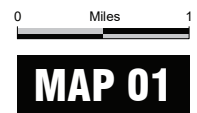


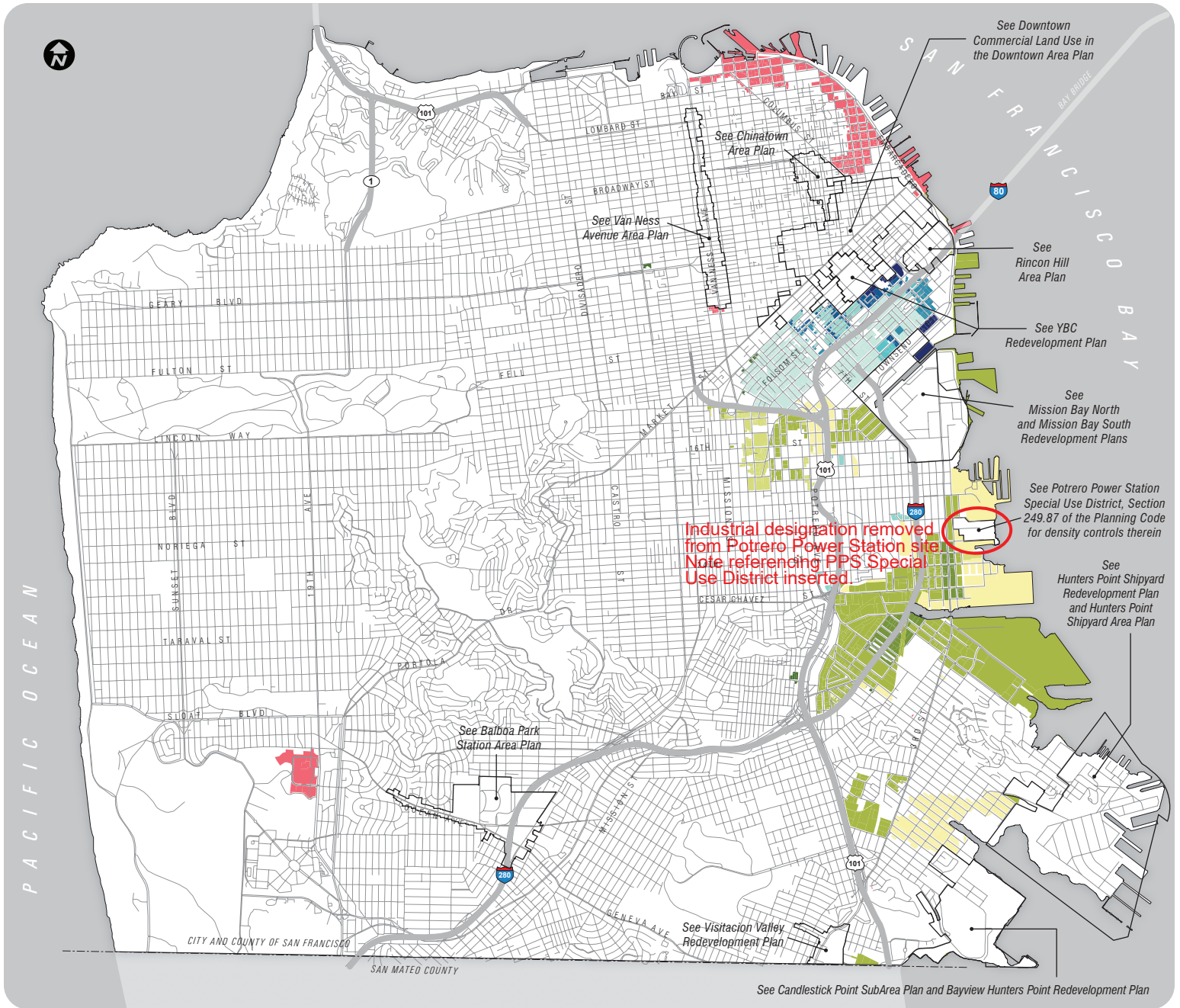
# Generalized Commercial and Industrial Land Use Plan



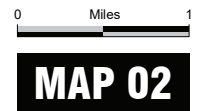
- Major Shopping
- Business and Services
- Light Industry
- General Industry

Note:  
For Neighborhood Commercial Areas, see Map 5: Generalized Neighborhoods Commercial Land Use and Density Plan.

Note:  
This map does not illustrate mixed-use areas, which may also contain elements of commerce and industry.



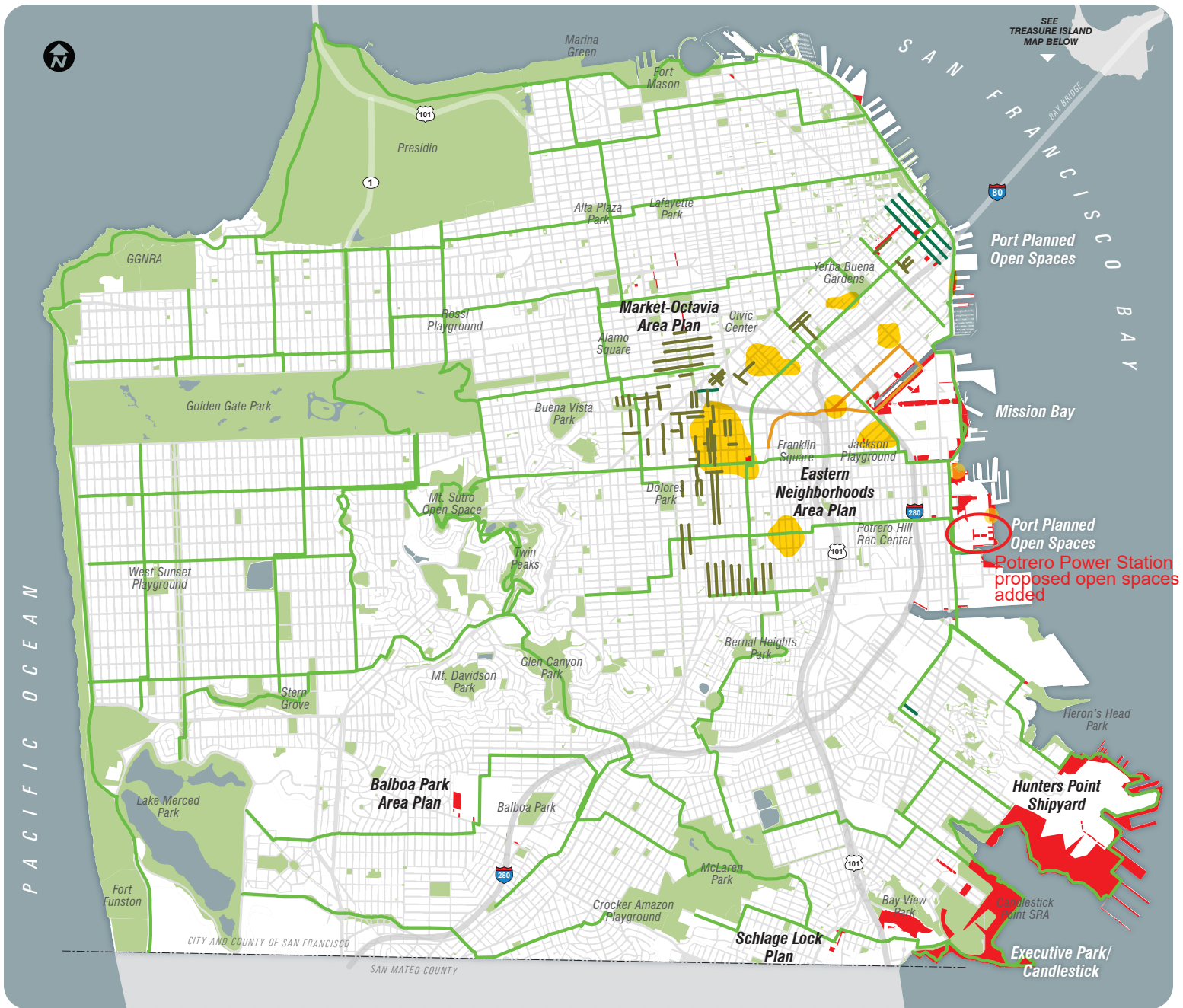
## Generalized Commercial and Industrial Density Plan (Excludes Neighborhood Commercial Areas)










Commercial (C-2)	Industrial (M-1, M-2, PDR)	Res/Com (MU, UMU, SoMa)
<span style="display: inline-block; width: 15px; height: 15px; background-color: red; border: 1px solid black;"></span> 3.6:1 FAR	<span style="display: inline-block; width: 15px; height: 15px; background-color: yellow; border: 1px solid black;"></span> 3.0:1 FAR	<span style="display: inline-block; width: 15px; height: 15px; background-color: lightgreen; border: 1px solid black;"></span> 2.5:1 FAR
	<span style="display: inline-block; width: 15px; height: 15px; background-color: lightyellow; border: 1px solid black;"></span> 4.0:1 FAR	<span style="display: inline-block; width: 15px; height: 15px; background-color: lightteal; border: 1px solid black;"></span> 3.0:1 FAR
FAR = Floor Area Ratio	<span style="display: inline-block; width: 15px; height: 15px; background-color: yellowgreen; border: 1px solid black;"></span> 5.0:1 FAR	<span style="display: inline-block; width: 15px; height: 15px; background-color: teal; border: 1px solid black;"></span> 4.0:1 FAR
	<span style="display: inline-block; width: 15px; height: 15px; background-color: green; border: 1px solid black;"></span> 6.0:1 FAR	<span style="display: inline-block; width: 15px; height: 15px; background-color: darkteal; border: 1px solid black;"></span> 5.0:1 FAR
	<span style="display: inline-block; width: 15px; height: 15px; background-color: darkgreen; border: 1px solid black;"></span> 9.0:1 FAR	<span style="display: inline-block; width: 15px; height: 15px; background-color: blue; border: 1px solid black;"></span> 6.0:1 FAR
		<span style="display: inline-block; width: 15px; height: 15px; background-color: darkblue; border: 1px solid black;"></span> 7.5:1 FAR

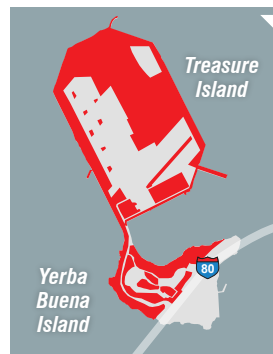
Note:  
In Commercial and Industrial districts, both FAR and dwelling unit density controls apply. In Mixed Residential Commercial districts, FAR limits apply to nonresidential uses and dwelling unit limits apply to residential uses. See Map 3 in the Housing Element for dwelling unit densities. an additional 25% FAR may be added on corner lots in non C-3 districts. Public use areas are excluded.





## Existing and Proposed Open Space

-  Potential Living Alleys
-  Potential Living Streets
-  Proposed Green Connections
-  Off Street Multi-Use Paths
-  Proposed Open Space
-  Existing Open Space
-  Acquire and develop sites for open space (Eastern Neighborhoods Area Plan)



0 Miles 1

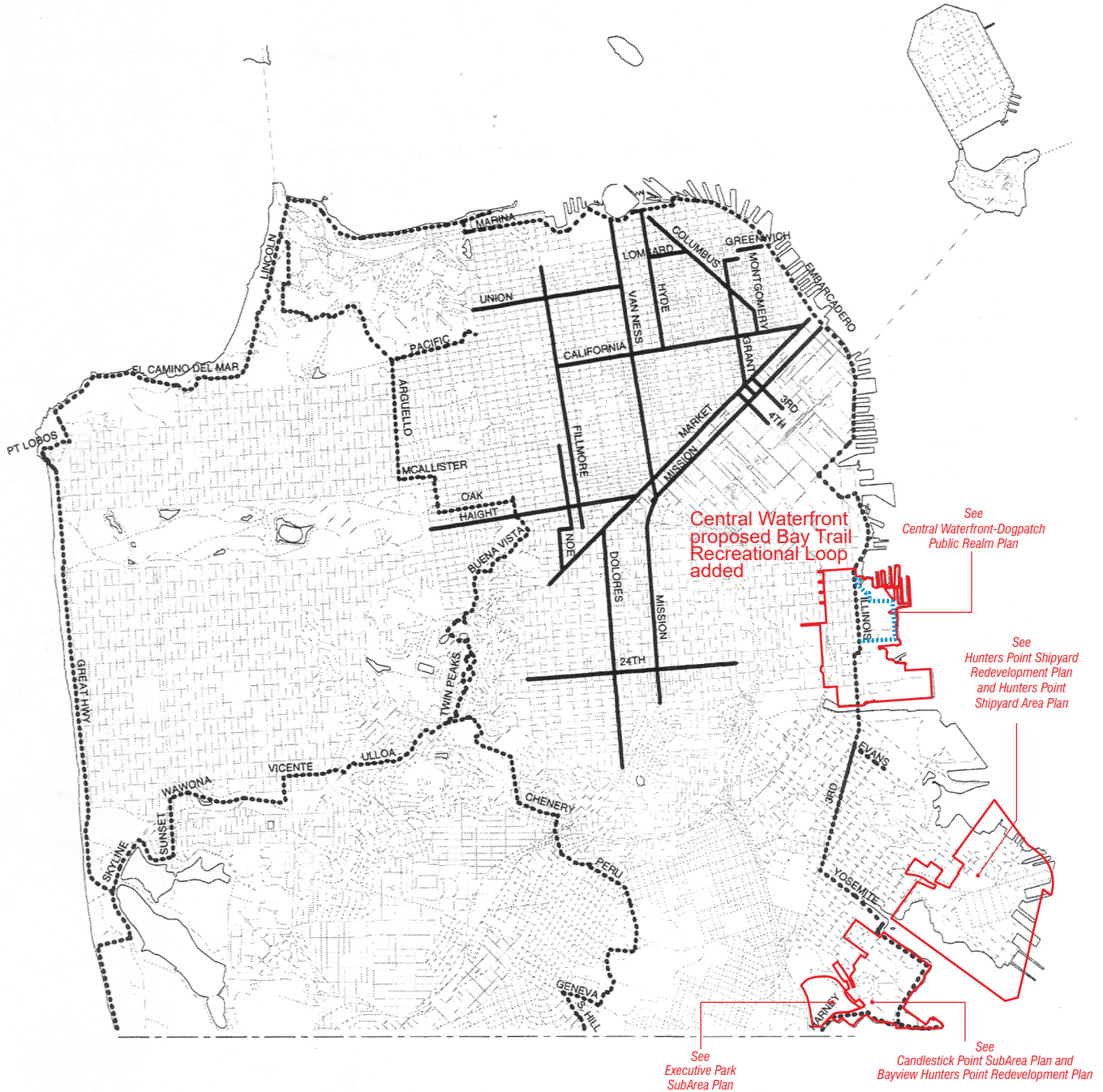
**MAP 03**

**MAP APPROVED BY THE BOARD OF SUPERVISORS**

The notation below in italics represents a recent amendment to the General Plan that has been approved by the Board of Supervisors after this map was originally adopted. The change will be added to the map during the next map update.

- Add a boundary area around the Hunters Point Shipyard area with a line that leads to a reference that states "See Hunters Point Redevelopment Plan and Hunters Point Shipyard Area Plan"
- Designate Folsom St between Embarcadero and Essex St and Second St in its entirety as part of the Citywide Pedestrian Network
- Revise map to show proposed SF Bay Trail running from Candlestick Point SRA through Hunters Point Shipyard, then to Third Street and north if this is only depicting Third Street MUNI Metro light rail

- Add a boundary area around Candlestick Point with a line that leads to a reference that states "See Candlestick Point SubArea Plan and Bayview Hunters Point Redevelopment Plan"
- Add a boundary area around Executive Park with a line that leads to a reference that states "See Executive Park Subarea Plan"
- **CENTRAL WATERFRONT-DOGPATCH PUBLIC REALM PLAN: The 2018 Public Realm Plan developed concept designs for Complete Streets and Open Spaces in this Public Realm Plan area. Please refer to that Public Realm Plan for more specific recommendations for implementation.**



**CITYWIDE PEDESTRIAN NETWORK**

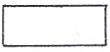

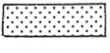
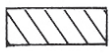







- Citywide Pedestrian Network Street
- Bay, Ridge and Coast Trail
- Proposed Bay Trail Recreational Loop

**Map 11**

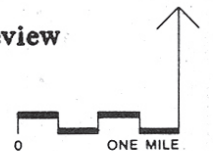




## URBAN DESIGN GUIDELINES FOR HEIGHT OF BUILDINGS

	0-40 ft		OPEN SPACE Any Development Subject To Review
	41-88 ft		MAXIMUM HEIGHT Elevation Of Freeway
	89-160 ft		POINT TOWERS IN VICINITY
	161-240 ft		1. See Chinatown Area Plan
	241-400 ft		2. See Downtown Plan
	LOWER END OF RANGE		3. See Rincon Hill Plan
	MIDDLE OR LOWER END OF RANGE		

Map 4



## **MAP APPROVED BY THE BOARD OF SUPERVISORS**

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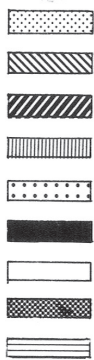
- *Delete the shaded areas within the Mission Bay area and add a boundary around the Mission Bay area with a line that leads to a reference that states "See Mission Bay North and Mission Bay South Redevelopment Plans." For Assessor's Blocks 3796 (Lots 1 and 2), 3797(Lot 1), and a portion of 3880, place an asterisk on the parcels with a reference on the bottom of the page that states "See the Mission Bay Guidelines adopted by the Planning Commission"*
- *Add a boundary area around the Hunters Point Shipyard area with a line that leads to a reference that states "See Hunters Point Redevelopment Plan and Hunters Point Shipyard Area Plan"*
- *Add a boundary area around Candlestick Point with a line that leads to a reference that states "See Candlestick Point SubArea Plan and Bayview Hunters Point Redevelopment Plan"*
- *Add: "See Mission Bay Guidelines adopted by the Planning Commission"*
- *Add reference under #2 to Transbay." See Downtown Plan and Transbay Redevelopment Development Controls and Design for Development Plan"*
- *Add a boundary area around the Balboa Park Station plan area with a line that leads to a reference that states "See the Balboa Park Station Area Plan"*
- *Add a boundary area around the Visitacion Valley Schlage Lock area with a line that leads to a reference that states "See Redevelopment Plan for the Visitacion Valley Schlage Lock Project"*
- *Add a boundary area around Executive Park with a line that leads to a reference that states "See Executive Park SubArea Plan"*
- *Add a shaded area with a new height designation with a range between 20-160 feet in the location of the Islais Creek area bordering Innes Avenue, Hawes and Griffith Streets.*
- *Add a shaded area for the 41-88 feet designation around the boundaries of the Sunnydale HOPE SF and Potrero HOPE SF Special Use Districts.*
- *Add a shaded area with a new height designation with a range between 65-240 feet in the location of the former Potrero Power Plant as shown in the Potrero Power Station Special Use District, Planning Code Section 249.87.*

**Notation for new height designation at Potrero Power Station added**



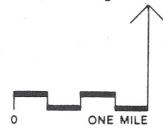


## URBAN DESIGN GUIDELINES FOR BULK OF BUILDINGS



<p>Guidelines Apply Above Height Of</p> <p>40 ft</p> <p>80 ft</p> <p>40 ft*</p> <p>40 ft</p> <p>60 ft</p> <p>150 ft</p>	<p>Guidelines For Maximum Plan Dimension</p> <p>110 ft</p> <p>110 ft</p> <p>110 ft*</p> <p>250 ft</p> <p>250 ft</p> <p>250 ft</p>	<p>Guideline For Maximum Diagonal Plan Dimension</p> <p>125 ft</p> <p>125 ft</p> <p>140 ft*</p> <p>300 ft</p> <p>300 ft</p> <p>300 ft</p>
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Map 5



**Bulk Regulated By Height Controls**

**OPEN SPACE: Any Development Subject To Review**

1. See Chinatown Area Plan
2. See Downtown Plan
3. See Rincon Hill Plan

**\* Also Applies To Point Towers Where Designated In Urban Design Guidelines For Height Of Buildings.**

**MAP APPROVED BY THE BOARD OF SUPERVISORS**

The notation below in italics represents a recent amendment to the General Plan that has been approved by the Board of Supervisors after this map was originally adopted. The change will be added to the map during the next map update.

- Delete the shaded areas within the Mission Bay area and add a boundary around the Mission Bay area with a line that leads to a reference that states "See Mission Bay North and Mission Bay South Redevelopment Plans." For Assessor's Blocks 3796 (Lots 1 and 2), 3797 (Lot 1), and a portion of 3880, place a "t" (cross shape) on the parcels with a similar "t" on the bottom of the page that states "See the Mission Bay Guidelines adopted by the Planning Commission."

- Add a boundary area around the Hunters Point Shipyard area with a line that leads to a reference that states "See Hunters Point Redevelopment Plan."
- Add reference under #2 to Transbay: See Downtown Plan and Transbay Redevelopment Development Controls and Design for Development Plan.
- Delete shadings, add + at AB3796 (lots 1&2), 3797 (lot 7) and part of 3880; and add: "See Mission Bay North and South Redevelopment Plans."
- Add asterisk and add: "See Candlestick Point Special Use District; see applicable planning code provisions."
- Add + under "Also Applies..." and add: "See Mission Bay Guidelines adopted by the Planning Commission"

**Notation for new bulk designation at Potrero Power Station added**

- Add a boundary area around the Balboa Park Station plan area with a line that leads to a reference that states "See the Balboa Park Station Area Plan."
- Add a boundary area around the Visitacion Valley Schlage Lock area with a line that leads to a reference that states "See Redevelopment Plan for the Visitacion Valley Schlage Lock Project."
- Add a boundary area around Executive Park with a line that leads to a reference that states "See Executive Park SubArea Plan"
- Delete Assessor's Block 5952, Lot 002 from shaded portion of map, and add a line that leads to a reference that states "See Jewish Home of San Francisco Special Use District, Planning Code Section 249.73, and San Francisco Zoning Map SU011."
- Add asterisk and add: "See Potrero Power Station Special Use District, Planning Code Section 249.87."