subsection and not provided on-site  
3 payable to the City's Affordable Housing Fund administered by the Mayor's Office of Housing;  
4 or (C)The residential space requirement may be satisfied by providing the required residential  
5 space elsewhere within the South of Market Base District where housing is permitted or  
6 conditional and is approved as a conditional use.

7 (j) Legal and Government Office Uses in the Vicinity of the Hall of Justice. Within  
8 an approximately 300-foot radius of the 800 Bryant Street entrance to the Hall of Justice, and  
9 Assessor's Block 3780, Lots 1 and 2, as shown on Sectional Map 8SU of the Zoning Map, the  
10 offices of attorneys, bail and services, government agencies, union halls, and other criminal  
11 justice activities and services directly related to the criminal justice functions of the Hall of  
12 Justice shall be permitted as a principal use. There shall be a Notice of Special Restriction  
13 placed on the property limiting office activities to uses permitted by this Subsection.

14 (k) Work Space of Design Professionals. The work space of design professionals,  
15 as defined in Section 890.28 of this Code, shall be permitted as a principal use within the  
16 SLR, RSD and SLI Districts provided that, as a condition of issuance of any necessary  
17 permits, the owner(s) of the building shall agree to comply with the following provisions: (1)  
18 The occupied floor area devoted to this use per building is limited to the third story or above;  
19 (2) The gross floor area devoted to this use per building does not exceed 3,000 square feet  
20 per design professional establishment; (3) The space within the building subject to this  
21 provision has not been in residential use within a legal dwelling unit at any time within a five-  
22 year period prior to application for conversion under this Sub-section; and (4) The owner(s) of  
23 the building comply with the following enforcement and monitoring procedures: (i) The  
24 owner(s) of any building with work space devoted to design professional use as authorized  
25 pursuant to this Subsection shall submit an annual enforcement report to the Department of

1 City Planning with a fee in an amount to be determined periodically by the City Planning  
2 Commission to pay for the cost of enforcement of this Subsection. The fee shall not exceed  
3 the amount of such costs. The report shall provide information regarding occupants of such  
4 space, the amount of square footage of the space used by each design professional  
5 establishment, amount of vacant space, compliance with all relevant City codes, and any  
6 other information the Zoning Administrator may require to fulfill the intent of this Subsection;  
7 (ii) The owner(s) of any building containing work space of design professionals authorized  
8 pursuant to this Subsection shall permit inspection of the premises by an authorized City  
9 official to determine compliance with the limitations of this Subsection. The City shall provide  
10 reasonable notice to owners prior to inspecting the premises; (iii) The owner(s) of any building  
11 containing work space of design professionals authorized pursuant to this Subsection shall  
12 record a Notice of Special Restriction, approved by the City Planning Department prior to  
13 recordation, on the property setting forth the limitations required by this Subsection. The  
14 Department of City Planning shall keep a record available for public review of all space for  
15 design professionals authorized by this Subsection.

16 SEC. 809. GUIDE TO UNDERSTANDING THE MIXED USE DISTRICT ZONING  
17 CONTROLS.

18 Mixed Use District controls are set forth in the Zoning Control Tables in Sections 810  
19 through 818, and in Sections ~~826 through 827~~ or referenced in Section 899 of this Code.

20 (a) The first column in the Zoning Control Table, titled "No." provides a category  
21 number for each zoning control category.

22 (b) The second column in the table, titled "Zoning Control Category," lists zoning  
23 control categories for the district in question.

24 (c) The third column, titled "\$References," contains numbers of other sections in the  
25 Planning Code and other city codes, in which additional relevant provisions are contained.

1 (d) In the fourth column, the controls applicable to the various Mixed Use Districts  
2 are indicated either directly or by reference to other Code Sections which contain the controls.

3 The following symbols are used in this table:

4 P — Permitted as a principal use.

5 C — Permitted as a conditional use, subject to the provisions set forth in this Code.

6 — A blank space on the tables in Sections 810 through 812 indicates that the use  
7 or feature is not permitted within the Chinatown Mixed Use Districts. Unless a use or feature is  
8 permitted or required in the Chinatown Mixed Use Districts as set forth in the Zoning Control  
9 Tables or in those sections referenced in Section 899 of this Code, such use or feature is  
10 prohibited, unless determined by the Zoning Administrator to be a permitted use.

11 NP — Not Permitted. Section 803.4 lists certain uses not permitted in any South of  
12 Market district. NP in the Article 8 control column of Tables 813 through 818 also indicates  
13 that the use or feature is not permitted in the applicable South of Market District.

14 # — See specific provisions listed by section and zoning category number at  
15 the end of the table.

16 1<sup>st</sup> — 1st story and below, where applicable.

17 2<sup>nd</sup> — 2nd story, where applicable.


18 3rd+ — 3rd story and above, where applicable.

19 Section 8: Severability: If any provision of this ordinance, or its application to any  
20 residential development project is held invalid, the remainder of the ordinance, or the  
21 application of such provision to other residential development projects shall automatically  
22 terminate and shall be of no force and effect. In the event that there is a lawsuit filed in any  
23 court challenging any part of this legislation then the entirety of this legislation will be  
24 suspended unless and until there is a final judgment in the lawsuit in all courts and the validity  
25 of this legislation is upheld.

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APPROVED AS TO FORM:

DENNIS J. HERRERA, City Attorney

By: 

Susan Cleveland-Knowles  
Deputy City Attorney



# City and County of San Francisco

City Hall  
1 Dr. Carlton B. Goodlett Place  
San Francisco, CA 94102-4689

## Tails

## Ordinance

**File Number:** 050865

**Date Passed:**

Ordinance amending the Planning Code by adding Section 318 to impose community improvement impact fees of \$11 per square foot on residential development in the DTR districts and surrounding areas to provide necessary community improvements and enhance property values in the district by helping to fund the construction and reconstruction of streets, streetscaping, parks, community centers, and other public infrastructure, to impose a SOMA community stabilization impact fee of \$14 per square foot on residential development in the Rincon Hill Area Plan to provide community stabilization benefits in SOMA including affordable housing, economic development and community cohesion; amending the Zoning Map of the City and County of San Francisco to change Maps 1, 1H, and 1SU for the area generally bounded by Folsom Street to the north, The Embarcadero to the east, Bryant Street and the north side of the Bay Bridge to the south, and Essex Street to the west for the blocks and lots described below; and amending the San Francisco Planning Code by adding Sections 825, 825.1, 826, and 827 to create Downtown Residential (DTR) districts, establish DTR districts in Transbay and Rincon Hill, and specify the uses permitted in Downtown Residential districts; by adding Sections 145.4, 151.1, 152.2, 155.5, 166, 167, 175.7 and 263.19 to impose requirements for street frontages, permitted off-street parking and loading, allowed off-street freight loading and service vehicle spaces, bicycle parking, car sharing, separating parking costs from housing costs, exempting certain pipeline projects from the new controls, and limiting podium and tower heights in the R bulk district; by adding Section 309.1 establishing procedures for permit review in DTR districts; and by amending Section 102.5 (District), Section 135 (Usable Open Space for Dwelling Units and Group Housing), Section 141 (Screening of Rooftop Features), Section 151 (Required Off-Street Parking Spaces), Section 152 (Schedule of Required Off-Street Freight Loading Spaces in Districts Other Than C-3 or South of Market), Section 153 (Rules for Calculation of Required Spaces), Section 154 (Dimensions for Off-Street Parking, Freight Loading and Service Vehicle Spaces), Section 155 (General Standards as to Location and Arrangement of Off-Street Parking, Freight Loading and Service Vehicle Facilities), Section 182 (Nonconforming Uses), Section 201 (Classes of Use Districts), Section 207.5 (Density of Dwelling Units in Mixed Use Districts), Section 209 (Uses Permitted in R Districts), Section 249.1 (Rincon Hill Special use District), Section 260 (Height Limits; Measurement), Section 270 (Bulk Limits; Measurement), Section 608.13 (Rincon Hill Area), Section 802.1 (Mixed Use Districts), Section 803 (Mixed Use District Requirements), Section 803.5 (Additional Provisions Governing Uses in Mixed Use Districts), and Section 809 (Guide to Understanding the Mixed Use District Zoning Controls) to conform these sections with the new DTR district controls; adopting environmental findings and findings of consistency with the General Plan and the eight priority policies of Planning Code Section 101.1 and making findings.

Version 4.

August 2, 2005 Board of Supervisors — AMENDED, AN AMENDMENT OF THE WHOLE BEARING NEW TITLE

Ayes: 10 - Alioto-Pier, Ammiano, Daly, Dufty, Ma, Maxwell, McGoldrick, Mirkarimi, Peskin, Sandoval

Noes: 1 - Elsbernd

August 2, 2005 Board of Supervisors — PASSED ON FIRST READING AS AMENDED

Ayes: 9 - Ammiano, Daly, Dufty, Ma, Maxwell, McGoldrick, Mirkarimi, Peskin,  
Sandoval

Noes: 2 - Alioto-Pier, Elsbernd

August 9, 2005 Board of Supervisors — FINALLY PASSED

Ayes: 8 - Daly, Dufty, Ma, Maxwell, McGoldrick, Mirkarimi, Peskin, Sandoval

Noes: 2 - Alioto-Pier, Elsbernd

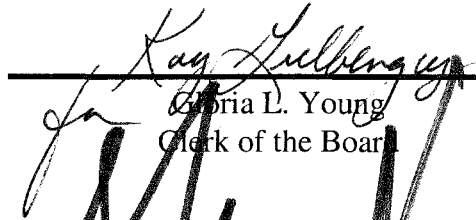
Excused: 1 - Ammiano

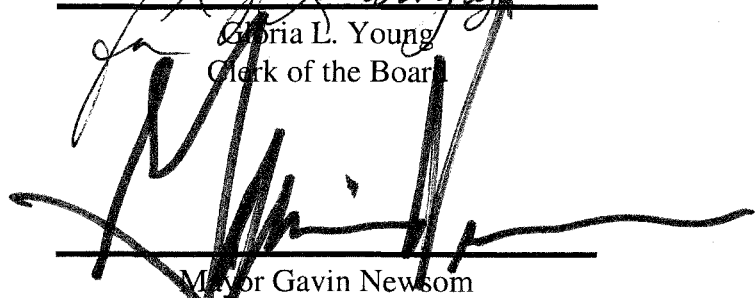
File No. 050865

I hereby certify that the foregoing Ordinance  
was FINALLY PASSED on August 9, 2005  
by the Board of Supervisors of the City and  
County of San Francisco.

AUG 19 2005

\_\_\_\_\_  
Date Approved

  
\_\_\_\_\_  
Kay L. Young  
Clerk of the Board

  
\_\_\_\_\_  
Mayor Gavin Newsom

File No. 050865