

File No. 250966

Committee Item No. 1

Board Item No. _____

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: Land Use and Transportation

Date: October 20, 2025

Board of Supervisors Meeting:

Date: _____

Cmte Board

- | | | |
|-------------------------------------|--------------------------|--|
| ☐ | ☐ | Motion |
| ☐ | ☐ | Resolution |
| ☒ | ☐ | Ordinance |
| ☐ | ☐ | Legislative Digest |
| ☐ | ☐ | Budget and Legislative Analyst Report |
| ☐ | ☐ | Youth Commission Report |
| ☐ | ☐ | Introduction Form |
| ☐ | ☐ | Department/Agency Cover Letter and/or Report |
| ☐ | ☐ | MOU |
| ☐ | ☐ | Grant Information Form |
| ☐ | ☐ | Grant Budget |
| ☐ | ☐ | Subcontract Budget |
| ☐ | ☐ | Contract / DRAFT Mills Act Agreement |
| ☐ | ☐ | Form 126 – Ethics Commission |
| ☐ | ☐ | Award Letter |
| ☐ | ☐ | Application |
| ☒ | ☐ | Public Correspondence |

OTHER

- | | | |
|-------------------------------------|--------------------------|---|
| ☒ | ☐ | <u>PLN Affordable Housing Sites Analysis – October 16, 2025</u> |
| ☒ | ☐ | <u>PC Transmittal Package – September 22, 2025</u> |
| ☒ | ☐ | <u>PC Reso No. 21784 – July 17, 2025</u> |
| ☒ | ☐ | <u>FEIR Transmittal – October 16, 2025</u> |
| ☒ | ☐ | <u>CEQA Determination – October 16, 2025</u> |
| ☒ | ☐ | <u>Hearing Notice – October 3, 2025</u> |
| ☒ | ☐ | <u>Notice of Availability – LCPA – September 3, 2025</u> |
| ☐ | ☐ | _____ |
| ☐ | ☐ | _____ |
| ☐ | ☐ | _____ |

Prepared by: John Carroll

Date: October 17, 2025

Prepared by: _____

Date: _____

Prepared by: _____

Date: _____

[General Plan Amendments - Family Zoning Plan]

Ordinance amending the General Plan to revise the Urban Design Element, Commerce and Industry Element, Transportation Element, Balboa Park Station Area Plan, Glen Park Community Plan, Market and Octavia Area Plan, Northeastern Waterfront Plan, Van Ness Avenue Area Plan, Western SoMa (South of Market) Area Plan, Western Shoreline Area Plan, Downtown Area Plan, and Land Use Index, to implement the Family Housing Zoning Program, including the Housing Choice-San Francisco Program, by adjusting guidelines regarding building heights, density, design, and other matters; amending the City's Local Coastal Program to implement the Housing Choice-San Francisco Program and other associated changes in the City's Coastal Zone, and directing the Planning Director to transmit the Ordinance to the Coastal Commission upon enactment; affirming the Planning Department's determination under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and adopting findings of public necessity, convenience, and welfare under Planning Code, Section 340.

NOTE: **Unchanged Code text and uncodified text** are in plain Arial font.
Additions to Codes are in single-underline italics Times New Roman font.
Deletions to Codes are in ~~strikethrough italics Times New Roman font~~.
Board amendment additions are in double-underlined Arial font.
Board amendment deletions are in ~~strikethrough Arial font~~.
Asterisks (* * * *) indicate the omission of unchanged Code subsections or parts of tables.

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

Section 1. Environmental and Land Use Findings.

1 (a) On November 17, 2022, the Planning Commission, in Motion M-21206 certified the
2 Final Environmental Impact Report (EIR) for the Housing Element 2022 Update (2022
3 Housing Element) of the San Francisco General Plan (Housing Element EIR), as in
4 compliance with the California Environmental Quality Act (CEQA) (California Public
5 Resources Code Section 21000 et seq.), the CEQA Guidelines (14 Cal. Code Regs.
6 Section 15000 et seq.), and Chapter 31 of the San Francisco Administrative Code. Copies of
7 the Planning Commission Motion No. M-21206 and Housing Element EIR are on file with the
8 Clerk of the Board of Supervisors in File No. 230001.

9 (b) On December 15, 2022, at a duly noticed public hearing, the Planning Commission
10 adopted findings under CEQA regarding the 2022 Housing Element's environmental impacts,
11 mitigation measures, and project alternatives, as well as a statement of overriding
12 considerations (CEQA Findings), and adopted a mitigation monitoring and reporting program
13 (MMRP), by Resolution No. 21220.

14 (c) The Planning Commission then adopted the proposed 2022 Housing Element in
15 Resolution No. 21221, finding in accordance with Planning Code Section 340 that the public
16 necessity, convenience, and general welfare required the proposed amendments to the
17 General Plan.

18 (d) On January 31, 2023, in Ordinance 010-23, the Board of Supervisors adopted
19 the 2022 Housing Element. That ordinance confirmed the certification of the Housing Element
20 EIR and made certain environmental findings, including adoption of the MMRP and a
21 Statement of Overriding Considerations.

22 (e) On September 3, 2025, the Planning Department published an addendum to the
23 Housing Element EIR, which concluded that no supplemental or subsequent environmental
24 review is required for the Family Housing Rezoning Program, which includes Planning Code
25 and Zoning Map amendments, as well as these General Plan Amendments, because the

1 environmental impacts of these amendments were adequately identified and analyzed under
2 CEQA in the Housing Element EIR, and the proposed amendments would not result in any
3 new or more severe environmental impacts than were identified previously. The Addendum is
4 on file with the Clerk of the Board of Supervisors in File No. 250966.

5 (f) The Board of Supervisors has reviewed and considered the Housing Element EIR
6 and the Addendum, and concurs with the Planning Department's analysis and conclusions,
7 finding that the addendum adequately identified and analyzed the environmental impacts of
8 the Family Housing Rezoning Program, and that no additional environmental review is
9 required under CEQA Section 21166 and CEQA Guideline Sections 15162-15164 for the
10 following reasons:

11 (1) the Family Housing Rezoning Program would not involve new significant
12 environmental effects or a substantial increase in the severity of significant effects previously
13 identified in the Housing Element EIR;

14 (2) no substantial changes have occurred that would require major revisions to
15 the Final EIR due to the involvement of new environmental effects or a substantial increase in
16 the severity of effects identified in the Housing Element EIR; and

17 (3) no new information of substantial importance has become available which
18 would indicate that (i) the Family Housing Rezoning Program will have significant effects not
19 discussed in the Final EIR; (ii) significant environmental effects will be substantially more
20 severe; (iii) mitigation measure or alternatives found not feasible that would reduce one or
21 more significant effects have become feasible, or (iv) mitigation measures or alternatives that
22 are considerably different from those in the Housing Element EIR would substantially reduce
23 one or more significant effects on the environment.

24 (g) The Planning Department has determined that the amendments to the Local
25 Coastal Program are exempt from CEQA review under Public Resources Code Sections

1 21080.5 and 21080.9, and CEQA Guidelines Section 15265. Said determination is on file with
2 the Clerk of the Board of Supervisors in File No. _____. The Board affirms this
3 determination and incorporates the determination by reference.

4 (h) Under Charter Section 4.105 and Planning Code Section 340, any amendments to
5 the General Plan shall first be considered by the Planning Commission and thereafter
6 recommended for approval or rejection by the Board of Supervisors.

7 (i) After a duly noticed public hearing on July 17, 2025, in Resolution No. 21784, the
8 Planning Commission initiated amendments to the General Plan. A copy of Planning
9 Commission Resolution No. 21784 is on file with the Clerk of the Board of Supervisors in File
10 No. 250966 and is incorporated herein by reference.

11 (j) On September 11, 2025, the Planning Commission conducted a duly noticed public
12 hearing on the General Plan Amendments pursuant to Planning Code Section 340, and, by
13 Resolution No. 21808, found both that the actions contemplated in this ordinance are
14 consistent, on balance, with the City's General Plan and the eight priority policies of Planning
15 Code Section 101.1, and that the public necessity, convenience, and general welfare require
16 the proposed General Plan Amendments. The Planning Commission adopted the General
17 Plan Amendments and recommended them for approval to the Board of Supervisors. The
18 Board adopts the findings in Planning Commission Resolution No. 21808 as its own. A copy
19 of Planning Commission Resolution No. 21808 is on file with the Clerk of the Board of
20 Supervisors in File No. 250966 and is incorporated herein by reference.

21 (k) The Board of Supervisors finds that the General Plan amendments in this
22 ordinance (specifically, the amendments to the Western Shoreline Area Plan) constitute
23 amendments to the certified Land Use Plan of the City's Local Coastal Program (LCP). The
24 Board of Supervisors finds that the LCP amendments meet the requirements of, and are in
25 conformity with, the policies of Chapter 3 of the Coastal Act (California Public Resources

1 Code Section 30200 et seq.). The Board further finds that the LCP amendments will be
2 implemented in full conformance with the Coastal Act's provisions, and acknowledges that the
3 amendments to the Western Shoreline Area Plan are consistent with San Francisco's Housing
4 Element's housing goals.

5 (l) The Board of Supervisors finds that promoting higher-density housing opportunities
6 in the Coastal Zone is consistent with the Coastal Act's goal of providing "new affordable
7 housing opportunities for persons of low and moderate income in the coastal zone." (Cal.
8 Pub. Resources Code Section 30604(g).) Further, providing these opportunities in the
9 Coastal Zone is consistent with the Housing Element's goal of creating new housing in well-
10 resourced neighborhoods.

11 12 Section 2. Additional Findings.

13 (a) Under State law, every city and county must have a general plan, and each general
14 plan must include a housing element. State law requires that a housing element identify and
15 analyze the jurisdiction's existing and projected housing needs, include a statement of goals,
16 policies and objectives for the preservation, improvement, and development of housing, and
17 identify adequate sites for housing for all economic segments of the community. (California
18 Government Code Section 65583.) The City adopted the 2022 Housing Element on January
19 31, 2023.

20 (b) A jurisdiction's existing and projected housing needs is known as its Regional
21 Housing Needs Allocation (RHNA). If a jurisdiction does not have sufficient sites to
22 accommodate its RHNA, it must adopt zoning changes, generally within three years of
23 housing element adoption. San Francisco's RHNA is approximately 82,000 units, and
24 because the City does not have sufficient capacity to accommodate its RHNA, it must rezone
25 sufficient sites to allow for additional units by January 31, 2026. State Housing Element law

1 also mandates that jurisdictions affirmatively further fair housing, in part by providing housing
2 opportunities in “well-resourced areas,” a state law designation that takes into consideration
3 access to amenities such as good schools, jobs, transportation, and open space, and lower
4 rates of poverty.

5 (c) This ordinance amends various elements and area plans in the San Francisco
6 General Plan, consistent with the 2022 Housing Element. This ordinance is part of a package
7 of ordinances that will implement the Family Zoning Plan. The Family Zoning Plan includes
8 this ordinance amending the General Plan, as well as a Planning Code and Business and Tax
9 Regulations Code amendment (found in Board File 250701) and a Zoning Map amendment
10 (found in Board File 250700). Together, the three ordinances implement goals found in the
11 2022 Housing Element to accommodate the City’s RHNA. The ordinances satisfy the City’s
12 obligation to rezone and address the RHNA shortfall of 36,200 housing units.

13 (d) Among other aspects, the ordinances: (1) create the Housing Choice-San
14 Francisco program, which includes a local residential bonus program and a Housing
15 Sustainability District; (2) amends to San Francisco’s height and bulk requirements in well-
16 resourced areas, primarily by increasing heights along certain corridors to allow for mid-rise
17 development (65 feet, or six to eight stories); (3) removes density limits and institutes form-
18 based density in residential areas surrounding major transit and commercial streets; and (4)
19 makes various other changes to the Planning Code to concentrate new housing on major
20 transit routes, commercial streets, and other hubs of activity in the City’s well-resourced
21 neighborhoods.

22
23 Section 3. The General Plan is hereby amended by revising the Urban Design
24 Element, to read as follows:
25

(a) Map 4, "Urban Design Guidelines for Height of Buildings" is hereby removed and replaced with the map entitled "Urban Design Guidelines for Height of Buildings" on file with the Clerk of the Board in File No. 250966.

(b) Map 5, "Urban Design Guidelines for Bulk of Buildings" is hereby removed from the Urban Design Element.

(c) The Urban Design Element is further revised, to read as follows:

Urban Design Element

* * * *

City Pattern

* * * *

OBJECTIVE 1

EMPHASIS OF THE CHARACTERISTIC PATTERN WHICH GIVES TO THE CITY AND ITS NEIGHBORHOODS AN IMAGE, A SENSE OF PURPOSE, AND A MEANS OF ORIENTATION.

* * * *

Principles for City Pattern

These fundamental principles and their illustrations reflect the needs and characteristics with which this plan is concerned, and describe measurable and critical urban design relationships in the city pattern.

* * * *		
2.	Street layouts and building forms which do not emphasize topography reduce the clarity of the city form and image.	* * * *

1	A: Tall, slender buildings at the tops of hills and <u>lower</u>	
2	buildings on the slopes and in valleys accentuate the	
3	form of the hills.	
4	B: Contour streets on hills align buildings to create a	
5	pattern of strong horizontal bands that conflict with	
6	the hill form.	
7	* * * *	

Image and Character

POLICY 1.1

Recognize and protect major views in the city, with particular attention to those of open space and water.

Views contribute immeasurably to the quality of the city and to the lives of its residents. ~~Protection~~ Special consideration should be given to major views whenever it is feasible, with special attention to the characteristic views of open space and water that reflect the natural setting of the city and give a colorful and refreshing contrast to man's development.

Overlooks and other viewpoints for appreciation of the city and its environs should be protected and supplemented, by limitation of buildings and other obstructions where necessary and by establishment of new viewpoints at key locations.

Visibility of open spaces, especially those on hilltops, should be maintained and improved, in order to enhance the overall form of the city, contribute to the distinctiveness of districts and permit easy identification of recreational resources. The landscaping at such locations also provides a pleasant focus for views along streets.

* * * *

Conservation

* * * *

1 **OBJECTIVE 2**

2 **CONSERVATION OF RESOURCES WHICH PROVIDE A SENSE OF NATURE,**
3 **CONTINUITY WITH THE PAST, AND FREEDOM FROM OVERCROWDING.**

4 If San Francisco is to retain its charm and human proportion, certain irreplaceable
5 resources must not be lost or diminished. Natural areas must be kept undeveloped for the
6 enjoyment of future generations. ~~Past development, as represented both by distinctive buildings and~~
7 ~~by areas of established character, must be preserved. Special care should be taken to recognize,~~
8 ~~express and, in some cases, maintain, the distinctive character of individual neighborhoods, as well as~~
9 ~~notable buildings, recognizing that accommodating new buildings that are taller or denser than~~
10 ~~adjacent existing buildings is necessary to meet the evolving needs of the city and its population.~~ Street
11 space must be retained as valuable public open space in the tight-knit fabric of the city.

12 * * * *

13 **Richness of Past Development**

14 * * * *

15 **POLICY 2.7**

16 **Recognize and protect outstanding and unique areas that contribute in an**
17 **extraordinary degree to San Francisco's visual form and character.**

18 * * * *

19 These areas do not have buildings of uniform age and distinction, or individual features
20 that can be readily singled out for preservation. It is the combination and eloquent interplay of
21 buildings, landscaping, topography and other attributes that makes them outstanding. ~~For that~~
22 ~~reason, special review of building proposals may be required to assure consistency with the basic~~
23 ~~character and scale of the area.~~ Furthermore, the participation of neighborhood associations in
24 these areas in a cooperative effort to maintain the established character, beyond the scope of
25 public regulation, is essential to the long-term image of the areas and the city.

* * * *

Major New Development

* * * *

OBJECTIVE 3

**MODERATION OF MAJOR NEW DEVELOPMENT TO COMPLEMENT THE CITY
PATTERN, THE RESOURCES TO BE CONSERVED, AND THE NEIGHBORHOOD
ENVIRONMENT.**

* * * *

Visual Harmony

POLICY 3.1

**Promote harmony in the visual relationships and transitions between new and
older buildings.**

New buildings should be made sympathetic to the scale, form and proportion of older development. This can often be done by repeating existing building lines and surface treatment. Where new buildings reach exceptional height and bulk, large surfaces should be articulated and textured to reduce their apparent size and to reflect the pattern of older buildings.

Although contrasts and juxtapositions at the edges of districts of different scale are sometimes pleasing, the transitions between such districts should generally be gradual in order to make the city's larger pattern visible and avoid overwhelming of the district of smaller scale. In transitions between districts and between properties, especially in areas of high intensity, the lower portions of buildings should be designed to promote easy circulation, good access to transit, good relationships among open spaces and maximum penetration of sunlight to the ground level.

1 In new, high-density residential areas ~~near~~outside of the downtown core where towers
2 are being contemplated as part of comprehensive neighborhood planning efforts, ~~such as~~
3 ~~Transbay and Rincon Hill~~, such towers should be slender and widely spaced among buildings of
4 lesser height to allow ample sunlight, sky exposure and views to streets and public spaces. It
5 is thus to be expected that some tall buildings will be located adjacent to buildings of
6 significantly lower height. This, does not in itself, create disharmony or poor transitions, but is
7 in fact necessary in order to achieve important neighborhood-wide livability goals. Because
8 these areas are ~~on the edges~~outside of the downtown core, stricter standards than exist in the
9 downtown core for tower bulk and spacing should be established to minimize the bulk of
10 towers and set minimum tower spacing. It is especially important that towers have active
11 ground floors and that lower stories are highly articulated at and below the podium height and
12 engage the pedestrian realm, with multiple building entrances, townhouses, retail, and
13 neighborhood services. (See Map 4.)

14 * * * *

15 Height and Bulk

16 * * * *

17 POLICY 3.5

18 **Relate the height of buildings to important attributes of the city pattern and to**
19 **the height and expression of existing development.**

20 The height of new buildings should take into account the guidelines expressed in this
21 Plan. These guidelines are intended to promote the objectives, principles and policies of the
22 Plan, and especially to complement the established city pattern. They weigh and apply many
23 factors affecting building height, recognizing the special nature of each topographic and
24 development situation.

25 MAP 4 - Urban Design Guidelines for Height of Buildings

1 Tall, slender buildings should occur on many of the city's hilltops to emphasize the hill
2 form and safeguard views, while buildings of smaller scale should occur at the base of hills
3 and in the valleys between hills. In other cases, especially where the hills are capped by open
4 spaces and where existing hilltop development is low and small-scaled, new buildings should
5 remain low in order to conserve the natural shape of the hill and maintain views to and from
6 the open space. Views along streets and from major roadways should be protected. The
7 heights of buildings should taper down to the shoreline of the Bay and Ocean, following the
8 characteristic pattern and preserving topography and views.

9 Tall buildings should be clustered downtown and at other centers of activity to promote
10 the efficiency of commerce, to mark important transit facilities and access points and to avoid
11 unnecessary encroachment upon other areas of the city. Such buildings should also occur at
12 points of high accessibility, such as rapid transit stations in larger commercial areas and in
13 areas that are within walking distance of the downtown's major centers of employment. In
14 these areas, building height should taper down toward the edges to provide gradual
15 transitions to other areas.

16 In areas of growth where tall buildings are considered through comprehensive planning
17 efforts, such tall buildings should be grouped and sculpted to form discrete skyline forms that
18 do not muddle the clarity and identity of the city's characteristic hills and skyline. Where
19 multiple tall buildings are contemplated in areas of flat topography near other strong skyline
20 forms, such as on the southern edge of the downtown "mound," they should be adequately
21 spaced and slender to ensure that they are set apart from the overall physical form of the
22 downtown and allow some views of the city, hills, the Bay Bridge, and other elements to
23 permeate through the district.

24 The city's downtown skyline should be crafted to resemble a distinct and elegant hill
25 form with the tallest and most prominent building rising as it's "crown." As the geographic

1 epicenter of downtown, as well as the front door of the Transbay Transit Center, the "Transit
2 Tower" should be the tallest building in the city's skyline. The Transit Tower represents the
3 City's commitment to focusing growth around a sustainable transportation hub, as well as the
4 apex of the downtown skyline. The Transit Center District Sub-Area Plan contains specific
5 details related to urban form and design for this area.

6 The prevailing height limits for the "fabric" of most residential neighborhoods in the City
7 should generally range from four to six stories dependent on location. Parcels lining commercial and
8 transit corridors and in denser mixed-use areas should generally be permitted at a minimum of six to
9 eight stories. Parcels with certain conditions may warrant buildings at the higher ends of these ranges,
10 such as wider streets, proximity to more significant transit infrastructure, being located on a corner,
11 being larger than standard sized parcels, or other conditions. Buildings taller than eight stories should
12 be considered ~~In residential and smaller commercial areas, tall buildings should occur along segments~~
13 ~~of certain major~~ transit corridors, ~~the intersection of major corridors,~~ and closest to major centers
14 of employment and community services which themselves produce significant building height,
15 and at locations where more height will encourage social and commercial activity and achieve
16 visual interest consistent with other neighborhood considerations. At outlying and other
17 prominent locations, the point tower form (slender in shape with a high ratio of height to width)
18 should be used in order to avoid interruption of views, casting of extensive shadows or other
19 negative effects. In all cases, the height and expression of existing development should be
20 considered.

21 The guidelines in this Plan express ranges of height that are to be used as an urban
22 design evaluation for the future establishment of specific height limits affecting both public and
23 private buildings. For any given location, urban design considerations indicate the
24 appropriateness of a height coming within the range indicated. The guidelines are not height
25 limits, and do not have the direct effect of regulating construction in the city.

1 POLICY 3.6

2 **Relate the bulk of buildings to the prevailing scale of development to avoid an**
3 **overwhelming or dominating appearance in new construction.**

4
5 * * * *

6 ~~**MAP 5 – Urban Design Guidelines for Bulk of Buildings**~~

7 * * * *

8
9 Section 4. The General Plan is hereby amended by revising the Commerce and
10 Industry Element, to read as follows:

11 * * * *

12 **Neighborhood Commerce**

13 **OBJECTIVE 6**

14 **MAINTAIN AND STRENGTHEN VIABLE NEIGHBORHOOD COMMERCIAL AREAS**
15 **EASILY ACCESSIBLE TO CITY RESIDENTS.**

16 * * * *

17 **POLICY 6.7**

18 **Promote high quality urban design on commercial streets.**

19 Most of San Francisco's neighborhood commercial districts were developed
20 concurrently with residential development and have physical forms which relate to the needs
21 and tastes prevalent during the first half of this century. During this period, commercial units
22 were built along streetcar lines and at major street intersections, often with residential flats on
23 the upper floors, thus creating the familiar "linear" or "strip" commercial districts.

24 The small lot pattern prevalent at that time also encouraged the development of small
25 buildings and stores. The resulting scale has come to characterize San Francisco's attractive

1 and active neighborhood commercial districts. The ~~small-scale~~ intricate character should be
2 maintained through the regulation of the size of new buildings and commercial uses.

3 Continuous commercial frontage at the street level is especially important in all but the
4 lowest intensity commercial districts with limited market areas. It prevents the fragmentation
5 and isolation of fringe areas, improves pedestrian accessibility, and enhances the physical
6 and aesthetic cohesiveness of the district. The design of new buildings should harmonize with
7 the scale and orientation of existing buildings. Additionally, a correspondence of building
8 setbacks, proportions, and texture helps establish visual coherence between new
9 development and existing structures on a commercial street.

10 The appeal and vitality of a neighborhood commercial district depends largely on the
11 character, amenities, and visual quality of its streets. The main function of neighborhood
12 commercial streets is to provide retail goods and services in a safe, comfortable, and
13 attractive pedestrian environment.

14 * * * *

15 Urban Design Guidelines

16 * * * *

17 Scale, Height and Bulk

- 18 • In most cases, small lots with narrow building fronts should be maintained in
19 districts with this traditional pattern.
- 20 • When new buildings are constructed on large lots, the facades should be
21 designed in a series of elements which are compatible with the existing
22 scale of the district.
- 23 • The height of a proposed development should ~~relate~~ be considered relative to
24 the ~~individual neighborhood character and the height and~~ scale of ~~adjacent~~
25 ~~buildings~~ the neighborhood. Design strategies should be employed to break down

the scale of new larger structures, including building massing and articulation strategies, to avoid an overwhelming or dominating appearance of new structures. On a street of varied building heights, transitions between high and low buildings should be provided. While three and four story buildings are appropriate in many locations, two story buildings are more appropriate in some areas with lower scale development.

- The height and bulk of new development should be designed to maximize sun access to nearby residential open space, parks, plazas, and major pedestrian corridors.

* * * *

Section 5. The General Plan is hereby amended by revising the Transportation Element, to read as follows:

Transportation Element

* * * *

OBJECTIVES & POLICIES

* * * *

Citywide Parking

* * * *

OBJECTIVE 36

**RELATE THE AMOUNT OF PARKING IN RESIDENTIAL AREAS AND
NEIGHBORHOOD COMMERCIAL DISTRICTS TO THE CAPACITY OF THE CITY'S
STREET SYSTEM AND LAND USE PATTERNS.**

* * * *

POLICY 36.3

1 ~~**Permit minimal or reduced off-street parking supply for new buildings in residential and**~~
2 ~~**commercial areas adjacent to transit centers and along transit preferential streets.**~~

3 ~~*Where there is a high concentration of transit service, as in the northeastern portions of the*~~
4 ~~*city, census tract figures indicate that residents are less likely to own automobiles and more likely to*~~
5 ~~*use public transit. High density housing and housing for the elderly are already eligible for reductions*~~
6 ~~*in the standard provisions for off-street parking, enabling the building sponsors to build more*~~
7 ~~*economically. These buildings should be encouraged where transit service is plentiful and*~~
8 ~~*comprehensive.*~~

9 **Set maximum parking limits for off-street parking in new buildings commensurate with the**
10 **level of public transit access and in consideration of the land use density and mix of uses.**

11 *In order to facilitate an appropriate density of housing, commercial activity, and other uses, to*
12 *encourage travel by modes other than single-occupant automobiles, and to reduce the cost of building*
13 *new housing and other uses, San Francisco does not have minimum off-street automobile parking*
14 *requirements for any uses citywide, and sets maximum limits for new development, generally expressed*
15 *as a maximum ratio of parking spaces per unit or square footage of non-residential use. Lower*
16 *maximum limits should be set for areas in close proximity to high frequency and high capacity transit,*
17 *such as local (e.g. Muni Metro) and regional (e.g. BART, Caltrain) rail stations and high quality rapid*
18 *bus services, such as bus rapid transit. Higher density and mixed use areas with better transit service,*
19 *such as areas crossed by multiple bus lines, should also be considered for lower parking limits.*
20 *Maintaining these parking maximums is critical to reducing the cost of housing, controlling traffic*
21 *congestion, limiting environmental impacts of vehicular travel (e.g. greenhouse gas emissions), and*
22 *improving street safety for pedestrians and other vulnerable road users, and maximizing efficient use of*
23 *major public investment in transit infrastructure and services by encouraging transit ridership.*

24 * * * *

Section 6. The General Plan is hereby amended by revising the Balboa Park Station Area Plan, to read as follows:

(a) The map, "Height Districts" is hereby removed from the Balboa Park Station Area Plan.

(b) The Balboa Park Station Area Plan is further revised, to read as follows:

Balboa Park Station Area Plan

* * * *

4. HOUSING

* * * *

OBJECTIVE 4.2

STRENGTHEN THE OCEAN AVENUE NEIGHBORHOOD COMMERCIAL DISTRICT BY PROVIDING AN APPROPRIATE MIX OF HOUSING.

* * * *

POLICY 4.2.1

Encourage mixed-use commercial and residential infill within the commercial district while maintaining the district's existing fine-grained character.

Over time there will be opportunities to replace some existing structures in the commercial district. Infill on these parcels with mixed-use developments ~~containing up to three floors of housing~~, and retail space on the ground floor should be encouraged. ~~To retain the district's fine-grained character, consolidation or mergers of more than one parcel should be prohibited. An exception to this rule should be made for mergers where a corner parcel would be consolidated with one adjacent parcel. These mergers would allow slightly larger structures to be developed on corners, which would allow more housing units to be developed with access to parking from the side street. The size, scale, and design of new developments should consider and incorporate the district's fine-grained character.~~

* * * *

6. BUILT FORM

* * * *

Balboa Park Station Area Plan

Urban Design Principles

* * * *

(1) Massing and Articulation

* * * *

- ~~Significant parcel consolidation is prohibited on Ocean Avenue to preserve the fine-grained scale of the neighborhood. No parcel consolidation will be permitted that increases the frontage width on Ocean Avenue between Manor and Delano. The neighborhood is built on a traditional fabric of lots that are narrow and deep, which provides for an enriching block face, diversity of buildings, and stimulating pedestrian experience. Exceptions may be allowed where such merger would create corner parcels, such that off street parking can be accessed from a side street.~~
- ~~All buildings of 85 feet in height or lower must have a maximum horizontal plan dimension of 110 feet, with a maximum diagonal of 125 feet.~~ The form of new buildings must consider the proportions and massing of other residential and street-front commercial buildings found throughout San Francisco, which are typically based on 25-foot wide building increments for row houses and neighborhood retail frontages, and that generally do not exceed 75 feet in width for larger apartment or office buildings. Efforts should be made to integrate the building into the overall scale of the streetwall. Many of the development parcels in the plan area are wider than the traditional 25-foot lot pattern, and care must be taken to create a fine-grained human scale. Individual buildings should maintain an expression of

architectural unity, even for larger buildings, ~~within the 110 foot maximum dimension.~~

There must be a qualitatively different expression of buildings between adjacent structures.

These modulation and articulation increments are based on the walking speed of the average person and the need to experience diversity in the street front every ten to twenty paces.

* * * *

~~**MAP – Height Districts**~~

* * * *

Section 7. The General Plan is hereby amended by revising the Glen Park Community Plan, to read as follows:

(a) Map 3, “Existing and Proposed Heights” is hereby removed from the Glen Park Community Plan.

(b) The Glen Park Community Plan is further revised, to read as follows:

Glen Park Community Plan

* * * *

Land Use & Urban Design

* * * *

OBJECTIVE 1

PROTECT AND STRENGTHEN THE QUALITIES THAT MAKE DOWNTOWN GLEN PARK SPECIAL

* * * *

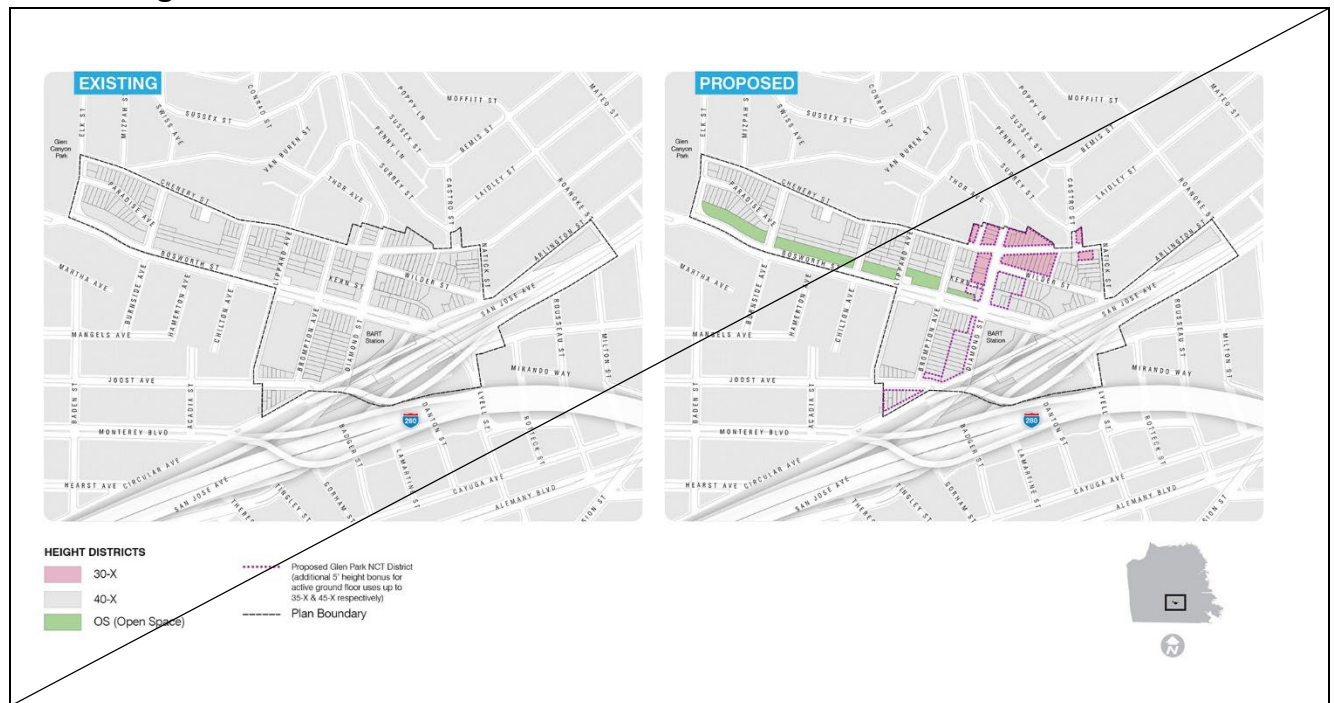
POLICY 1.5

In the ~~more sensitive~~ interior of Glen Park village, buildings heights should ~~be reduced~~
~~to respond to the prevailing pattern found there~~ reinforce the existing character of the
neighborhood.

The interior of Glen Park village is characterized by ~~two and three-story~~ smaller buildings.
This fine-grained pattern helps create an intimacy and a comfortable pedestrian environment.
~~A revision to the area's height district that reduces the maximum height of new construction on certain~~
~~blocks should be carried out to reflect the established pattern.~~

* * * *

Heights



MAP 3 - Existing and Proposed Heights

EXISTING HEIGHTS

~~Currently, all of Glen Park and its surrounding area are located within a 40' height district.~~
~~This typically allows up to four stories of development.~~

PROPOSED HEIGHTS

~~The fine-grained interior of Glen Park village is characterized by two and three-story buildings. These help create a comfortable pedestrian environment and define the street.~~

~~The Plan proposes reducing the maximum height of new development within the interior of the “village” from 40’ to 30’ in acknowledgement of the existing pattern.~~

~~Taller storefronts are also encouraged. A five-foot height bonus is allowed for active ground floor uses within the Glen Park NCT District. This would permit maximum building heights of 35’ and 45’ depending on location (see Map above).~~

OBJECTIVE 2

ENSURE THE COMPATIBILITY OF NEW DEVELOPMENT WITH THE FORM AND CHARACTER OF GLEN PARK

* * * *

POLICY 2.4

Design of new buildings should be consistent with the neighborhood’s existing pattern.

New buildings or major renovations should reinforce the character of Glen Park by creating attractive, pedestrian-friendly places to live, visit and shop. Infill development should follow existing design guidelines and be consistent with the intent and policies of the Plan particularly in relation to scale, height, bulk, materials and details.

~~The height of p~~Proposed development should relate to neighborhood character. Setbacks of facades may be appropriate to avoid an overwhelming appearance of new structures. Human-scaled buildings should be designed to be built close to the sidewalk, have active ground floors, use high-quality materials, and contain interesting features. Long blank monotonous walls or highly visible parking entrances should be avoided.

* * * *

Implementation Program

* * * *

Project	Action	Key Agency	Timeframe	Potential Funding Source
LAND USE & URBAN DESIGN				
Revised Neighborhood Commercial Zoning	Update Planning Code to reflect zoning change of existing neighborhood commercial district (NC-2) to Glen Park Neighborhood Commercial Transit (NCT) district	Planning	Upon Plan adoption	Planning Department
<i>Height District Revisions</i>	<i>Reduce maximum building heights for new construction on portions of Diamond, Wilder and Chenery Streets from 40-X to 35-X. Allow additional 5' height (45-X) on portions of Bosworth, Diamond, Joost Ave and Monterey Blvd for taller ground floor storefronts</i>	<i>Planning</i>	<i>Upon Plan adoption</i>	<i>Planning Department</i>
Streetscape Improvements	Develop streetscape strategy for core village area to include some or all of the following benches, new bus shelters, newsrack consolidation, bulbouts, possible sidewalk widening, utility undergrounding and street tree planting.	Planning, BART, SFMTA, DPW	Ongoing	Grants
* * * *				

* * * *

Section 8. The General Plan is hereby amended by revising the NorthEastern Waterfront Area Plan, to read as follows:

(a) Map 2, "Height and Bulk Plan" is hereby removed from the Northeast Waterfront Area Plan.

(b) The NorthEastern Waterfront Area Plan is further revised, to read as follows:

1 **NorthEastern Waterfront Area Plan**

2 * * * *

3 **Urban Design**

4 **OBJECTIVE 10**

5 **TO DEVELOP THE FULL POTENTIAL OF THE NORTHEASTERN WATERFRONT**
6 **IN ACCORD WITH THE UNIQUE OPPORTUNITIES PRESENTED BY ITS RELATION TO**
7 **THE BAY, TO THE OPERATING PORT, FISHING INDUSTRY, AND DOWNTOWN; AND TO**
8 **ENHANCE ITS UNIQUE AESTHETIC QUALITIES OFFERED BY WATER, TOPOGRAPHY,**
9 **VIEWS OF THE CITY AND BAY, AND ITS HISTORIC MARITIME CHARACTER.**

10 ~~*MAP 2 – Height and Bulk Plan*~~

11 **POLICY 10.1**

12 **Preserve the physical form of the waterfront and reinforce San Francisco's**
13 **distinctive hill form by maintaining lower structures near the water, with an increase in**
14 **vertical development near hills or the downtown core area. Promote preservation and**
15 **historic rehabilitation of finger piers, bulkhead buildings, and structures in the**
16 **Embarcadero National Register Historic District. Larger buildings and structures with**
17 **civic importance may be appropriate at important locations.**

18 * * * *

19 **Specific Policies for Buildings**

20 **POLICY 10.25**

21 ~~*Restrict development south of Broadway to the Height and Bulk Districts shown on Map*~~

22 ~~*2. [Reserved]*~~

23 * * * *

24 **Ferry Building Subarea**

25 * * * *

1 **OBJECTIVE 26**

2 **TO FURTHER DEVELOP THE FERRY BUILDING AND DOWNTOWN FERRY**
3 **TERMINAL AREA AS A MAJOR TRANSIT CENTER, IMPROVING AND EXPANDING**
4 **TRANSIT ACCESS BY, AND TRANSFERS AMONG, LANDSIDE AND WATERSIDE**
5 **TRANSIT SYSTEMS.**

6 * * * *

7 **POLICY 26.23**

8 ~~*Change the Height and Bulk District on Block 3743 from 84-E to 40-X. Change the Height*~~
9 ~~*and Bulk District on the rest of the Rincon Park Site to open space. [Reserved]*~~

10 * * * *

11
12 Section 9. The General Plan is hereby amended by revising the Van Ness Avenue
13 Area Plan, to read as follows:

14 (a) For Map 1, "Generalized Land Use and Density Plan":

15 (1) At the bottom of Map 1 under the map title, revise the language in
16 parentheses, to read as follows: "(FAR applies to ~~residential and~~ nonresidential uses)";

17 (2) For the area north of Broadway and South of Bay Street in Map 1, revise the
18 language below "Residential Ground Floor Retail", to read as follows: "1 Non Residential FAR
19 ~~1 Unit/400 Sq. Ft.~~";

20 (3) For the area south of Broadway and north of California Street in Map 1,
21 revise the language below "Mixed Use", to read as follows: "~~Residential,~~ Nonresidential 4.5:1
22 FAR"; and

23 (4) For the area south of California Street and north of Redwood Street in Map
24 1, revise the language below "Mixed Use", to read as follows: "~~Residential,~~ Nonresidential
25 7.1:1 FAR".

(b) Map 2, "Height and Bulk Districts" is hereby removed from the Van Ness Avenue Area Plan.

(c) The Van Ness Avenue Area Plan is further revised, to read as follows:

Van Ness Avenue Area Plan

* * * *

Land Use

* * * *

OBJECTIVE 1

~~CONTINUE EXISTING OF THE AVENUE AND~~ **ADD A SIGNIFICANT INCREMENT OF NEW HOUSING.**

~~Although there are 18 buildings containing 980 dwelling units in this subarea most of the buildings are in non-residential use.~~

This section of Van Ness Avenue is one of the few areas in the city where new housing can be accommodated with minimal impacts on existing residential neighborhoods and public services.

Some of the features that make the area attractive for medium density mixed use development with high density housing are as follows:

This 16 block strip along Van Ness Avenue maintains a "central place" location and identity. The area is close to the city's major employment center, is well-served by transit, has well developed infrastructure (roadway, water, sewer and other public services), wide roadway (93+ feet) and sidewalks (16+ feet), has continuous commercial frontage and numerous attractive, architecturally outstanding buildings.

There are a number of large parcels which are substantially under-developed.

~~A height limitation of between 80 and 130 ft. would allow sufficient development to make feasible over time the construction of housing on under used parcels.~~

1 The minor streets which bisect most of the blocks within this subarea facilitate access
2 to and from new developments with minimal ~~affects~~ effects on major east-west thoroughfares or
3 on Van Ness Avenue.

4 Development of a number of medium density, mixed-use projects with continued non-
5 residential use of non-residential buildings would facilitate the transformation of Van Ness
6 Avenue into an attractive mixed use boulevard.

7 A high-density medical center at the transit nexus of Van Ness Avenue and Geary
8 would support Van Ness Avenue's redevelopment as a mixed use boulevard as set forth in
9 Policy 1.6 below.

10 * * * *

11 **POLICY 1.4**

12 **Maximize the number of housing units.**

13 An overall mix of unit sizes on Van Ness Avenue is desirable to encourage a diverse
14 and mixed range of occupants. ~~However, the emphasis should be on a larger number of medium~~
15 ~~sized units (1 and 2 bedroom) rather than a smaller number of large size units because Van Ness~~
16 ~~Avenue is not anticipated to be a preferred area for family housing.~~ It is ~~therefore~~ more desirable to
17 achieve greater affordability for ~~the~~ smaller units by building at a high density. Construction of
18 rental housing is encouraged.

19 * * * *

20 **Urban Design**

21 **OBJECTIVE 5**

22 **ENCOURAGE DEVELOPMENT WHICH REINFORCES TOPOGRAPHY AND URBAN**
23 **PATTERN, AND DEFINES AND GIVES VARIETY TO THE AVENUE.**

24 * * * *

25 **POLICY 5.1**

1 **Establish height controls to: emphasize topography and key transit nodes, and**
2 **adequately frame the great width of the Avenue, and support the redevelopment of the**
3 **Avenue as a diverse, mixed use boulevard and transit corridor.**

4 ~~Existing height limits on the Avenue generally range from 40 feet at the northern end to 130 feet~~
5 ~~in the central portion. This h~~Height differentiation responds to topographic conditions as well as
6 land use and transportation patterns, maintaining distinctions between areas of different
7 character. For example, height districts are gradually tapered from ~~130 feet~~ the tallest allowable
8 height around ~~the hilltop at Washington Street~~ Geary Boulevard to ~~80 feet at Pacific Avenue and~~
9 ~~further to 65 and 40 feet~~ the lowest allowable height towards the Bay shoreline.

10 ~~Although the majority of existing height controls are adequate to define both the overall~~
11 ~~topography as well as the great width of the Avenue, the height limit between California and Pacific~~
12 ~~Streets should be lowered from the existing 130/105-ft. level to 80 ft. in order to facilitate the transition~~
13 ~~between the greater building heights along the southern part of the Avenue and the mostly low-rise~~
14 ~~residential development north of Broadway.~~ Development to maximum height should be closely
15 monitored to avoid blocking views between the high slopes on both sides of the Avenue.
16 Good proportion between the size of a street and that of its buildings is important for streets to
17 be interesting and pleasant places. ~~The proposed height limits, combined with the Van Ness Plan's~~
18 ~~proposed bulk controls, encourage definition of the 93-foot wide Avenue.~~

19 ~~The height limit for the block bounded by Geary Boulevard, Franklin Street, Post Street and~~
20 ~~Van Ness Avenue is established at 230 feet as indicated on Map 2 to accommodate development of a~~
21 ~~medical center that will maximize use of the major transit nexus at this location and give variety to the~~
22 ~~avenue by diversifying the mix of non-residential uses and enhancing the streetscape.~~

23 **POLICY 5.2**

24 **Encourage a regular street wall and harmonious building forms along the**
25 **Avenue.**

1 New development should create a coherent street wall along the Avenue through
2 property line development at approximately the same height. Since block face widths are
3 constant, a regularized street wall encourages buildings of similar scale and massing.
4 Nevertheless, some variety of height is inevitable and desirable due to the need to highlight
5 buildings of historical and architectural significance and meet other Objectives of the Plan.

6 ~~The following controls are proposed for the various bulk districts as shown on the~~
7 ~~accompanying map:~~

8 **~~MAP 2 – Height and Bulk Districts~~**

9
10 **~~Setbacks~~Streetwall**

11 **POLICY 5.3**

12 **Continue the street wall heights as defined by existing significant buildings and**
13 **promote an adequate enclosure of the Avenue.**

14 New construction on Van Ness Avenue can occur in two basic situations. In some
15 cases, the development will take place between or adjacent to architecturally significant
16 buildings. In this instance, ~~continuity of design and scale between the old and the new~~ respect for the
17 existing context is of major importance. In other cases, new development will take place in a
18 more isolated design context; for example, between two existing two-story, non-descript
19 commercial structures. In this instance, the overall continuity of scale along the Avenue is of
20 greater importance than the design character of adjacent buildings. ~~Setbacks of up to 20 feet in~~
21 ~~depth should be considered for all new development above 40 feet in height and should be required~~
22 ~~whenever necessary to continue existing significant street wall heights and to define an adequate~~
23 ~~enclosure of the Avenue. Setbacks can also serve to buffer the upper-level residential units from street-~~
24 ~~level noise.~~

25 **POLICY 5.4**

~~**Preserve existing view corridors.**~~

~~In addition to the setback along the Van Ness Avenue frontage, a setback approximately fifteen feet deep should be provided at an appropriate height along California, Pine, Sacramento, Clay and Washington Streets when necessary to preserve view corridors. The recommended setbacks on the east-west streets could be varied on a case-by-case basis, through the Conditional Use review process, as individual buildings undertake massing studies to determine an appropriate building form and setback which would preserve these significant view corridors. [Reserved]~~

* * * *

Section 10. The General Plan is hereby amended by revising the Market and Octavia Area Plan, to read as follows:

(a) Map 3, "Generalized Height Districts" is hereby removed from the Market and Octavia Area Plan.

(b) The Market and Octavia Area Plan is further revised, to read as follows:

Market and Octavia Area Plan

* * * *

1. Land Use and Urban Form

* * * *

OBJECTIVE 1.1

CREATE A LAND USE PLAN THAT EMBRACES THE MARKET AND OCTAVIA NEIGHBORHOOD'S POTENTIAL AS A SUSTAINABLE MIXED-USE URBAN NEIGHBORHOOD.

The new land use and special use districts, along with revisions to several existing districts, implement this concept. These land use districts provide a flexible framework that encourages new housing and neighborhood services that build on and enhance the area's

1 urban character. Several planning controls are introduced, including carefully prescribed
2 building envelopes and the elimination of housing density limits, as well as the replacement of
3 parking requirements with parking maximums, based on accessibility to transit.

- 4 • *The Van Ness and Market Residential Special Use District (VNMR-SUD)* will
5 encourage the development of a walkable, transit-oriented, high-density, mixed-
6 use neighborhood around the intersection of Van Ness Avenue and Market
7 Street, adjacent to downtown. This district will still have the area's most
8 intensive residential uses, some office uses and neighborhood serving retail.
9 Residential towers will be permitted along the Market / Mission Street corridor,
10 provided they meet urban design standards. Residential towers, if built, would
11 be clustered around the intersection of Market Street and Van Ness Avenue,
12 ~~with heights ranging from 140—650 feet.~~

- 13 • ~~A~~ *Transit-Oriented Neighborhood Commercial District_s* (NCT) will encourage
14 transit-oriented, mixed-use development of a moderate scale ~~to a height of 85 feet~~
15 concentrated near transit services in the Hub, areas immediately adjacent to the
16 downtown and along the Market Street corridor. Retail use is actively
17 encouraged on the ground floor with housing above to enliven commercial
18 streets. Along Market Street and in the Hub, a limited amount of office will be
19 permitted. Complimenting a rich mix of neighborhood-serving retail and services
20 with a dense residential populations in these districts, walking and transit will be
21 the primary means of transportation and car-free housing will be common and
22 encouraged.

23 In named NCT and NCT-1 ~~(T)~~ districts, revised parking requirements and
24 housing density controls will encourage housing above ground-floor retail uses.
25 These districts otherwise remain unchanged. They include current

Neighborhood Commercial Districts (Hayes-Gough, portions of the Upper Market, Valencia) and several parcels ~~currently~~previously zoned NC-1.

- ~~A Residential~~ Transit-Oriented Residential Districts (RTO) will encourage moderate-density, multi-family, residential infill, in scale with existing development. The high availability of transit service, proximity of retail and services within walking distance, and limitation on permitted parking will encourage construction of housing without accessory parking. Small-scale retail activities serving the immediate area will be permitted at intersections in RTO-1 districts and on all lots in RTO-C districts.

* * * *

OBJECTIVE 1.2

ENCOURAGE URBAN FORM THAT REINFORCES THE PLAN AREA'S UNIQUE PLACE IN THE CITY'S LARGER URBAN FORM AND STRENGTHENS ITS PHYSICAL FABRIC AND CHARACTER.

The plan's urban form ~~and height proposal~~ is based on enhancing the existing variety of scale and character throughout the plan area. The plan ~~adjusts heights in various locations~~ aims to achieve urban design goals and to maximize efficient building forms for housing, given building code, fire, and other safety requirements. The ~~heights plan~~ ensures that new development contributes positively to the urban form of the neighborhood and allows flexibility in the overall design and architecture of individual buildings.

~~The height map on the following page implements the following policies:~~

~~MAP 3 – Generalized Height Districts~~

POLICY 1.2.1

Relate the prevailing height of buildings to street widths throughout the plan area.

1 It is the height and mass of individual buildings that define the public space of streets.
2 Building heights have historically been strongly related to the width of streets in the Market
3 and Octavia neighborhood and elsewhere in the city. Where building heights are related to the
4 width of the facing streets, they enclose the street and define it as a comfortable, human-
5 scaled space with ample light and air.

6 The permitted heights should strengthen the relationship between the height of
7 buildings and the width of streets, ~~as shown in Map 3 Height Districts.~~

8 **POLICY 1.2.2**

9 **Maximize housing opportunities and encourage high-quality commercial spaces**
10 **on the ground floor.**

11 ~~Proposed heights~~ Height limits in neighborhood commercial districts ~~are adjusted~~ should be
12 set to maximize housing potential within specific construction types. Where ground floor
13 commercial is most desirable, ~~existing 40- and 50-foot height districts~~ building height limits are
14 ~~adjusted to~~ should permit ~~an additional five feet of height provided that it is used to create more~~
15 generous ceiling heights on the ground floor of up to 15 feet.

16 It is also common in the Market and Octavia neighborhood, as with the rest of San
17 Francisco, to provide housing above ground floor commercial spaces along neighborhood
18 commercial streets. This not only provides much-needed housing close to services and, in
19 most cases, transit, but also provides a residential presence to these streets, increasing their
20 vitality and the sense of safety for all users.

21 **POLICY 1.2.3**

22 ~~Limit~~ Appropriately sculpt building heights along the alleys in order to provide ample
23 sunlight and air in accordance with the plan principles that relate building heights to
24 street widths.

- ~~● In order to maximize light in alleys given their narrow scale, heights in alleys are generally limited to 40 feet, however:~~
- ~~● Heights in alleys are lowered on the southern side of east/west residential alleys to preserve a 50 degree sun angle from the north sidewalk to the building corner in order to provide adequate sunlight to the public right of way. For a 35 foot wide alley, this gives a maximum streetwall height of 35 feet.~~

Given their narrow scale, building heights along alleys should be sculpted to maximize light and create a positive pedestrian experience.

* * * *

POLICY 1.2.6

Mark the block of Market Street from Buchanan Street to Church Street as a gateway to the Castro.

The block of Market Street from Buchanan Street to Church Street marks the entrance to the Castro. At Buchanan Street, heights and form respond to Mint Hill and preserve views to the Mint from Dolores Street. At Church Street, building forms should accent this point, with architectural treatments that express the significance of the intersection. ~~The height map allows for buildings up to 85 feet in height at the intersection of Church and Market Streets.~~ Special architectural features should be used at the corners of new buildings to express the visual importance of this intersection.

POLICY 1.2.7

Encourage new mixed-use infill on Market Street with a scale and stature appropriate for the varying conditions along its length.

Market Street is a uniquely monumental street, with buildings along its length that have a distinctive scale and stature, especially east of its intersection with Van Ness Avenue. West of Van Ness Avenue, new buildings should have a height and scale that strengthens the

street's role as a monumental public space. ~~A podium height limit of 120 feet along Market Street is established east of Van Ness Avenue, consistent with its width. Buildings heights step down to 85—65 feet along Market Street west of Van Ness Avenue, providing a transition to surrounding areas.~~

* * * *

POLICY 1.2.10

Preserve midblock open spaces in residential districts.

Residential districts in the plan area have a well-established pattern of interior-block open spaces that contribute to the livability of the neighborhood. ~~Along some of the area's primary streets, 65 feet and higher height districts directly abut smaller scale residential districts of 40 feet or lower height districts.~~ Care must be taken to sculpt new development so that light and air are preserved to midblock spaces. Upper Market NCT lots that abut residential midblock open spaces will be required to provide rear-yards at all levels.

* * * *

2. Housing

* * * *

The fundamental principles are:

- *Provide ample and diverse housing opportunities to add to the vitality of the place.* Maximize the amount and types of housing in the neighborhood to serve a wide variety of people, including a range of incomes, ages, and household and family compositions. The Plan does so by looking to the prevailing built form of the area and carefully prescribing controls for building envelopes to emulate that form. Controls that limit building area by restricting housing are *eliminated reduced* in favor of well-defined height and bulk controls and urban design guidelines, encouraging building types more in keeping with the area's established development pattern, and allowing greater flexibility in the type and

configuration of new housing. In addition, residential buildings are also encouraged to include a mix of amenities that support the needs of families with children and sustainable transportation choices, such as social and play spaces and easily accessible storage for strollers, car seats, grocery carts, and bicycles.

* * * *

OBJECTIVE 2.2

ENCOURAGE CONSTRUCTION OF RESIDENTIAL INFILL THROUGHOUT THE PLAN AREA.

* * * *

POLICY 2.2.2

Ensure a mix of unit sizes is built in new development and is maintained in existing housing stock.

Greater unit density does not necessarily correlate to housing for more people. For new construction, the new policies are meant to allow flexibility to accommodate a variety of housing and household types, such as student, extended family, or artist housing, as well as development on small and irregular lots. For instance, the Octavia Boulevard parcels are narrow and irregular, and economically and architecturally reasonable projects will likely require more units and flexibility than earlier zoning would allow. Therefore, these controls balance the need for a flexible process that allows innovative and dense designs on irregular parcels, while also providing sufficient control so that existing housing stock and family-sized units are preserved. One goal of The Plan is to ensure the market does not produce only projects with small units. A unit mix requirement will apply to ~~any project larger than 4 units~~ larger projects. Subdivisions will be permitted only when the resulting units retain some larger units.

* * * *

OBJECTIVE 2.3

1 **PRESERVE THE AFFORDABILITY OF EXISTING HOUSING STOCK AND**
2 **STRENGTHEN TENANT PROTECTION PROGRAMS.**

3 * * * *

4 **POLICY 2.3.2**

5 **Prohibit residential demolitions unless they would result in sufficient**
6 **replacement of existing housing units. Even when replacement housing is provided,**
7 **demolitions should further be restricted to ensure affordable housing and historic**
8 **resources are maintained.**

9 The City's General Plan discourages residential demolitions, except where it would
10 result in replacement housing equal to or exceeding that which is to be demolished. This
11 policy will be applied in the Market & Octavia area in such a way that new housing would at
12 least offset the loss of existing units, and the City's affordable housing, and historic resources
13 would be protected. The plan maintains a strong prejudice against the demolition of sound
14 housing, particularly affordable housing.

15 Even when replacement housing is provided, demolitions would be permitted only
16 through conditional use in the event the project serves the public interest by giving
17 consideration to each of the following: (1) affordability, (2) soundness, (3) maintenance
18 history, (4) historic resource assessment, (5) number of units, (6) superb architectural and
19 urban design, (7) rental housing opportunities, (8) number of family-sized units, (9) supportive
20 housing or serves a special or underserved population, and (10) a public interest or public use
21 that cannot be met without the proposed demolition. Certain local and state laws may offer or
22 require an additional layer of approvals criteria, processes, and requirements, including the
23 requirement in certain circumstances for replacement units, rent-restrictions and other provisions to
24 limit or mitigate displacement of existing tenants.

25 * * * *

3. Building With a Sense of Place and Sustainability

* * * *

OBJECTIVE 3.1

**ENCOURAGE NEW BUILDINGS THAT CONTRIBUTE TO THE BEAUTY OF THE
BUILT ENVIRONMENT AND THE QUALITY OF STREETS AS PUBLIC SPACE.**

* * * *

Policy 3.1.1

Ensure that new development adheres to principles of good urban design.

New development will take place over time. Modest structures will fill in small gaps in the urban fabric, some owners will upgrade building facades, and large underutilized land areas, such as the former Central Freeway parcels, will see dramatic revitalization in the years ahead.

The following Fundamental Design Principles apply to all new development in the Market and Octavia area. They are intended to supplement existing design guidelines, Fundamental Principles in the Urban Design Element of the General Plan and the Planning Department's Residential Design Guidelines, which apply to residential districts, and the Urban Design Guidelines, which apply to commercial, downtown, and mixed-use districts. They address the following areas: (1) Building Massing and Articulation; (2) Tower Design Elements; (3) Ground Floor Treatment, further distinguished by street typology, including (a) Neighborhood Commercial Streets, (b) Special Streets - Market Street, and (c) Alleys, and (4) Open Space. Projects shall also conform to Citywide Design Standards and other adopted objective standards.

* * * *

Fundamental Design Principles for Building Massing and Articulation

1 The way we experience a building is determined largely by its massing and articulation.
2 Buildings in most San Francisco neighborhoods are no more than five stories tall, built on
3 narrow lots, and have bay windows or other kinds of projections. This gives them a distinct
4 rhythm and verticality, and breaks down the scale to that of the human activity taking place
5 inside and around them. This further relates buildings to the human activities in the street.

6 Projects shall also conform to Citywide Design Standards and other adopted objective standards.

7 * * * *

8 **Fundamental Design Principles for Towers**

9 Towers may be permitted above a base height of 85 - ~~120~~140-feet in selected locations
10 in the general vicinity of the intersections of Market and Van Ness and Mission and South Van Ness,
11 ~~and Market Downtown Residential Special Use District (VNMDR-SUD).~~ Special urban design
12 considerations are required for towers because of their potential visual impacts on the city
13 skyline and on the quality and comfort of the street. Projects shall also conform to Citywide

14 Design Standards and other adopted objective standards.

15 * * * *

16 **Fundamental Design Principles The Ground Floor**

17 The design and use of a building's ground floor has a direct influence on the pedestrian
18 experience. Ground floor uses in the area are devoted to retail, service, and public uses in
19 mixed-use buildings and to residential units and lobbies in apartment buildings. These uses
20 provide an active and visually interesting edge to the public life of the street, which is
21 especially important on neighborhood commercial streets. Parking, which has become a
22 common street-facing use in more recent buildings, dilutes the visual interest and vitality of
23 the street. This plan maintains a strong presumption against permitting surface-level parking
24 as a street-facing use; rather, it encourages retail, residential, and other active uses facing the
25

street. Projects shall also conform to Citywide Design Standards and other adopted objective standards.

* * * *

Fundamental Design Principles for Streets

NEIGHBORHOOD COMMERCIAL STREETS

Like most parts of San Francisco, neighborhood commercial streets in the Market and Octavia neighborhood provide a center for the life of the area. These streets are typically lined with individual retail storefronts that provide visual interest and have a scale that feels especially lively and organic. While not all new development on these streets need be mixed-use in character, it should contain active ground-floor uses and provide a façade that adds visual interest and a human scale to the street. Projects shall also conform to Citywide Design Standards and other adopted objective standards.

* * * *

Section 11. The General Plan is hereby amended by revising the Western SoMa (South of Market) Area Plan, to read as follows:

Western SoMa (South of Market) Area Plan

* * * *

Housing

* * * *

OBJECTIVE 3.2

ENCOURAGE NEW NEIGHBORHOOD RESIDENTIAL USES IN LOCATIONS THAT PROVIDE THE GREATEST OPPORTUNITIES TO BUILD ON THE EXISTING NEIGHBORHOOD PATTERNS

* * * *

1 **POLICY 3.2.2**

2 Encourage in-fill housing production that utilizes design strategies that consider
3 ~~continues~~ the existing built housing qualities in terms of heights, prevailing density,
4 yards and unit sizes.

5 * * * *

6 **Urban Design and Built Form**

7 * * * *

8 **OBJECTIVE 5.4**

9 **ENCOURAGE APPROPRIATE NEW DEVELOPMENT THAT IS RESPONSIVE TO**
10 **THE EXISTING AND BUILT ENVIRONMENT.**

11 **POLICY 5.4.1**

12 ~~Increase prevailing 50-foot heights in the Western SoMa SUD to 55 feet~~ Establish height
13 limits and design standards that ~~to~~ encourage gracious floor to ceiling heights for ground
14 floor uses.

15 **POLICY 5.4.2**

16 ~~Reduce~~ Establish building massing and design standards that respect the lower scale of
17 **Residential Enclaves** along alleys. ~~heights to 40 feet.~~

18
19 Section 12. The General Plan is hereby amended by revising the Western Shoreline
20 Area Plan, to read as follows:

21 **Western Shoreline Area Plan**

22 * * * *

23 **Richmond and Sunset Residential Neighborhoods**

24 **OBJECTIVE 11**

~~**PRESERVE THE SCALE OF RESIDENTIAL AND COMMERCIAL DEVELOPMENT
ALONG THE COASTAL ZONE AREA.**~~ **ENSURE DEVELOPMENT IN THE COASTAL ZONE
ADVANCES HOUSING AND COMMUNITY DEVELOPMENT GOALS APPROPRIATE FOR
THE LOCATION OF EACH PARCEL.**

POLICY 11.1

~~*Preserve the scale and character of existing residential neighborhoods by setting allowable
densities at the density generally prevailing in the area and regulating new development so its
appearance is compatible with adjacent buildings.*~~ **Consider the location of each parcel relative to
both the city context, including major commercial and transit corridors, as well as the coast, when
establishing standards for the form, design, and use of new development.**

* * * *

Section 13. The General Plan is hereby amended by revising Map 5, "Proposed Height and Bulk Districts," of the Downtown Area Plan, to read as follows:

Add to the map notes: "The buildings on parcels between 11th Street and 12th Street, and Van Ness Avenue and Franklin Street that are north of Mission Street and south of Fell Street may be considered for additional height above that indicated on this map to emphasize the skyline node at the intersection of Market Street and Van Ness Avenue in keeping with the principles of the Urban Design Element and this Plan."

Section 14. The Land Use Index shall be updated as necessary to reflect the amendments set forth above in Sections 3, 6, 7, 8, 9, 10, and 13.

1 Section 15. Local Coastal Program. The Local Coastal Program is hereby amended to
2 revise the Land Use Plan (the Western Shoreline Area Plan) of the Local Coastal Program, as
3 described in Section 12 of this ordinance.

4
5 Section 16. Effective and Operative Dates Outside the Coastal Zone.

6 (a) In the portions of the City that are not located in the Coastal Zone Permit Area, as
7 that permit area is designated on Section Maps CZ4, CZ5, and CZ13 of the Zoning Map, this
8 ordinance shall become effective 30 days after enactment. Enactment occurs when the
9 Mayor signs the ordinance, the Mayor returns the ordinance unsigned or does not sign the
10 ordinance within 10 days of receiving it, or the Board of Supervisors overrides the Mayor's
11 veto of the ordinance.

12 (b) In the portions of the City that are not located in the Coastal Zone Permit Area, this
13 ordinance shall become operative upon its effective date.

14
15 Section 17. Effective and Operative Dates in the Coastal Zone.

16 (a) In the portions of the City that are located in the Coastal Zone Permit Area, this
17 ordinance shall become effective 30 days after enactment. Enactment occurs when the Mayor
18 signs the ordinance, the Mayor returns the ordinance unsigned or does not sign the ordinance
19 within 10 days of receiving it, or the Board of Supervisors overrides the Mayor's veto of the
20 ordinance.

21 (b) Upon enactment, the Director of the Planning Department shall submit this
22 ordinance to the California Coastal Commission for certification as a Local Coastal Program
23 Amendment. This ordinance shall become operative in the Coastal Zone Permit Area upon
24 final certification by the California Coastal Commission. If the California Coastal Commission
25

certifies this ordinance subject to modifications, this ordinance, as so modified, shall become operative in the Coastal Zone Permit Area 30 days after enactment of the modifications.

Section 18. Transmittal of Ordinance. Upon certification by the California Coastal Commission, the Director of the Planning Department shall transmit a copy of the certified Local Coastal Program Amendment to the Clerk of the Board for inclusion in File No. 250966. The Planning Department shall also retain a copy of the certified Local Coastal Program Amendment in its Local Coastal Program files.

APPROVED AS TO FORM:
DAVID CHIU, City Attorney

By: /s/
GIULIA GUALCO-NELSON
Deputy City Attorney

n:\legana\as2025\2500203\01853821.docx

LEGISLATIVE DIGEST

[General Plan Amendments - Family Zoning Plan]

Ordinance amending the General Plan to revise the Urban Design Element, Commerce and Industry Element, Transportation Element, Balboa Park Station Area Plan, Glen Park Community Plan, Market and Octavia Area Plan, Northeastern Waterfront Plan, Van Ness Avenue Area Plan, Western SoMa (South of Market) Area Plan, Western Shoreline Area Plan, Downtown Area Plan, and Land Use Index, to implement the Family Housing Zoning Program, including the Housing Choice-San Francisco Program, by adjusting guidelines regarding building heights, density, design, and other matters; amending the City's Local Coastal Program to implement the Housing Choice-San Francisco Program and other associated changes in the City's Coastal Zone, and directing the Planning Director to transmit the Ordinance to the Coastal Commission upon enactment; affirming the Planning Department's determination under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and adopting findings of public necessity, convenience, and welfare under Planning Code, Section 340.

Existing Law

Under Charter Section 4.105 and Planning Code Section 340, any amendments to the General Plan shall first be considered by the Planning Commission and recommended for approval or rejection by the Board of Supervisors.

Under California Housing Element law, San Francisco must identify sites to accommodate its Regional Housing Needs Allocation (RHNA) goal of 82,069 new units in the next eight years. Because San Francisco does not currently have sufficient capacity to accommodate the RHNA goals, it must rezone sites to meet these goals, and must do so by January 31, 2026. Additional capacity will be created through amendments to the Planning Code and Zoning Maps, as set forth in the ordinances in Board Files 250700 and 250701, as introduced on June 24, 2025.

Amendments to Current Law

This ordinance would amend the General Plan to facilitate the Housing Element rezoning (the "Family Zoning Plan") in Board Files 250700 and 250701. This ordinance amends the General Plan as follows:

Urban Design Element

- delete Map 5, “Urban Design Guidelines for Bulk of Buildings”
- revise policies concerning neighborhood character and new development height and bulk

Commerce and Industry Element

- revise policies regarding scale, height, and bulk of new development

Transportation Element

- revise off-street parking policies

Balboa Park Station Area Plan

- delete “Height Districts” map
- revise policies concerning size, scale, design, massing, and articulation of new development

Glen Park Community Plan

- delete Map 3, “Existing and Proposed Heights”
- revise policies concerning neighborhood character and building height

Market and Octavia Area Plan

- delete Map 3, “Generalized Height Districts”
- revise policies concerning new development height and bulk, building sculpting along alleys, unit mix, residential demolition, and design principles
- revise policy to include reference to newly created Residential Transit Oriented-Commercial (RTO-C) district

Northeastern Waterfront Plan

- delete Map 2, “Height and Bulk Plan”
- delete policy restricting new development in certain areas of the Plan
- revise policies concerning height and bulk of new development

Van Ness Avenue Area Plan

- revise Map 1, “Generalized Land Use and Density Plan” to remove residential FAR references
- revise policies concerning height of new development, size of new residential units, street walls, and view corridors

Western SoMa (South of Market) Area Plan

- revise policies concerning building heights, design principles, and heights along alleys

Western Shoreline Area Plan

- amend policies that comprise the Land Use Plan of the City's certified Local Coastal Program
- amend policies concerning neighborhood character and design compatibility with new development

Downtown Area Plan

- revise Map 5, "Proposed Height and Bulk Districts," to add additional height for parcels between 11th Street and 12th Street, and Van Ness Avenue and Franklin Street that are north of Mission Street and south of Fell Street

Land Use Index

- make conforming revisions to the Land Use Index

Background Information

On September 11, 2025 the Planning Commission considered the proposed amendments to the General Plan and recommended initiation in Planning Commission Resolution 21808.

n:\legana\as2025\2500203\01870386.docx



October 16, 2025

Ms. Angela Calvillo, Clerk
Board of Supervisors
City and County of San Francisco
City Hall, Room 244
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102

Re: Transmittal of Planning Department Case Number: 2021-005878PCWP
Housing Element 2022 Rezoning Initiatives – Affordable Housing Sites Analysis and Strategies
(AHSAS)

Planning Commission Recommendation: Informational

Dear Ms. Calvillo:

On October 16, 2025, the Planning Department published the Draft Affordable Housing Sites Analysis and Strategies Report which will be presented to the Board of Supervisors Land Use and Transportation Committee along with the Family Zoning Plan on October 20, 2025.

As a part of the transmittal, the Planning Department is hereby requesting that the attached Draft AHSAS Report be uploaded to the Family Zoning Plan Board Files as supporting materials. The Family Zoning Plan Board File Nos. include: 250966, 250700, 250701, and 250985.

The Planning Department will publish the Final AHSAS Report along with additional appendices that will include various consultant memorandums on the Department's project webpage at a later date.

In the interim, if you have any questions or require further information, please do not hesitate to contact me.

Sincerely,

James Pappas
Manager, Policies and Strategies

cc: John Carroll, Office of the Clerk of the Board
Lisa Chen, Principal Planner
BOS.Legislation@sfgov.org

ATTACHMENTS :

Draft Affordable Housing Sites Analysis and Strategies Report



Affordable Housing Sites Analysis and Strategies

DRAFT REPORT

OCTOBER 2025



San Francisco
Planning



MAYOR'S OFFICE OF
HOUSING & COMMUNITY DEVELOPMENT

Contents

Executive Summary of the Affordable Housing Sites Analysis and Strategies Report..... 3

Section 1: Introduction..... 9

Section 2: Input from Affordable Housing Practitioners and Community 12

Section 3: Need for Affordable Housing Funding 14

Section 4: Existing Practices and Pipeline 17

Section 5: Parcel Suitability Analysis 26

Section 6: Financial and Policy Research..... 33

Section 7: Recommended Strategies 41

Conclusion 46

Acknowledgments

This report was made possible through the collaboration and expertise of staff across multiple City agencies and consultant partners.

The **San Francisco Planning Department** recognizes James Pappas, Joshua Switzky, Esmeralda Jardines, David H. García, Diana La, Rachael Tanner, Lisa Chen, Miriam Chion, and Gary Chen for their leadership, analysis, and coordination throughout the development of this study.

We also thank our partners at the **Mayor’s Office of Housing and Community Development**, including Dan Adams, Lydia Ely, Sheila Nickolopoulos, Mara Blitzler, and additional MOHCD staff, for their deep knowledge and contributions to shaping the strategies presented.

Appreciation is also extended to Leigh Lutenski and the **Office of Economic and Workforce Development** for their insight into implementation and alignment with broader economic development goals.

Finally, we acknowledge the valuable partnership and technical support of **Enterprise Community Partners** and **Century Urban**, whose expertise generated policy and financial research and analysis that informed recommendations that guided this report.

Executive Summary of the Affordable Housing Sites Analysis and Strategies Report

October 2025

San Francisco has the tools, sites, and expertise to advance its affordable housing goals, but only with sufficient, consistent financial resources. **The AHSAS provides research-based recommendations for managing limited resources while pursuing equity and geographic distribution objectives. Our affordable housing needs demand additional funding, balancing construction of the existing 12,600-unit pipeline with selective new acquisitions, cultivating opportunities on public, master-planned, and community-owned land, and creating pathways for diverse housing types across all neighborhoods.** By aligning site acquisition with funding availability, continuing cross-sector partnerships, and pursuing policy and program changes that expand tools to secure sites, San Francisco can build a more sustainable and equitable affordable housing future.

San Francisco has a target of facilitating 32,800 additional homes affordable at lower incomes by 2031. This target is part of the City's Regional Housing Needs Allocation (RHNA) for 2023-2031 from the Housing Element. The Affordable Housing Sites Analysis and Strategies addresses how the city will continue to develop its pipeline of existing affordable housing projects and acquire and develop additional sites for affordable housing. Led by SF Planning in collaboration with the Mayor's Office of Housing and Community Development (MOHCD) focuses on the following areas:

- **Pipeline** - Effectively managing the existing affordable housing development pipeline
- **Production** - Boosting the overall production of affordable housing units
- **Acquisition** - Identifying and acquiring new sites for future affordable housing development

The Affordable Housing Sites Analysis and Strategies includes substantial research, stakeholder engagement, and offers strategies based on research findings.

- **Research** covers the current affordable housing development pipeline and the City's pipeline management practices, identifies viable development sites for affordable housing, and analyzes financial and policy considerations for site acquisitions. Stakeholder engagement with affordable housing developers, community organizations, and other practitioners informed the research and strategies.
- **Recommended strategies**, based on research findings and stakeholder input, address pipeline management, geographic equity, partnership with public and nonprofit landowners, strategic market acquisitions, and expanding diverse housing types to address affordability.

Context and Findings

The Central Challenge: Funding

San Francisco's primary barrier to building more affordable housing is not lack of developable sites, but insufficient funding and high construction costs. Currently, over 12,600 affordable units across 59 projects are awaiting funding in pre-construction stages of the [pipeline](#). At current production rates of approximately 650 new 100% affordable units annually, building out the existing pipeline could take over ten years. Development costs are now nearly \$1 million per two-bedroom unit with construction costs making up more than 60% of development expenses.

In 2024 the [Affordable Housing Leadership Council](#), a group of affordable housing leaders and experts, released [recommendations](#) on expanding funding and financing for affordable housing and lowering costs. The policymakers and agencies have acted on some recommendations, while others await further action. The Board of Supervisors recently passed a [resolution](#) calling on City agencies to assess funding tools for affordable housing including infrastructure finance districts in September 2025. This has advanced civic dialogue about ways to secure affordable housing funding.

Pipeline Management and Land Banking

MOHCD coordinates with other public agencies and affordable housing developers to provide funding from up to 25 different local funding sources along with state and federal funding to build an affordable housing pipeline of over 12,000 units. [Click here for a brief overview of the City's affordable housing pipeline](#) and related information. The current pipeline includes sites acquired in various ways:

- **Sites purchased in the private market** (2,087 units) or provided by private development agreements (634 units)
- **Sites on land from public agencies**, often as part of large mixed-income developments including development agreements like Treasure Island and Balboa Reservoir (2,320 units), HOPE SF rebuilding of public housing sties (1,415 units), and other public sites (471 units)
- **Former redevelopment projects** funded by OCII (2,494 units)
- **Rehabilitation/preservation projects** (3,195 units)

By holding the land for these projects before all the necessary funding is secured, the city has a de facto land banking process. The city acquires and holds sites until projects secure full financing and permits. Land banking, however, incurs holding costs. Managing this portfolio requires balancing long-term obligations with new opportunities while navigating volatile funding sources.

Geographic Distribution and Equity Goals

Like market-rate housing, affordable housing production is not equitably or evenly distributed across San Francisco. To meet the Housing Element goal of constructing at 25-50% of all new affordable homes in well-resourced areas, San Francisco will need to shift its present pattern of uneven geographic distribution of affordable housing and housing production in general.

- Currently most housing development of all kinds is concentrated in four of 11 supervisorial districts, and the existing Affordable Housing Pipeline is primarily concentrated in Supervisorial Districts 5, 6, 9, and 10, which cover primarily equity communities within the city's eastern neighborhoods.
- Meanwhile, Districts 1, 2, 4, 7, 8, and 11 have few or no 100% affordable projects in the pipeline. These districts are where more of the city's higher resource areas are found.

Most affordable housing sites in the pipeline are concentrated outside of San Francisco's well-resourced Housing Opportunity Areas (HOAs) in the center, west, and north of the city. This pattern continues the exclusion of affordable multifamily housing from HOAs. To meet Housing Element goals and the State's Affirmatively Furthering Fair Housing (AFFH) requirements, San Francisco will need to develop at least 25% of all new affordable units in HOAs. The proposed Family Zoning Plan rezoning will create capacity for multifamily housing in these historically exclusionary areas, opening pathways for both 100% affordable developments and inclusionary units in mixed-income projects.

Parcel Suitability Analysis for Affordable Housing

The parcel suitability analysis identified approximately 3,410 viable sites citywide with capacity for roughly 247,000 affordable housing units that meet the City's criteria for 100% affordable housing projects. These sites include 1,204 individual parcels of at least 8,000 square feet (the minimum size requirement for typical subsidized 100% affordable housing) as well as 2,206 contiguous parcels viable through parcel assembly. District 6 shows the greatest capacity, followed by Districts 2, 3, and 9. Site suitability and availability, however, do not guarantee development feasibility. Individual property owners may not be interested in selling or developing due to profitable current uses, low tax basis, or complex ownership structures.

The parcel suitability analysis demonstrates that land supply is not the constraining factor on meeting our affordable housing production goals. The proposed Family Zoning Plan was not evaluated in this analysis but will increase the capacity for affordable housing even further by increasing height and density and allowing flexible standards for affordable housing as well as generating funding for affordable housing. Ultimately, advancing our affordable goals depends on acquisition aligned with funding availability for construction.

Financial and Policy Research and Best Practices

The City procured and incorporated comprehensive research by consultants on financial considerations to interrogate the affordable housing financial landscape in San Francisco.

FINANCIAL CONSIDERATIONS

Land prices in San Francisco are higher than many other cities but have been relatively stable.

Construction costs and their rapid increase in recent years are responsible for most of the cost for affordable housing units. The average land cost has been \$121,000 per unit over the past decade. Land prices may be commonly thought to be a very significant part of building affordable housing, however, they only make up 10% of total development costs, on average, while construction costs account for 60% or more. Construction costs have risen 31% in the last 4 years, pushing total development costs to around \$1 million per affordable two-bedroom unit.

Per unit land costs for affordable housing has not shown to be significantly affected by rezoning, and is significantly influenced by economic conditions, location and landowner expectations. Analysis of a major rezoning in the last 20 years shows that rezoning to allow more density of housing can be associated with a drop in land costs on a per unit basis. Recent land transactions for affordable housing also indicate that landowners may expect comparable prices for multifamily development sites regardless of current zoning and regardless of whether the development is market rate or affordable. It is important to note that landowners simply may not sell unless the purchase price exceeds the value of current revenue from their property. Development requirements such as impact fees or inclusionary housing can capture value from rezoning though this value is largely dependent on economic conditions with land sales, development, and resulting revenue slowing when projects are not financially feasible. While land costs may rise on a per acre basis with more intensive zoning (since the acreage cost is influenced by the possible number of units to be built on the property), development cost per unit of affordable housing is not affected.

Purchasing land and holding it until development funds are available results in holding costs for the city. The City's holding costs for properties acquired but awaiting development range from \$34,000 to \$453,000 annually per site, adding 1–17% to acquisition costs. Interim uses (e.g., pop-ups, leases, nonprofit uses) could help offset these costs so long as they are revenue-generating. Public-serving interim uses—as opposed to profit-driven use—often require additional public funding to open and operate, adding to holding costs.

If ad hoc land banking continues, using ground leases or options to purchase can reduce expenses and reduce overall costs. Ground leases and delayed acquisitions through options to purchase could reduce upfront expenses and holding costs. In addition, practitioner feedback offered strategies for nimble funding for acquisitions, including the need for funding predictability and support for tools like transfer tax relief, leasing options, and nonprofit financial intermediaries.

POLICY BEST PRACTICES

Comparing San Francisco's practices to other cities, research affirmed effective strategies are already employed in San Francisco. Successful strategies include, for example, coordinated NOFAs

for site acquisition and development when local funding is available to supplement state and federal funds.

Establishing stable funding and aligning pipeline growth with funding capacity were important practices to build and grow the affordable housing pipeline efficiently.

Public land and nonprofit land offer ongoing potential for affordable housing sites. Public land may continue to be used for affordable housing based on site conditions and financial and operational needs of public agencies. Faith-based and nonprofit owned land (approximately 280 acres citywide) for affordable housing may be supported through technical assistance and use of emerging tools like Senate Bill 4 streamlining.

"Missing middle" housing strategies emerged as important to encourage more diversity of affordable housing types: single-stair building reform as well as reforms to elevator requirements, pre-approved designs, and the Greek *antiparochi* model (property-for-units exchanges) could all be useful approaches to expand housing options without subsidy.

Recommended Strategies

1. Scale Acquisitions to Funding and Pipeline

- **Build the pipeline while growing it** - Continue funding the development of existing pipeline projects while scaling and pacing new site acquisitions proportional to available funding.
- **More funding, new sources, and more consistent funding-** Explore additional funding tools identified in the [Affordable Housing Leadership Council report](#), including exploring Enhanced Infrastructure Finance Districts (EIFDs), as called for by the Board of Supervisors. Other funding sources could include potential future bonds, one-time or ongoing budget allocations, as well as state and regional sources. Funding is highly variable, leading to uncertainty in pipeline planning, and more consistency in funding would help with pipeline management.

2. Expand Geographic Distribution

- **One affordable development per district** - Work towards at least one affordable housing project in the development pipeline in all 11 Supervisorial Districts, as funding availability allows. Over time, this will address the geographic inequity while continuing investment throughout the city.
- **Acquire sites in western & northern neighborhoods** – The Housing Element goal is that 25% of new affordable homes will be in the city's central, western & northern neighborhoods. Expanding site acquisition efforts to these well-resourced neighborhoods will help meet this goal and affirmatively further fair housing. **Site acquisition and development would continue in equity communities** while increasing affordable housing production citywide.

3. Develop Public and Nonprofit-Owned Land

- **Work with Partners** - Continue working with public agencies, faith-based organizations, and nonprofits to develop underutilized sites that meet the City's criteria for affordable housing.
- **Technical Assistance** - Offer technical assistance and capacity-building programs for faith-based organizations through public, philanthropic and other sources as well as flexible predevelopment funding tailored to organizational contexts.

4. Implement Market Acquisition Tools

- **Deploy strategic incentives and mechanisms** to improve the competitiveness of affordable housing providers to acquire sites through:
 - **Transfer tax exemption** for affordable housing sales (with guardrails against price inflation).
 - **Expansion of Community Opportunity to Purchase Act (COPA)** to cover commercial and development sites.
 - **Partnership for rapid and nimble acquisitions** with the Housing Accelerator Fund, other Community Development Financial Institutions (CDFIs), philanthropy, and other partners.
- **Act opportunistically** when funding is available to pursue distressed properties, foreclosures, and below-market opportunities for suitable development sites in targeted geographies.

5. Enable "Missing Middle" Affordable Housing

- **Support small (2-20 units) and mid-size (21-49 units) developments** through:
 - Form-based density standards in residential districts
 - Single-stair and elevator building code reform to increase feasibility
 - Pre-approved design templates for expedited permitting
 - Exploration of innovative models like antiparochi ("flats-for-land" exchanges), working with private, philanthropic, and nonprofit sectors to develop successful development models.

Section 1: Introduction

San Francisco's 8-year housing plan (the 2022 Housing Element Update) includes permitting and facilitating development of 82,000 housing units, including 32,800 units affordable at lower-incomes. These are the ambitious state-mandated Regional Housing Needs Allocation (RHNA) targets. The Housing Element also calls for affirmatively furthering fair housing (AFFH) by increasing affordable housing in well-resourced neighborhoods as well as continuing to invest in historically marginalized communities. The **Affordable Housing Sites Analysis and Strategies (AHSAS)** seeks to make progress on the City's affordable housing targets (32,000 units). The AHSAS complements the **2024 Affordable Housing Leadership Council report** that provides recommendations on funding, financing, cost lowering, and innovation for affordable housing.

The AHSAS, led by the San Francisco Planning Department in collaboration with the Mayor's Office of Housing and Community Development (MOHCD), focuses on three goals:

- (1) Support the effective management of the existing affordable housing development pipeline (Housing Element Action [1.2.4](#));
- (2) Ensure ongoing affordable housing production along with equitable geographic distribution of affordable housing. (Housing Element Action [1.2.1](#))
- (3) Use both strategic and opportunistic approaches¹ to identify and acquire new sites for affordable housing development (Housing Element Action [1.2.1](#));

This work was informed by close coordination among city agencies and input from affordable housing developers and community partners to address community priorities and the City's equity goals.

Structure of the AHSAS Report

- **Section 1:** Introduction to the project purpose and structure and its connection to the Housing Element, including policies and programs it helps implement and how it relates to rezoning
- **Section 2:** Describes community engagement, including the context that led to the development of AHSAS and a summary of stakeholder engagement for the project
- **Section 3:** Reviews the funding needs for affordable housing, the Affordable Housing Leadership Council recommendations, and emerging funding initiatives.

¹ Managing San Francisco's affordable housing pipeline combines strategic planning with opportunistic action. Strategically, investments are aligned with funding and policy goals, including equitable geographic distribution and support for nonprofits and religious organizations, through tools like the Housing Accelerator Fund and sustained technical assistance. Opportunistically, the City mobilizes public and private resources to acquire public sites, nonprofit or religious-owned parcels, and privately held properties available at lower costs. This dual approach ensures a flexible, effective pipeline that advances long-term housing goals while responding to immediate opportunities.

- **Section 4:** Describes the existing Affordable Housing Pipeline management practices and the status of geographic distribution of the existing pipeline.
- **Section 5:** Presents the local, state, and federal policies supporting affordable housing as well as the parcel suitability analysis, which identifies sites for affordable housing in Housing Opportunity Areas² and in Equity Geographies.
- **Section 6:** Summarizes financial research by Century Urban including trends in site acquisition, land holding, and development costs, and policy research of Enterprise Community Partners on best practices from other cities related to affordable housing pipeline management and site acquisition strategies and partnering with faith-based nonprofit organizations.
- **Section 7:** Concludes with strategy recommendations.

This report comes at a pivotal moment for San Francisco’s housing future. The research and analysis provide critical insights on affordable housing pipeline management, site acquisition, and land use that inform how we maximize limited resources to advance production and equity goals.

Implementing the Housing Element and the City’s Affordable Housing Goals

The Affordable Housing Sites Analysis and Strategies report helps implement policies and programs from the [2022 Housing Element Update](#) by advancing the following policy goals:

- Policy 15 - Calls for expanding permanently affordable housing investments in Equity Geographies and Policy 19 - Calls for increasing permanently affordable housing units in Housing Opportunity Areas.
- Program 1.2 - Addresses Affordable Housing Production and, within that section, Program 1.2.4 calls for regularly tracking the pipeline of development sites and land banked for affordable housing development funded by OCII, MOHCD, and other relevant agencies. It also calls for developing strategies to ensure sufficient sites to accommodate affordable housing production relative to available funding over a rolling 4- to 8-year outlook and for meeting the goals to construct housing in Priority Equity Geographies and Well-resourced neighborhoods.

Relationship with Housing Element Rezoning and Low-Income Sites Rules

As part of the Housing Element, according to state rules, San Francisco had to assess its capacity to accommodate the 82,000 housing unit RHNA goals through a [Sites Inventory](#). This analysis found a shortfall of capacity for 36,000 housing units, including 15% “No Net Loss” buffer described later in this section. Under state law, the City is required to rezone within three years of Housing Element adoption, by January 31, 2026 in San Francisco’s case, to accommodate the shortfall of sites for

² Areas designated as “Highest Resource” and “High Resource” on the [CTCAC/HCD Opportunity Area Maps](#) (2025) Opportunity Area Map published by California Department of Housing and Community Development, developed by the California Tax Credit Allocation Committee (CTCAC). These areas were also called “Well-Resourced Neighborhoods” in the 2022 Housing Element.

housing affordable at different income levels. To address AFFH goals in State law and the Housing Element, San Francisco is focusing the required [Family Zoning Plan](#) rezoning in Housing Opportunity Areas in the center, west, and north of the city where restrictive zoning has limited new housing construction for decades.

RHNA goals are divided into different income levels: 1) very low and low income, 2) moderate income, and 3) above moderate incomes, to meet diverse housing needs. Jurisdictions must demonstrate they have sufficient capacity to accommodate different income levels. The requirement is **not** to zone sites specifically for affordable housing or limit the development of sites to only affordable housing projects. Because multifamily housing is more likely to be affordable to lower income residents than single family homes, the State requires multifamily zoning for the lower Income RHNA.

Under State rules, parcels identified to meet the lower-income RHNA must have zoning that allows a minimum of 16 units and a minimum density of at least 30 dwelling units per acre. The state's approach ensures that every jurisdiction has sufficient land that is zoned for multi-family housing at a minimum project size and density that is feasible for multifamily development. In addition, sites must have a reasonable likelihood or feasibility of being developed for housing. Meaning that an existing use on the site doesn't make it economically or practically impossible to build more housing. For example, a recently constructed, functioning hospital is unlikely to become housing in the near-term.

The State also requires "No Net Loss" of sites for lower income housing as mentioned above. If any site designated for lower income housing in the City's RHNA Sites Inventory is developed with fewer units of housing affordable at those income levels than indicated in the City's Sites Inventory, the City must identify additional sites to replace that capacity per the state's No Net Loss rules. For example, if Site A has been designated as suitable for low-income housing, but is developed with no on-site affordable housing, the city would need to identify and rezone an additional site to accommodate the affordable housing that was allocated to Site A. For this reason, San Francisco has included a state-recommended buffer of 15% above the 82,000-unit target in its Housing Element numerical goals. The buffer ensures the city maintains sufficient sites for affordable housing over time.

Practically speaking, the city's criteria for ideal affordable housing sites surpass the state's requirements. The City and County of San Francisco and its affordable housing developer partners seek sites that can accommodate at least 50 apartment homes and prefer 100 or more homes. This scale is more efficient to fund, finance, build, and operate. Given these practical considerations, the Affordable Housing Sites Analysis and Strategies **focuses on San Francisco-specific criteria** for analyzing the universe of potential development sites suitable for affordable housing.³ Because state Housing Element law and local criteria for suitable sites for affordable housing can differ, the low-income sites designated within the rezoning for the Housing Element will overlap with sites meeting local 100% subsidized affordable housing criteria but will not be exactly the same.

3 See parcel suitability analysis section.

Section 2: Input from Affordable Housing Practitioners and Community

Community and Practitioner Input to the Housing Element and Implementation

The 2022 Housing Element included years of dialogue with residents, community organizations, and advocates to ensure that policies reflected citywide needs and neighborhood priorities. Following Housing Element adoption, the [Activating Community Priorities](#) process highlighted implementation priorities of residents and organizations in San Francisco’s Equity Geographies. The AHSAS helps address community questions by looking at resources needed to build and grow the pipeline of housing throughout the city. Parallel to this work, San Francisco Planning convened and collaborated with the [Community Equity Advisory Council](#). The Equity Council has surfaced specific community needs and recommended approaches to advance affordable housing and community resilience.

Affordable Housing Practitioner and Community Input for the AHSAS

To develop the strategies outlined in this report, AHSAS convened working sessions with affordable housing practitioners and other community-based organizations working on housing—many of whom had also been active participants in the AHLC. Two rounds of working sessions were held, first in June 2024 and again in August 2025. Practitioners provided ideas based on their experience and provided feedback on draft content. The AHSAS working groups built on working groups convened as part of the [Affordable Housing Leadership Council \(AHLC\)](#), which brought together affordable housing developers, advocates, financial experts, and community stakeholders to address affordable housing funding and cost lowering, and is described more in the next section.

Participating organizations included affordable housing developers, community-based nonprofits, advocacy groups, and intermediary agencies, bringing diverse expertise in housing development, policy, and community engagement. These organizations included:

- BRIDGE Housing
- Council of Community Housing Organizations (CCHO)
- Curtis Development
- Habitat for Humanity
- Housing Accelerator Fund (HAF)
- Interfaith Council
- John Stewart Company
- LISC (Local Initiatives Support Corporation)
- MEDA (Mission Economic Development Agency)
- Mercy Housing
- Mission Housing Development Corporation
- Related California Northern California Affordable
- Self-Help for the Elderly
- SFCLT (San Francisco Community Land Trust)
- SOMA Pilipinas
- TNDC (Tenderloin Neighborhood Development Corporation)
- YCD (Young Community Developers)

Affordable housing practitioners shared consistent themes around feasibility, funding, and strategic site selection. In June 2024, participants emphasized the importance of parcel suitability such as criteria size, interim uses, and leveraging public, nonprofit, and religious land, while highlighting challenges like rising costs and the need for predictable funding.

By August 2025, the focus was on insights and strategies, especially for religious and nonprofit developers, streamlined permitting, and policy tools to incentivize land acquisition, especially in Housing Opportunity Areas. In both sessions, practitioners stressed the importance of equity, partnerships, and innovative approaches to overcome systemic barriers. This feedback is integrated throughout the research topic areas and informed proposed strategies.

Feedback and Direction from Planning Commission

Questions about how San Francisco will fund and deliver affordable housing has been a consistent focus of the Planning Commission since the adoption of the 2022 Housing Element. On July 17, 2025, Planning Commissioners, advocates, and the public provided feedback on the Affordable Housing Sites Analysis and Strategies (AHSAS) in the context of the Family Zoning Plan. Public comment focused on the need for increased funding to move the affordable housing pipeline forward. Several Commissioners emphasized that while the Affordable Housing Sites Analysis and Strategies and Family Zoning Plan are critical steps, they must be paired with a clear and credible funding strategy. Suggestions ranged from exploring future local and regional housing bonds, to incentives such as transfer tax relief, strategic land acquisition, and policy reforms to reduce costs.

Commissioners and public commenters also focused on timing and accountability. Commissioners urged that the funding and tenant protection strategies be presented with concrete timelines. Some Commissioners and public commenters raised the need for strategic land banking to secure sites, particularly in areas that will be rezoned and that currently have little affordable housing. Overall, commissioners and members of the public recognized that State deadlines require swift action on rezoning, but stressed that funding and implementation must be developed in parallel to ensure that new capacity results in affordable homes and sustainable neighborhoods.

Section 3: Need for Affordable Housing Funding

Funding for affordable housing production and preservation, alongside efforts to reduce construction and operating costs, are the most critical factors for achieving San Francisco’s housing targets. While the AHSAS analyzes the existing development pipeline and potential sites for future affordable housing development, financing and high costs are the bottlenecks to delivering affordable housing at the scale needed. The [Affordable Housing Leadership Council \(AHLIC\)](#)—a group of experts convened by the City—directly addressed these issues in its [Affordable Housing Leadership Council Report](#), published in February 2024. The report identified availability of low-cost funding and cost reduction as the most pressing challenges to meeting San Francisco’s housing goals and made recommendations to expand resources and improve efficiency.

The AHSAS builds upon this work by focusing on the availability, suitability, and management of sites, while recognizing that funding and cost barriers are determinants of whether affordable housing can be built on potential sites.

Funding is the Central Challenge

Affordable housing developers must assemble local, state, and federal resources, yet federal and state programs remain inadequate relative to the scale of need. Over the past decade, San Francisco has doubled its rate of affordable housing production and preservation by substantially increasing local funding, producing or preserving more affordable homes than any other city in the region. Voter-approved General Obligation (GO) bonds (\$310 million in 2015, \$600 million in 2019, and \$300 million in 2024), along with budget allocations, allowed the city to leverage state and federal dollars. Despite these gains, the city continues to fall short of its Regional Housing Needs Allocation (RHNA) targets. High construction costs—approaching \$1 million per 2-bedroom unit—reduce the number of units each dollar can deliver and make projects less competitive for limited State funding. A dearth of funding, compounded by escalating development costs, limits the City’s ability to accelerate pipeline production.

Recognizing these challenges, the AHLIC issued its 2024 [Affordable Housing Leadership Council report](#) with recommendations to address funding, financing, and cost barriers.

- **Increasing federal, state, and regional funding** through advocacy, collaboration with other cities and state and national leaders, and strategic partnerships.
- **Expanding local funding and coordination capacity**, including maintaining or increasing local funding and improving alignment across City agencies and requirements.
- **Pursuing innovative and alternative approaches** such as public-private partnerships, philanthropy, and creative financing tools.

Recent Successes and Emerging Challenges

Since the AHLC published its recommendations, the city has accomplished several goals:

- **Local investments:** San Francisco voters approved the March 2024 General Obligation Bond and Proposition G in November 2024, establishing the Affordable Housing Opportunity Fund for rental subsidies to help extremely low-income renters afford housing.
- **Federal progress:** In 2025, federal legislation expanded the availability of private activity bonds and Low-Income Housing Tax Credits.
- **Production growth:** As of summer 2025, 31 affordable housing projects with more than 2,700 units are under construction or renovation.

At the same time, significant challenges persist:

- State programs such as the Multifamily Housing Program and Affordable Housing and Sustainable Communities regularly face potential cuts as the State grapples with declining revenue.
- A proposed regional affordable housing bond from the Bay Area Housing Finance Authority (BAHFA) did not advance in 2024, and supporting statewide ballot measures failed to pass.

Advancing Recommendations

To sustain momentum, San Francisco is pursuing several AHLC recommendations.

- Exploring use of **tax-increment finance tools** such as Enhanced Infrastructure Finance Districts (EIFDs) along with other potential local funding sources to generate consistent funding for affordable housing as called for in a Board of Supervisors resolution passed September 2025.
- **Improving coordination of housing agencies**, including MOHCD, OCII, and the Housing Authority, to maximize federal resources such as rental assistance.
- Supporting **state and regional housing funding proposals**, including a potential 2026 state affordable housing bond.

Looking forward, the City may advance additional measures in the next 2–3 years, including: consideration of a new local bond by 2028, reducing local cost premiums tied to local regulatory requirements, supporting State reforms to lower insurance and other costs, and re-engaging in regional bond efforts.

Implications for AHSAS

The AHSAS provides critical analysis of sites, pipeline management, and acquisition strategies. Yet these strategies can only succeed if paired with the funding measures outlined above and cost-lowering . The city has sites and tools, but without sufficient financial resources and lower development costs, progress toward RHNA targets will remain out of reach. Advancing the Affordable Housing Leadership Council's recommendations in tandem with the site strategies described in this report is essential to increasing affordable housing production.

Section 4: Existing Practices and Pipeline

Managing San Francisco's affordable housing pipeline requires balancing multiple needs and priorities, complex regulatory requirements, and limited financial resources. The Mayor's Office of Housing and Community Development (MOHCD) functions as both funding aggregator and lender. MOHCD coordinates more than 25 different local sources, each with distinct requirements, and aligns them with state and federal resources. The current affordable housing pipeline maximizes housing production through both opportunistic and balanced practices.⁴ MOHCD uses local funding to balance affordable housing production, preservation of existing buildings, and acquisition of new sites for development in a way that accounts for existing and anticipated funding sources.⁵

Affordable Housing Building Specs

The rising costs of affordable housing continue to make managing the affordable housing pipeline more challenging. As described in further detail in Section 6, unit costs average upwards of \$1 million dollars for a two-bedroom unit. Construction-related hard costs are over 60% of total development costs, while land costs have remained less volatile at about 10 to 14 percent of total per unit costs. Projects are typically 6-8 stories and over 100 units to achieve economies of scale. Sites tend to be over 10,000 square feet for projects with smaller units such as 1 bedrooms and studios geared toward seniors and supportive housing for small households and upwards of 15,000 square feet to accommodate larger units for households with more than three members.

Coordinating Funding Sources for Affordable Housing

Managing funding is one of the most complex aspects of the affordable housing pipeline. In a typical new construction affordable building, there are five to seven funding sources. Local funds constitute about 1/3 of the funding needed. Once state, federal and other funding sources are secured, local city funds fill the gap between total cost and other secured funding sources.

As described in Section 2 of the [AHLIC report](#),⁶ limited financial resources constrain construction and rehabilitation of pipeline projects and limit acquisition of new sites. Local revenue sources, such as General Obligation Bonds, provide some stability but require voter approval and are subject to fiscal and political conditions. Inclusionary housing fees, once a major resource, have declined sharply as private development has slowed, dropping from over \$100 million in 2017 to a projected \$3 million in 2025.

Federal allocations through the HOME and CDBG programs remain small, and state and federal Low-Income Housing Tax Credits (LIHTC), particularly the 9% LIHTC credits, are highly competitive.

4 [2024 - Affordable Housing: Funding and Feasibility Principles | Office of Resilience and Capital Planning \(2024\)](#)

5 [2024 - Affordable Housing: Funding and Feasibility Principles | Office of Resilience and Capital Planning \(2024\)](#)

6 [Affordable Housing Leadership Funding Recommendations Report \(2024\)](#)

San Francisco typically secures only one or two of the more generous 9% LIHTC credit allocations annually. A more common funding scenario for a larger affordable housing project is with the 4% LIHTC credits paired with a limited supply of tax-exempt bonds. The 4% LIHTC fund has been oversubscribed statewide for the past five years, leading to a bottleneck; however, recent federal changes will increase the availability of the 4% LIHTC, though the value of the credits may be lower in the short term.

Within these constraints, MOHCD carefully matches projects to available sources and times its commitments to maximize competitiveness. Projects are tracked in a central pipeline allocation system that links anticipated funding availability with project readiness, allowing the City to plan around the state's funding calendar. The City manages its scarce funds through aggregating multiple sites into single Notices of Funding Availability, adjusting underwriting standards to match external scoring priorities, and requiring developers to pursue additional resources, among other ways, as needed by projects. At the same time, MOHCD works to fill critical funding gaps to keep projects viable and competitive for state awards.

A project enters the pipeline when the site is acquired. At this time, the City will either land bank the site or provide predevelopment funds and work with the development team to assemble construction funding and design, then permit, the site. The City's Affordable Housing Loan Committee reviews all requests for City funds. MOHCD requires developers to seek additional funding sources to reduce city costs and MOHCD provides gap funding to leverage competitive state funds. Typically, securing LIHTC and bond funding from the state is one of the last steps in the process of assembling the funding stack. The streamlining measures and permitting process changes have made a significant difference and have helped the city avoid costly delays from community opposition and lawsuits.

Affordable housing pipeline management must balance new opportunities with large, long-term commitments to major public housing and redevelopment sites. Projects such as the HOPE SF communities at Sunnysdale, Hunters View, Alice Griffith, and Potrero Hill, as well as major Development Agreements like Treasure Island, require ongoing funding allocations. Managing these obligations involves navigating shifting priorities among the Mayor's Office, Board of Supervisors, state agencies, and federal programs.

Acquiring Sites and Land Banking for Affordable Housing

Sites enter the affordable housing pipeline through NOFA acquisitions, land dedications, development agreements, or as excess public lands. For example, over the past 10 years, the City has used targeted NOFAs to prioritize acquisitions in Housing Opportunity Areas⁷ that align with the City's obligation to Affirmatively Further Fair Housing and its 2022 Housing Element⁸ and state funding sources. Acquisitions in areas where multi-family and affordable housing have not been permitted helps address historical inequities created by exclusionary zoning and strengthens the competitiveness of projects in state funding competitions.

7 [CTCAC/HCD Opportunity Area Maps](#) (2025) updated annually by the State.

8 [2022 Housing Element](#)

San Francisco integrates “land banking” into its affordable housing pipeline by acquiring sites for future development and holding them until they are ready for development. The City has acquired dozens of sites, either directly or through partnerships, that have been land banked.

Unlike other cities around the state and nationally, San Francisco generally retains ownership of the land and leases it to nonprofit developers and operators, to ensure permanent affordability and public control. This model distinguishes the city nationally, as most federal and state affordability covenants are time limited. By maintaining land ownership, San Francisco can guarantee affordability in perpetuity and step in when restrictions on older projects lapse.

The City’s practice of *de facto* “land banking” carries significant costs. The cost of security and maintenance on land banked sites can range from \$34,000 to \$500,000 annually per site. With project timelines from acquisition to occupancy averaging five to seven years, these expenses can accumulate into the millions, creating difficult trade-offs in the allocation of finite and inadequate public resources for affordable housing.

Publicly Owned Land in the Pipeline

Publicly owned land can be an important, though limited, avenue for affordable housing development. Policies like the California Surplus Land Act and San Francisco’s Proposition K Surplus Lands Ordinance establish procedures for making underutilized public properties available for housing. In practice, however, relatively few sites qualify as surplus because they continue to host active and critical public facilities. Agencies must balance their contribution to affordable housing with operational and financial need to sustain and improve public services and infrastructure.

The [Joint Development Portfolio Program](#) of the SFMTA supports affordable housing on some sites that it owns, while reserving others for essential transit revenue. Across the portfolio, affordable housing is accounted for. On some specific sites, however, the agency aims to cross subsidize construction and generate essential transit revenue through development of its assets.

The San Francisco Unified School District (SFUSD) also is exploring opportunities to integrate affordable housing onto more sites, while managing the dynamic changes in school enrollment and site needs. Projects such as Kapuso (SFMTA), Shirley Chisholm Village (SFUSD), and forthcoming Balboa Reservoir (San Francisco Public Utilities Commission) show the potential of this approach. Still, available supply remains modest and is distributed unevenly throughout the city.

Religious and Nonprofit-owned Land in the Pipeline

Partnerships with nonprofit and faith-based landowners can expand the pipeline and require significant alignment of visions and resources. Congregations have a long history of building affordable housing in San Francisco. Recent collaboration with the Interfaith Council, philanthropy, and City partners has renewed momentum.

State laws like SB 4, known as the “Yes in God’s Backyard” bill, are encouraging religious and mission-driven land to develop affordable housing. San Francisco has participated in capacity-building programs with the San Francisco Interfaith Council and partner organizations such as the

San Francisco Foundation, the Local Initiatives Support Corporation (LISC), and the Housing Action Coalition (HAC) to support affordable housing development on religious and nonprofit owned land. While challenges such as aligning projects with organizational missions, navigating historic preservation issues, or addressing the lack of funding remain, the City has invested in technical and financial assistance to help nonprofit landowners explore development.

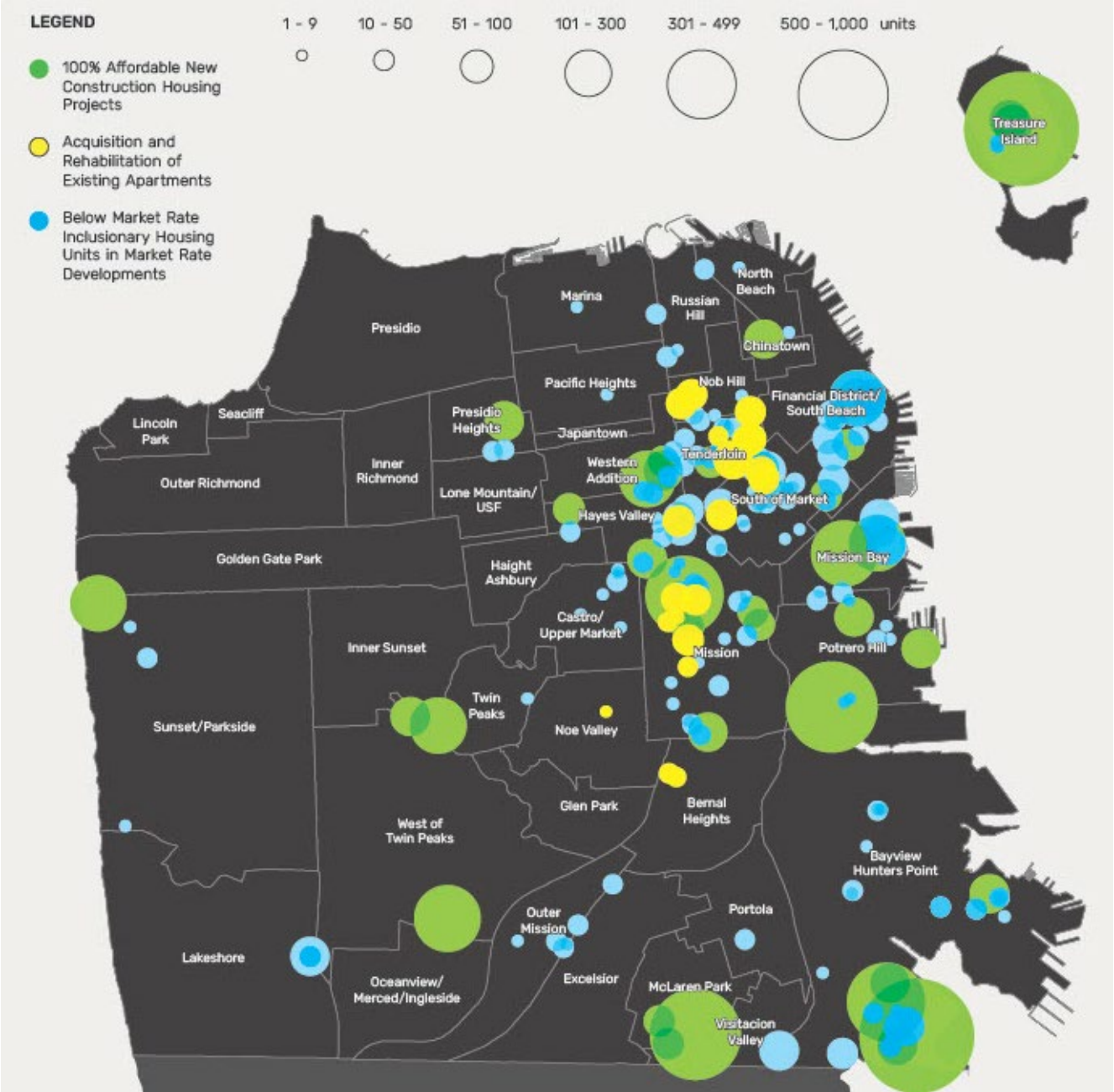
Overview of the Current Affordable Housing Pipeline

The “Affordable Housing Pipeline” consists of housing projects in various stages of development, from design to entitlement to under construction. The pipeline includes publicly funded 100% affordable housing projects (new construction and rehabilitation) and privately funded Inclusionary Housing Program (also known as the “Below-Market-Rate program) units. Many pipeline projects not yet in construction are not yet fully funded. Pipeline data is regularly updated and publicly available at DataSF and [MOHCD’s housing dashboard](#).⁹

The [Affordable Housing Pipeline Overview](#) (including the map shown below) illustrates San Francisco’s affordable housing pipeline. The [Overview](#) was developed in response to recommendations from the Community Equity Advisory Council who wanted a transparent and accessible resource. It is intended to inform community planning efforts. Please note that the pipeline excludes longer-term projects in development agreements well as sites going through seismic retrofit as well as certain religious and nonprofit-owned redevelopment sites.

⁹ Regularly updated affordable housing pipeline data for large, multi-phase developments such as Treasure Island or Candlestick may only include affordable housing currently under development not all affordable housing planned over all phases of the development.

Figure 1. Map of Affordable Housing Pipeline (2024)



(Source: MOHCD Affordable Housing Pipeline Data Nov 2024)

Key Findings on the Affordable Housing Pipeline:

The Affordable Housing Pipeline includes a broad range of project types including preservation of existing housing, production of new 100% affordable developments, and BMR inclusionary units in different phases of development.

Pre-Development: There are over 12,600 units across more than 59 100% affordable developments that are currently in pre-construction stages, which include project design, approvals, assembling funding and financing from different sources, and permitting.

- **Production of new 100% affordable housing development** is divided into several categories with development sites obtained in various ways:
 - **Individual Sites Acquired in the Market: 2,087 units across 13 projects** come from sites that were acquired individually on the private market, reflecting the importance of strategic acquisitions in supporting affordable housing production.
 - **Private Development Agreements: 634 units across 5 projects** are being delivered through private development agreements, highlighting the role of negotiated land use approvals in securing affordable housing contributions within larger private developments. More development agreements could contribute to sites for 100% affordable housing developments in the future.
 - **HOPE SF: 1,415 units across 3 HOPE SF projects including Potrero and Sunnydale**, represent continued public investment in the transformation and revitalization of historically under-resourced Public Housing communities.
 - **Office of Community Investment and Infrastructure projects: 2,494 units across 4 redevelopment areas**, including Candlestick, Hunters Point Shipyard, Mission Bay, and Transbay, are a significant portion to the affordable housing pipeline and underscore the impact of large-scale, master-planned redevelopment areas.
 - **Large Development Agreements on formerly Publicly-owned Land: 2,320 units across 2 developments** at Treasure Island and Balboa Reservoir. These projects exemplify long-term planning partnerships on former public land to achieve significant affordable housing.
 - **Individual Publicly-owned Sites: 471 units across 5 projects are planned on individual publicly owned parcels**, pointing to a more modest but ongoing role for site-specific public land development in the pipeline.
- **Rehabilitation Projects**, the acquisition, preservation, and rehabilitation of existing housing, include 21 buildings, which contribute 3,195 units, or 25% of the total units.

Figure 2. Pre-Construction Affordable Housing Pipeline by Project Type (July 2025)

Type	Total Projects or Developments	Total Units
Sites Acquired in the Market	13	2,087
Private Development Agreements	5	634
HOPE SF	3	1,415
OCII	7	2,494
Large Development Agreements on Formerly Publicly-owned Sites	5	2,320
Individual Publicly-owned Sites	5	471
Rehabilitation and Preservation	21	3,195
Total	59	12,616

(Source: MOHCD Affordable Housing Pipeline Data July 2025) Note: The data set includes projects in pre-construction phases of development and has been adapted from Affordable Housing Pipeline Data that will be published in July 2025. The list includes longer-term DAs and approximately 1,500 seismic retrofit units and 400 religious and non-profit owned site units.

In addition to the pipeline projects discussed above, there are additional affordable units in projects under construction and included as inclusionary units in privately funded market rate developments that are also in the pipeline. These affordable projects are summarized below.

- **Under Construction:** As of fall 2025, there are 30 projects under construction, including 13 new 100% affordable developments and 17 rehabilitation and preservation projects, totaling over 2,299 units.
- **Privately Funded BMR units:** There are over 124 market rate projects in the development pipeline that could provide 2,500 affordable units through the Inclusionary Housing Program (also known as the BMR program.) Many of these mixed-income projects are stalled by high interest rates or material and labor costs, which also hampers the development of 100% affordable housing.
- **Other long-term development agreements (DAs) will contribute significantly to affordable housing** through BMR units, land dedication and/or payment of fees, but are not included in the Affordable Housing Pipeline given their early stage of implementation. These DAs include Schlage Lock, Parkmerced, Stonestown and others. With DAs project sponsors typically have options on how to meet their BMR obligations and are only required to determine the method of fulfilling these obligations as the project is constructed. So, while these projects will significantly contribute both built units and funding for affordable housing per the terms of each DA, the exact mix of units, land, and funding cannot be projected at this time.

The geographic distribution of affordable housing is uneven and mirrors housing development patterns more generally including market rate housing. Planning analyzed the geographic distribution of the Affordable Housing Pipeline list from DataSF available as of February 2025.

The analysis found:

- Most of the new construction and preservation projects are in Supervisor Districts 5, 6, 9, and 10 while District 11 has no project in the pipeline. Districts 1, 2, 3, 4, 7, 8 have fewer than 4.
- Most affordable housing sites are concentrated outside of San Francisco's well-resourced Housing Opportunity Areas (HOAs), continuing a pattern of exclusion of new multi-family housing accessible to lower and moderate-income households from high-opportunity neighborhoods.
- This geographic distribution reflects similar development patterns for market-rate housing production. This is because (1) zoning that allows multifamily housing has supported the development of both affordable and market rate housing and new infrastructure investments have supported housing development in growing areas and (2) market-rate development directly produces affordable inclusionary units.

Figure 3. Sites and Units in the Affordable Housing Pipeline by Type and Inclusion in Housing Opportunity Areas (February 2025)

<i>Pipeline Type</i>	<i>Percentage of Total Affordable Units in Pipeline</i>	<i>Percent of Affordable Projects in the Housing Opportunity Area</i>	<i>Percentage of Units Projected for Housing Opportunity Area</i>
Rehabilitation and Preservation	11%	22%	12%
Production (100% subsidized developments)	64%	13%	16%
Inclusionary BMR Units in Market-rate Projects	25%	20%	10%

(Source: Affordable Housing Pipeline Data February 2025 Note: The data does not include some longer-term DAs or about 1,500 seismic retrofit units and 400 religious and non-profit owned site units listed in the Affordable Housing Overview.)

Figure 4. Sites and Units in the Affordable Housing Pipeline by Supervisor District (100% New Construction and Preservation Projects)

<i>Supervisor District</i>	<i>Percentage of Pipeline Projects</i>	<i>Percent of Total Units</i>
District 1	3%	1%
District 2	4%	2%
District 3	5%	7%
District 4	3%	4%
District 5	11%	10%
District 6	21%	26%
District 7	5%	9%
District 8	4%	3%
District 9	21%	15%
District 10	24%	24%
District 11	0%	0%

(Source: Affordable Housing Pipeline Data February 2025 Note: The data does not include some longer-term DAs or about 1,500 seismic retrofit units and 400 religious and non-profit owned site units listed in the Affordable Housing Overview.)

Additional Insights on the Current Affordable Housing Pipeline:

- **There is a significant funding gap to construct the current pipeline of sites.** The city is holding several years' worth of affordable housing sites ready for development or rehabilitation. The city, however, lacks the funding to bring these projects to fruition. Under current funding cycles and resources, the current pipeline could take more than ten years to build out at the current annual average of 650 units of new construction 100% affordable housing and 280 units of acquisition or rehabilitation.
- **Inclusionary Housing is a significant component of the affordable pipeline:** Inclusionary BMR units—affordable homes generated through requirements on market-rate developments—have contributed 25% of the affordable housing stock in the years leading up to the pandemic. About 250 inclusionary units per year have been constructed for the past five years. Given the economic conditions of this decade, inclusionary production has dropped. Today's current restrictive zoning in HOAs has limited both 100% affordable projects and opportunities for inclusionary BMR units.

The analysis of the current pipeline underscores core challenges facing San Francisco's housing strategy: the scale of the backlog, the pressing need for funding, and concentration of affordable housing in certain neighborhoods.

Section 5: Parcel Suitability Analysis

The Parcel Suitability Analysis analyzed San Francisco parcels' viability for affordable housing development based on key site characteristics and existing development on the site. Assessing parcel suitability helps the City take stock of potential capacity for affordable housing and where capacity is concentrated in different districts of the city.

This information can help guide site acquisition strategies citywide as well as in particular districts and the City may build on this tool with additional detail and functions. To assess parcel suitability, Planning established the analysis methodology in consultation with MOHCD and based on available data and relevant state and local policies that enable affordable housing. This section first presents an overview of the state and local policy considerations; then describes the methodology for the parcel suitability analysis; and then presents the parcel suitability analysis findings.

Policy Context for Affordable Housing Development

Various local, state, and federal policies combine to shape strategies for site acquisition and inform this Parcel Suitability Analysis. These policies and programs are considered when affordable development funding is distributed. They also affect the allowed density and feasibility of affordable housing.

Both the City and County of San Francisco and the State of California have established Executive Directives and legislation to support, prioritize, and streamline housing approvals and permits, especially for affordable housing. Locally, Mayor Ed Lee issued mayoral [Executive Directive 13-01](#) in 2013, prioritizing faster housing project reviews. He further expanded that effort to speed the pace of housing production in 2017 with [Executive Directive 17-02](#). Subsequently, Mayor London Breed and Mayor Daniel Lurie have continued with similar directives that would accelerate housing production.

Local initiatives that have helped shape today's affordable housing pipeline include:

- **Administrative Code Chapter 23A (Surplus Public Lands Ordinance, 2016)** – Requires surplus public sites to be prioritized for 100% affordable housing.
- **Proposition E (Planning Code Section 206.9)** – The 100% Affordable Housing and Educator Housing Streamlining Program facilitates the construction and development of affordable and educator housing.
- **Planning Code Section 315 (100% Affordable Housing Program)** – Provides streamlined approvals and incentives for 100% affordable projects.

At the state level, the legislature has introduced a series of housing bills to facilitate rapid housing review, approval, and permitting throughout California. [San Francisco Planning Director Bulletin No. 5](#) summarizes ministerial approval processes for affordable and supportive housing through SB 35/SB 423, AB 2162, AB 2011/AB 2243, and SB 4 (described further below). The City must approve

the project if it meets all state program criteria and it satisfies the objective rules like zoning and design standards. Depending on the applicable bill, projects can be approved without needing environmental review, public hearings, or extra approvals from elected officials.

State laws that help shape the affordable housing pipeline and its management include:

- **SB 35/ SB 423** which establishes streamlined, ministerial approval for housing projects.
- **SB 4** which facilitates housing development on certain faith-based and nonprofit-owned lands.
- **AB 2011** which establishes by-right approvals and incentives for affordable housing along commercial corridors.
- **AB 2162** which establishes streamlined, ministerial approval for supportive housing projects.

California State Density Bonus Law (CA Gov Code Section 65915) is one of the most significant state tools because it grants:

- Projects that include affordable housing can access additional density and additional height (up to three stories for 100% affordable housing or up to a 50% bonus available to both 100% affordable and mixed income housing developments) as well as development waivers and concessions (code or objective standards flexibility).
- Projects can utilize that flexibility for any objective standard (ex. setbacks) that may be needed to provide the bonus units.

Because density bonus law is currently broadly utilized, state density bonus assumptions were incorporated into the AHSAS Parcel Analysis to assess site viability and capacity.

Together, these local and state laws expand the feasibility of building affordable housing on a range of sites while also reducing delays tied to discretionary review. Some of the eligibility criteria for projects to use various ministerial laws include locational considerations to avoid environmentally sensitive or unhealthy sites and avoid the demolition of existing residential uses, among other factors that vary by program. Since a ministerial decision involves only the use of objective standards, government agencies or approval bodies like boards or commissions cannot use subjective judgment in deciding whether to approve a project.

Affordable Housing Funding Considerations for Site Selection

At the federal level, programs like the Low-Income Housing Tax Credit (LIHTC) remain the single largest funding source for affordable housing development. The LIHTC program gives State and local LIHTC-allocating agencies annual funding and the ability to issue tax credits for the acquisition, rehabilitation, or new construction of rental housing targeted to lower-income households. The California Tax Credit Allocation Committee (CTCAC) administers the federal and state LIHTC Programs. In addition, the California Debt Limit Allocation Committee (CDLAC) provides tax exempt

bonds and other financial resources while the California Department of Housing and Community Development (HCD) has various affordable housing funding programs that are typically dependent on annual funding from elected officials or voter-approved sources.

California has adopted Affirmatively Furthering Fair Housing (AFFH) laws and policies that shape the funding programs of the state housing agencies by including fair housing issues such as exclusion, segregation, and access to opportunity in funding program design. Other policy priorities including energy efficiency and reducing greenhouse gas emissions also influence state programs. These considerations in turn shape financing strategies and influence site characteristics for affordable developments. These goals also align with San Francisco's social equity commitments as well as important considerations for the quality of life for affordable housing residents including access to services, shopping, jobs, transportation, higher performing schools, and parks and recreation, among other important factors.

To align with AFFH, focusing on inclusion and expanding access, CTCAC has updated its 9% tax credit regulations by:

- Considering Opportunity Area Map designations (the state-designated map¹⁰ that categorizes areas from "Low Resource" to "Highest Resource" based on numerous socioeconomic factors which are updated annually) to increase affordable housing in high-resource areas for families with children.
- Providing a basis boost and site amenity points for projects in High Resource and Highest Resource areas.
- Further incentivizing projects in these areas by adding a tiebreaker provision to the tax credit scoring process.

These changes are intended to affirmatively further fair housing and encourage increasing site acquisitions in High and Highest Resource areas to ensure funding competitiveness. In addition to considering site characteristics and funding programs for affordable housing, it is important to consider site suitability.

Methodology for Parcel Suitability Analysis

To analyze the availability and distribution of potential sites for affordable housing, the AHSAS includes a detailed parcel-level analysis to identify sites most suitable for future affordable housing development. Development criteria were informed by local, state, and federal guidelines and practices, as well as by the practical realities of financing, construction, and operation. Spatial and development program assumptions were applied through a Geographic Information System (GIS) to systematically filter, differentiate, and select sites with the strongest potential to support 100% affordable housing.

Some of the baseline site requirements included ensuring that potential development sites were at least 8,000 square feet or that contiguous suitable parcels added up to that minimum size. This

¹⁰ [2025 CTCAC/HCD AFFH Mapping Tool NC](#)

minimum size for individual and combined parcels is established in the local 100% Affordable Housing and Educator Housing Streamlining Program because this minimum lot size is conducive to accommodating multi-family housing at a scale competitive for funding and more efficient for construction and operations than smaller buildings on smaller parcels. Approved by San Francisco voters as Proposition E in November of 2019, and subsequently codified in Planning Code Section 206.9., Proposition E also allows affordable housing on sites currently zoned for public uses.

PARCEL SIZE

While 8,000 square feet is a minimum for affordable housing development, MOHCD and affordable housing developers prefer lot sizes of at least 10,000 square feet for households with smaller units. Sites of 15,000 square feet are preferred for households with larger units because this size can more easily accommodate a development with varying dwelling unit mixes and housing programs.

PARCEL DEVELOPMENT POTENTIAL

“Softness” for development was calculated for all parcels and then used as part of the selection criteria. Softness is generally defined as the level of development of a particular site’s existing structures and use(s) relative to what could be built on the site under local and state laws. Sites that are currently built to a relatively low percentage of potential development capacity are more likely to be suitable and available for development. This analysis used a standard metric of 30% and lower being considered “soft” for new development. In other words, sites are considered “soft” if existing development was less than 30% of the potential gross floor area allowed. For example, if a site could accommodate an 8-story building but currently is built with a 2-story building, it would be considered underdeveloped or “soft” because it is only built to 25% of the allowed capacity.

PARCEL EXCLUSIONS

Given the variety of sites throughout San Francisco and complexities of development, the analysis applied “exclusions” to remove from consideration a range of parcels with various existing uses or characteristics that make development more challenging or unlikely. The exclusions included sites with:

- Existing housing (including rent-controlled housing)
- Entitled development projects that have pulled construction permits
- Large developments that have already been approved and entitled with specific affordable housing requirements
- Some public sites whose agencies are coordinating their own analyses for development (including SFMTA and SFUSD)
- Public universities and some private universities
- Parks and open spaces
- Extremely large sites such as golf courses
- Protected historic resources including resources individually listed under the California and National Registers as well as Articles 10 and 11 of the Planning Code¹¹

11 Note that non-contributors in Article 10 and Category V (unrated) buildings in Article 11 were incorporated into the parcel analysis since those historic resources can generally utilize state ministerial laws.

This analysis did not search for sites that are actively for sale or vacant, since those are ever changing. Instead, the analysis took a more inclusive approach to identify the universe of sites or grouping of sites that are both “soft” and meet the mentioned criteria.

PARCEL LAND USE AND STATE DENSITY ASSUMPTIONS

Additionally, the analysis considered land use controls (notably height, bulk, and residential density) as they exist during the time of the analysis in combination with local and state laws (such as Prop E and State Density Bonus Law) that allow additional height and density for 100% affordable projects. The parcel suitability analysis did not incorporate potential heights, density, or flexible standards that will likely be part of the Family Zoning Plan, which is described in more detail below. Current affordable housing policies and programs provide some similar benefits for affordable housing to what the Family Zoning Plan could offer, however, the flexible zoning of the Family Zoning Plan, including increased heights and densities, will create even more development opportunities for affordable housing, as described below.

FAMILY ZONING PLAN AND SITE SUITABILITY ANALYSIS

To expand both overall housing production as well as affordable housing production throughout Housing Opportunity Areas, the Family Zoning Plan is proposing a set of policies to facilitate and accommodate this growth. The Family Zoning Plan continues to evolve but as currently drafted, the Plan includes increases to height limits and changes to density limits (from numeric to form-based density), especially on commercial and transit corridors.

Additionally, a major feature of the proposed Family Zoning Plan is the Housing Choice-SF Local Program, which provides for greater development flexibility. All Housing Choice-San Francisco housing projects, including affordable housing, will receive modified standards such as form-based density, additional height, flexibility on standards for rear yard or lot coverage, usable open space, and dwelling unit exposure, among others, and up to 15% of quantitative objective standards flexibility unless otherwise noted.

Projects that are comprised of 100% affordable housing will additionally receive more code flexibility on a variety of topics plus up to 20 additional feet in additional height. Where applicable, the AHSAS unit capacity is roughly approximating residential units that would be allowed inclusive of the State Density Bonus rules layered on existing zoning (pre-Family Zoning Plan). For example, most residential areas and commercial corridors in San Francisco currently have a height limit of 40 feet and with State Density Bonus could build to 73 feet or three additional stories. With the Family Zoning Plan 100% affordable project could qualify for additional height and other benefits. Because the Family Zoning Plan is still in development, the analysis did not use the proposed local program heights. Therefore, once the rezoning is codified, it will allow further residential capacity throughout these areas, including increasing heights and density and implementing flexible standards specifically for affordable housing that will increase the amount of affordable housing that is possible.

Parcel Suitability Analysis Findings

Across all districts, initial estimates from the draft analysis show that under today's zoning, there are 3,410 total viable sites, with a combined unit capacity of approximately 247,000 units.¹² This includes both stand-alone sites and those that become viable when combined with adjacent parcels. Stand-alone sites (soft, non-residential, and $\geq 8,000$ sq. ft.) account for 1,204 sites and 60% of total capacity (148,231 units). Sites viable with aggregation of adjacent parcels add another 2,206 sites and 98,477 units, demonstrating that parcel assembly could unlock more housing potential. The complexity of aggregation, especially when sites have multiple owners, usually adds time and cost to a project and thus, standalone sites will generally continue to be more straightforward for development.

District 6 has the greatest capacity for affordable housing, likely due to significant number of larger sites without residential development. Districts 2, 3, and 9 also show strong capacity. Districts 8 and 1 have the lowest total capacity, suggesting fewer large parcels without existing residential uses or more constrained development environments.

Figure 4. Draft Results from Parcel Suitability Analysis

Supervisor Districts	Number of Viable Stand-Alone Sites (soft, non-res, and at least 8000 sq. ft.)	Unit Capacity	Number of Sites Viable Only with Adjacent Sites (soft, non-res, and less than 8000 sq. ft.)	Unit Capacity	Total Number of Sites	Total Sum of Unit Capacity
1	67	8,037	141	6,599	208	14,636
2	133	17,521	180	9,418	313	26,940
3	121	16,914	192	10,512	313	27,426
4	77	9,659	141	6,997	218	16,656
5	102	12,677	114	6,257	216	18,933
6	237	29,947	491	20,176	728	50,123
7	96	10,284	201	8,261	297	18,545
8	63	7,109	64	3,023	127	10,132
9	125	14,983	319	12,009	444	26,992
10	99	11,385	189	7,956	288	19,341
11	84	9,716	174	7,269	258	16,984
Total	1,204	148,231	2,206	98,477	3,410	246,708

These results underscore that land availability, in and of itself, is not the most significant limiting factor in expanding the city's affordable housing supply. It should be noted that this analysis did not assess the specific availability of any particular site for development or the desire of

¹² Note that Planning is still refining and verifying the analysis in partnership with MOHCD and the results will likely continue to evolve.

owners to sell. As discussed more below in Section 6, individual property owners may have disincentives to sell for various reasons, such as complex ownership structures among family members or business partners, low property tax basis under Proposition 13, and satisfactory current revenue. So, while this analysis shows there are many viable, suitable sites for affordable housing development around the city, it will take time and effort to secure sites for development.

The proposed Family Zoning Plan, located primarily in the Housing Opportunity Areas, will expand zoned housing capacity for affordable housing beyond what current policies and programs provide. These changes could spur affordable housing production through mixed-income inclusionary projects, 100% affordable housing development, as well as more affordable “missing middle” housing. By opening multiple pathways to provide affordable housing, the proposed rezoning will provide greater likelihood that a range of affordable housing types will be produced.

Future updates to this analysis will additionally highlight the number of publicly owned sites, religious, and non-profit owned sites by district. Future analyses and findings will help inform more detailed and tailored approaches to district specific strategies for ensuring equitable distribution of new affordable projects. In addition, this inventory currently excludes properties with existing residential uses, which means there remains an additional, longer-term reservoir of sites that could further expand development opportunities as market conditions and policy tools evolve. For example, all sites with even just one unit, such as single-family homes, were excluded from this analysis, however, aggregations of these sites could offer future opportunities for affordable housing development, especially when merged with adjacent underutilized commercial sites. Zoning changes to allow more small and mid-size housing could also allow more affordable housing provided by the private sector as well as by nonprofit and public agencies.

Section 6: Financial and Policy Research

Building on the pipeline and site suitability analyses, the recommendations in this report are further shaped by extensive financial and policy research including case studies and field practices. The Department partnered with Century Urban on the financial analysis and with Enterprise Community Partners on policy research to develop strategies that strengthen pipeline management and support land acquisition. As noted in Section 1, in addition to consultant research, Planning staff convened focus groups in summer 2024 and 2025 with affordable housing developers and practitioners to gather input, surface policy questions, and identify practical strategies, providing additional important input.

This section provides a high-level overview of the research, analysis, and findings conducted by staff and partners, and orients readers to the detailed research memos that will be available on the [project website](#). This section complements the findings and recommendations from the [Affordable Housing Leadership Council Report](#), which covers funding and resources for the affordable housing pipeline more extensively. While there is some overlap, funding, financing, and construction costs are not the main purpose of the research covered here.

Financial Analysis

Planning and MOHCD worked with consultant Century Urban to analyze financial considerations for acquisition and development to inform the City's acquisitions strategies. Their work analyzed trends in the city's land costs and land costs relative to total development costs, land holding costs, the impact of different geographies and zoning on land values, and the effect of rezoning on land prices. Their work also included a review of the City's current investments in site acquisition and evaluation of tools to support affordable housing acquisition. The research summarized here informed the development of strategies in section 7.

LAND VALUE AND LAND COSTS DRIVERS

Land costs are driven by the amount that developers estimate they can afford to pay and the amount that property owners are willing to accept based on their current revenue and their expectations. Land in San Francisco remains among the most expensive in the country. Some factors that contribute to this include limited undeveloped land, proximity to jobs, transit, and amenities, and relatively high revenue from existing uses.

- **Construction costs, rents and sales prices, interest rates, target returns, and other economic and financial factors all play a significant role in determining how much developers are willing to pay for land.**
 - For market-rate developments, “residual land value” provides an estimate of the land cost that they can afford while still achieving a financial return after accounting for all other project costs. This method of land valuation fluctuates with economic conditions, construction costs, and other factors.

- Affordable housing developers compete with market rate developers for land, especially during periods of favorable conditions for market rate development. As a result, the cost of land is similar for affordable and market-rate housing.
- **If the value of the existing buildings or improvements is greater than a parcel's estimated value as a development site, the owner(s) may not be motivated to sell.**
 - Many landowners may have owned their properties for decades, benefitting from low property tax basis, and selling a site may trigger capital gains and/or transfer taxes. A sale must provide sufficient financial incentive to outweigh these factors.
 - Almost all potential development sites in San Francisco are infill parcels with existing buildings or underdeveloped lots, often used for parking or single-story commercial.
- **When economic conditions do not support development feasibility, developers may be unwilling/unable to pay substantial prices for land, while landowners may be unwilling to accept offers substantially below historical or recent land values,** resulting in fewer transactions overall.

LAND COST TRENDS AND DEVELOPMENT COSTS

An analysis of land transactions over the past decade shows relatively stable land prices which generally averaged \$121,000 per unit for all projects; about \$116,000 per unit for affordable projects, and \$125,000 per unit for market rate projects. Starting in 2019, market rate land transactions declined, coinciding with increasing construction costs, decreasing rents, and higher interest rates.

- Average land cost since 2019 is approximately 5% less than the 10-year average, suggesting that despite reduced interest and ability of developers to buy land since 2020, landowners may be reluctant to sell at prices much below historical averages and may be slow to adjust expectations.
- Even in slow years when few or no properties transacted for market rate projects (reflecting challenging market conditions for such development), land sales for affordable housing projects continued to reflect costs at historical averages.

Construction costs have been a far more significant part of development costs than land costs over time. In recent years, construction costs and financing costs have skyrocketed.

- Total development costs per unit have generally increased since 2018, averaging approximately \$1 million or more per unit (for a two-bedroom) since 2021.
- Construction costs rose by approximately 31% from Q1 of 2020, at the start of the COVID-19 pandemic, to Q2 of 2024. During this period, rental rates and sales prices did not keep pace with the rise in construction costs. Consequently, mixed-income projects became less economically

feasible.

- Land costs as a percentage of total development costs have remained relatively stable, ranging from 7% to 14% and averaging about 10% of total development costs.

POTENTIAL IMPACT OF EXEMPTION TO TRANSFER TAX

Century Urban also analyzed a potential transfer tax exemption for properties sold for affordable housing, a potential tool mentioned by affordable housing practitioners as a way to incentivize landowners to sell for affordable housing development. If enacted, a transfer tax exemption, discussed in the strategies section of this report (Section 7), would enhance the competitiveness of affordable housing developers in acquiring land.

IMPACT OF REZONING ON LAND VALUES

Century Urban analyzed the impact of rezoning on land values (on a per unit and per acre basis) revealing a complex relationship where rezoning appears to be just one factor affecting land values along with economic conditions and landowner expectations. The analysis also looked at a limited number of land purchases for affordable housing in areas with zoning that allows denser multifamily housing (form-based density) and compared with areas with more restrictive numeric density limits.

Analysis of the Eastern Neighborhoods rezoning (completed in 2009) shows that land value did not increase, and even dropped, on a *per unit* basis following a rezoning. Land transactions, however, appear heavily driven by economic conditions and landowner expectations.

- Before Eastern Neighborhoods rezoning (2009), the land costs in that area averaged \$125,100 per unit and after the rezoning (2012), the land dropped to \$113,700 per unit, a 9% decrease. Indicating that allowing more units per parcel reduces per unit land costs.
- Average land costs *per acre* increased by approximately 48% in real dollars potentially reflecting the added value generated by the increased residential density. However, it is the per unit costs that are pertinent to the question of how much affordable housing can be delivered for a certain amount of money, not the per acre land cost. The changing economic climate during this time likely also heavily influenced land prices independently of zoning as discussed below.
- Due to the Great Recession, there were no known residential land sales in Eastern Neighborhoods that took place between 2009, when the Area Plan was adopted, and 2012.
- Most land sales in the Eastern Neighborhoods occurred between 2015 and 2018, when the San Francisco was experiencing strong, tech-fueled economic growth that was increasing rents and home prices and driving housing development.
- Land sales volume declined again from 2019 onward as construction costs increased, rents dropped or stagnated, and inflation and interest rates increased.

- Exactions imposed by the city in the Eastern Neighborhoods, including inclusionary housing and impacts fees, may have also captured some of the value created by the rezoning, moderating the potential for land cost increases related to rezoning during this time. Exactions were also likely supported by strong economic conditions and lower development costs from 2012-2019. Value capture may be more limited under current economic conditions.

Century Urban reviewed the City's land acquisitions for development of affordable housing projects, comparing sites in recently rezoned areas with sites in areas that have not been recently rezoned as well as comparing areas based on state opportunity designations.

- **Comparison of recent land sales for affordable housing shows per-unit land costs can be similar across different zoning indicating that market expectations often outweigh zoning differences and land value is influenced by location, current and potential uses, and comparable sales.** Recent land sales for affordable housing in form-based density zoning districts in Eastern Neighborhoods and in districts with numeric density restrictions show comparable land prices per unit despite zoning differences. This data shows that sellers are often setting price expectations for land based on the size of the project (e.g. number of units) they know the buyer intends to build, not necessarily limited just by the zoning of the land.
- The analysis found that there are higher land values in high-resource state-designated Opportunity Areas, reflecting their desirability and access to resources in these areas.

ANALYSIS OF CITY LAND HOLDING COSTS

The city periodically acquires sites for future affordable housing development through direct land purchases or land dedications by developers to meet inclusionary housing requirements. It typically takes between five to seven years from site acquisition to construction start. During this period, the city is responsible for holding and maintenance costs. Site conditions can vary widely from vacant structures and parking lots to buildings with existing tenants. Some sites may accommodate interim uses while some sites may have significant deferred maintenance, affecting tenant retention and overall usability.

- **MOHCD currently manages five city-owned sites for future affordable housing that incur annual holding costs ranging from approximately \$34,000 to \$453,000.** Resulting in total annual costs currently averaging \$837,000. Costs have exceeded \$1 million in prior years.
- **Cumulative site holding costs can reach \$168,000 to \$2.5 million or more, depending on the hold period. Holding costs can add 1% to 17% to the total acquisition cost of a site and commensurately reduce available funding.** Site-specific factors—like existing tenants, capital needs, and interim revenue potential—should be carefully evaluated before site purchase as part of the overall site assessment.

SITE ACQUISITION AND MANAGEMENT FEEDBACK FROM AFFORDABLE HOUSING DEVELOPERS AND PRACTITIONERS

Practitioners across both focus group sessions identified persistent funding challenges as the primary barrier to affordable housing development. They stressed the critical importance of stable and predictable funding sources and asked the city to consider sequencing resources based on project needs to work on acquiring and preparing sites, so they are ready when funding becomes available for construction. They highlighted tools like Transfer Tax exemptions for affordable housing development sites and leasing options to help incentivize sales to affordable housing developers and address the specific challenges affordable developers face in transactions.

Expanding the applicability of the Welfare Property Tax Exemption available to nonprofit-managed 100% affordable housing occupied by low-income residents to sites acquired for affordable housing could lower land holding costs. Expansion of the welfare tax exemption would likely require changes at the state level.

Participants also stressed the value of acquiring sites early, balancing interim uses with holding costs, and removing cost barriers that impact affordable housing including permitting fees and street and infrastructure requirements. These highlights from the discussions and more insights generated from these sessions helped inform the recommended actions described in Section 7 of this report.

Policy Research

Enterprise Community Partners conducted targeted research to identify best practices that can inform San Francisco's affordable housing pipeline management and acquisition. The work examined current practices and how other cities manage and expand their affordable housing pipelines through site acquisition, coordination across public agencies, non-profit and faith-based partners, and the inclusion of smaller "missing middle" housing types to broaden affordability in residential and rezoning areas.

The research combined a literature review, program analysis, and policy recommendations with practitioner insights gathered through interviews with developers, consultants, City staff, and experts. The full memoranda, available on the [project website](#), provide background information, policy analysis and real-world challenges and promising strategies through case studies from the field for further review. The following section highlights insights from the research that informed the recommendations in Section 7.

AFFORDABLE HOUSING PIPELINE MANAGEMENT: BALANCE FUNDING FOR CONSTRUCTION AND SITE ACQUISITION

Enterprise's research finds that a city's affordable housing pipeline must balance two parallel priorities: advancing existing projects to construction and strategically acquiring land for future developments. Both activities are essential for a healthy pipeline, yet they compete for the same limited pool of resources.

A well-managed affordable housing pipeline is central to sustaining production over time. For developers, predictability in process and funding is crucial as it allows for better planning, reduces delays, and ultimately controls costs. Strategic coordination across programs and agencies can help

San Francisco optimize limited resources, accelerate delivery, and ensure a steady flow of affordable housing projects citywide.

Research highlights key considerations and strategies for building an efficient, predictable affordable housing pipeline and offers high-level recommendations to guide City policies that support housing development.

- Given the constrained and limited funding context, cities can strengthen affordable housing production by establishing a local financing strategy that provides a consistent flow of funds for predevelopment and construction—phases that typically occur sequentially.
- A key best practice is consolidating Notices of Funding Availability (NOFAs) to streamline application processes, improve predictability for developers, and enable more strategic, coordinated investment across projects.
- Cities can strengthen affordable housing pipeline management by increasing the availability of local capital, operating, and housing services subsidies through reliable and recurring funding sources.
 - Leading practices include establishing dedicated local revenue streams such as general fund set-asides, voter-approved bonds, or targeted property tax measures to ensure ongoing support for affordable housing development.
 - Creating a dedicated funding stream for site acquisition, whether through a portion of existing permanent sources or future bond allocations, helps maintain project momentum and prevents gaps between acquisition and construction phases.
- Cities can strengthen affordable housing pipeline management by actively supporting coordination and simplification of state funding programs, including advocating for a unified or single-application process that reduces administrative burden and accelerates project timelines.
- Effective pipeline management also includes sustained advocacy for broader policy reforms, such as modernizing property tax structures, expanding state housing funding, and improving federal programs like the Low-Income Housing Tax Credit (LIHTC), to ensure long-term and scalable investment in affordable housing.

As described previously, new site acquisition should consider the number of sites and units in the existing pipeline and funding available. San Francisco’s affordable housing pipeline functions as a de facto land bank managed by MOHCD and holding land in San Francisco incurs significant costs that can exceed \$400,000 per site per year. Given the existing affordable housing pipeline awaiting funding, new sites should be acquired strategically; additionally, related holding costs that further limit funding for the construction of the pipeline should continue to be considered.

- Cities can strengthen their affordable housing pipeline by implementing targeted site acquisition programs that advance fair housing goals and expand affordable housing opportunities in high-resource areas. Effective programs establish clear selection criteria co-developed with community and industry partners and aligned with funding frameworks such as LIHTC scoring, ensuring transparency and competitiveness.

- Another emerging best practice is adapting local acquisition policies akin to Community Opportunity to Purchase Act (COPA) to include commercial or underutilized properties with potential for affordable housing redevelopment. This approach broadens the range of eligible sites, supports mixed-use and infill development, and helps cities proactively secure land for long-term affordability.

Public land ownership represents a significant asset for future affordable housing site acquisition but must be weighed with agencies’ responsibilities and currently does not come free of costs due to the financial needs of various agencies as well as their charter requirements.

- The City could clarify and, where possible, amend land disposition processes across separately chartered agencies to better prioritize affordable housing while balancing each agency’s mission.
- The City could continue transferring underutilized City-owned sites and encourage all enterprise and transit agencies to integrate affordable housing into surplus land use and capital planning efforts while also considering the financial needs of each agency.

ADVANCING AFFORDABLE HOUSING THROUGH FAITH-BASED AND NON-PROFIT PARTNERSHIPS

Faith-based Organizations (FBOs) and non-profits collectively own 280 acres of land in San Francisco, much of it in high-resource, transit-accessible areas. These sites offer a major opportunity to advance affordable housing, racial equity, and climate goals.

- Many FBOs often lack the specialized expertise needed for housing development; the city can expand access to training, technical assistance, and trusted partnerships to strengthen organizational readiness.
- Dedicated predevelopment funding, low-cost financing, and adaptable funding structures are essential to make joint development on FBO- and non-profit-owned sites viable.
- The City could promote use of existing tools—such as SB 4 and State Density Bonus Law—and align local zoning through the FZP and approvals to help FBOs and non-profits deliver affordable housing more efficiently.

APPROACHES TO UNLOCK “MISSING MIDDLE” HOUSING

Much of San Francisco’s residential fabric, particularly in high-resource neighborhoods that are included in the Family Zoning Plan, consists of small lots and low-density zoning that have limited the production of affordable rental or ownership options for low- and moderate-income households. Even with zoning changes, these smaller lots do not meet the site requirements for publicly subsidized Low-income Housing Tax Credit (LIHTC) projects typically funded by MOHCD.

Research emphasizes that meeting the City’s housing goals requires a dual-track strategy: continuing to advance larger multifamily projects with public subsidy such as LIHTC on sites larger than 8,000 square feet while simultaneously unlocking smaller sites for “missing middle” housing. Additionally, rents affordable at 100% AMI and up can be similar to rents in the unsubsidized rental

market, suggesting that additional housing typologies for small scale housing can provide more affordable housing options in residential neighborhoods.

The following land use, policy and design strategies support feasibility of “missing middle” affordable housing options across rezoned neighborhoods, can lower costs and increase feasibility:

- **Pre-Approved Designs:** Offer City-reviewed building designs tailored to common lot types and zoning to expedite permitting, reduce review time, and lower costs for developers while incorporating community input.
- **Simplified Land Assembly and Subdivision:** Streamline processes to combine or subdivide parcels, enabling larger multifamily projects and expanding “missing middle” homeownership options.
- **Single-Stair Buildings:** Allow taller, denser buildings with a single stairway to increase unit count and improve feasibility on small sites.
- **“Flats-for-Land” Partnerships (Antiparochi):** Enable landowners to partner with developers by contributing land in exchange for units or project shares, reducing land costs and improving affordability.
- **Elevator Reform:** Bringing down high costs down, reducing size requirements, and expanded labor access could unlock elevator installations in thousands of affordable housing projects.¹³

POLICY CONSIDERATIONS MOVING FORWARD

Across all three policy areas, the research reveals a consistent theme: **Funding predictability, partnerships for site acquisition, and innovation are the cornerstones of a stronger affordable housing pipeline management system.** A balanced pipeline requires reliable funding and interagency coordination. Unlocking land from public, faith-based, and nonprofit owners demands new partnership models and dedicated technical assistance. Finally, broadening housing options through rezoning and design reform offers a pathway to more inclusive, mixed-income neighborhoods.

¹³ Smith, S. (2024). Elevators. Center for Buildings, accessed via <https://www.centerforbuilding.org/publication/elevators>.

Section 7: Recommended Strategies

Based on the research detailed in Sections 3-6, the following five areas include strategies to sustainably manage and grow the affordable housing pipeline:

1. Managing the pipeline to advance housing development and site acquisition
2. Expanding the geography of affordable housing
3. Public sites and faith- and nonprofit-owned sites for affordable housing
4. Strategic market practices for site acquisition
5. Expanding opportunities for "missing middle" affordable housing types

Pipeline management, including site acquisition, is meant to complement recommendations on funding, financing, and cost reduction already published in the [Affordable Housing Leadership Council Report](#).

Managing the pipeline to advance housing development and site acquisition

San Francisco's affordable housing production challenge is primarily due to limited funding and high construction costs. The city will need to focus resources on advancing existing commitments, such as HOPE SF and other pipeline projects, while scaling new site acquisitions to align with funding levels. To succeed, sites must be efficient for affordable housing development and competitive for State and Federal dollars, which align to Affirmatively Furthering Fair Housing Law. The city will need to continue to effectively manage the existing resources while making strategic acquisitions based on goals outlined in the 2022 Housing Element and evolving community needs.

RECOMMENDED STRATEGIES:

- **Increase funding and reduce development costs to produce more affordable housing more quickly.** Implement the 2022 Housing Element and the [Affordable Housing Leadership Council](#) recommendations and work with other cities, affordable housing developers, nonprofit and community organizations, and other allies.
 - Efforts to expand local affordable housing funding received a recent endorsement when the San Francisco Board of Supervisors passed a [resolution](#) requesting the Controller's Office, Office of Economic and Workforce Development (OEWD), and MOHCD to explore options for an Enhanced Infrastructure Financing District (EIFD) to fund Affordable Housing in Well-resourced areas along with other innovative financing options.
- **Issue NOFAs for site acquisition when funding is available** and coordinate local funding processes with state and federal funding application timelines. Continue to ensure sites for affordable housing are large enough and other necessary characteristics for efficient financing, development, and operation.

- **Scale acquisition of new sites for affordable housing development to available funding to build affordable housing** based on the number of projects already waiting for funding, costs for holding and developing sites, and in balance with goals for equitable geographic distribution of affordable housing around the city (more on geography below in the next section).
 - The total pipeline of units in development should approximately be equal to the average number of units built per year multiplied by the estimated number of years a project takes from predevelopment to construction after a site is acquired.
- **Factor City land holding costs and interim use costs into the land acquisition costs** to fully assess costs.
- **Explore land use policies to support interim use flexibility and lower costs for affordable housing** (ex. removing parking CUAs, vacant to vibrant OEWD programs for MOHCD sites, etc.)
- **Identify opportunities to lower land-holding costs** by having other City agencies, CBO, or other stewards manage the lease, provide capital, and oversee pre-construction site management.

Expanding the Geography of Affordable Housing

To meet Housing Element and Affirmatively Furthering Fair Housing goals, San Francisco must expand affordable housing in higher-resource neighborhoods—targeting 25% of new units—while sustaining investment in equity communities. New affordable housing has been built where multifamily housing has been allowed and the Family Zoning Plan can help expand where affordable housing can be developed. The city will continue to monitor the pipeline for geographic gaps.

RECOMMENDED STRATEGIES:

- **Acquire sites to reach the Housing Element’s 25% minimum goal for affordable housing production in higher resource areas** while also adding sites in equity communities as available funding for site acquisition allows.
- **Pursue a flexible target of at least one affordable housing development in the development pipeline in all Supervisorial Districts at all times based on funding availability** as part of the effort to increase geographic equity and meet the Housing Element goal.
- **Track existing pipeline and portfolio for geographic gaps and target site acquisition strategies by District based on factors such as:** Existing affordable housing stock, affordable housing pipeline, concentrations of cost burden renters, and inventory of parcels suitable for affordable housing, including publicly-owned and nonprofit and religious owned land.
- **City agencies, nonprofit developers, policymakers, and community organizations can continue to identify development sites that advance the City’s housing goals,** specifically sites that have lower than average per unit land costs, are competitive for funding and efficient for development, create housing in higher resource areas, or help stabilize equity communities.

- **Consider an Enhanced Infrastructure Financing District (EIFD)** in well-resourced areas to capture tax increment for affordable housing along with other affordable housing funding and financing tools as called for by the Board of Supervisors.

Public Sites and Faith- and Nonprofit-Owned Sites

Public and nonprofit-owned land is an opportunity to produce affordable housing while advancing the missions of public agencies, faith-based institutions, and community nonprofits. The City should continue to pursue partnerships, using tools like the Parcel Analysis to identify sites and align with agency and community priorities. Success will require coordination—linking landowners, affordable housing developers, and the city—to combine land, technical expertise, and subsidies. Initiatives like LISC’s Faith and Housing program offer technical support which can make it easier for nonprofit and faith-based landowners to navigate development. Projects like the Shirley Chisholm Village on SFUSD land model innovative new partnerships.

RECOMMENDED STRATEGIES FOR PUBLIC LAND FOR AFFORDABLE HOUSING

- **Coordinate with local public agencies to facilitate land for affordable housing while balancing financial feasibility and revenue for public agencies** and considering site characteristics and agency needs.
 - Continue to analyze and identify publicly owned parcels on an ongoing basis that could be used for affordable housing and collaborate with City agencies that own these properties to explore viability of their use for affordable housing.
 - Collaborate with SFMTA on potential site development as part of their Joint Development Program.
 - Develop agency-specific approaches with SFUSD and others that have significant land holdings.
 - Provide information to support public land for housing including updates to existing webpage on public lands for affordable housing and/or case studies of recent affordable projects developed on public lands in the city within the past 10 years.
- **Identify and secure surplus land for affordable housing in coordination and collaboration with state and federal agencies.**
 - Share examples and showcase options for guidance and support to develop affordable housing on state and federally owned land.

RECOMMENDED STRATEGIES FOR RELIGIOUS AND NONPROFIT PROPERTY OWNED LAND FOR AFFORDABLE HOUSING

- **Map and identify priority religious and nonprofit affordable housing development sites per district based on parcel analysis** and coordinate findings with InterFaith Council (SFIC).
 - Advise congregations on historic status of potential development sites to understand implications and best practices for affordable housing development on historic sites.

- **Continue to provide information and technical assistance from City, philanthropic, and nonprofit partners to help religious and nonprofit property owners to assess options for property they own and shepherd affordable developments.** Differentiate approaches for assistance for different types of institutions and where they are in the process.
 - Consolidate resources to support religious and nonprofit partners to explore housing processes through on-line landing page/portal with existing City resources, new content, (primer on process streamlining options for adaptive re-use of properties) and materials from partners such as LISC's [SB-4 Housing Accelerator Lab](#) with SFIC.
 - Financially support a series of workshops for congregations on the housing development process to train a cohort of 1-3 FBOs per year (with a goal of 6-12 FBOs over four years).
 - Develop dedicated funding stream for predevelopment phase for religious and non-profit partners through philanthropic and other partners.

Strategic Market Practices for Site Acquisition

The city should continue to take both a strategic and opportunity-driven approach to site acquisition, working with affordable housing developers to control costs and avoid speculation. Incentives such as transfer tax relief and improved valuation methods can help motivate sales, while foreclosures, distressed assets, and below-market properties offer lower-cost options. To prevent price inflation, the city should not publish specific acquisition targets and instead maintain flexibility to pursue a range of sites in every Supervisorial District. Acquisition strategies must balance the goal of expanding affordable housing in Housing Opportunity Areas with the costs of holding and maintaining land. Land banking should be used selectively, in line with available funding and in partnership with nonprofit and philanthropic partners, in balance with advancing the 12,000+ affordable units already in the pipeline.

RECOMMENDED STRATEGIES

Implement programs and policies to strategically acquire and incentivize purchases in the market.

- **Consider a Transfer Tax Incentive for sales of private land for affordable housing** through an exemption for affordable housing project sites.
- **Acquire sites by working with the Housing Accelerator Fund, other CDFIs, Impact Investment Funds, and other philanthropic and nonprofit partners.**
- **Take advantage of lower cost site acquisition opportunities** such as property owners who would like to make sites available for affordable housing, properties in foreclosure or otherwise distressed, through partnerships with nonprofit and religious organizations or other property owners who are willing to offer lower prices.
- **Expand the use of the Community Opportunity to Purchase Act (COPA) to development sites for multifamily housing** as well as existing multifamily buildings for sale if COPA doesn't already apply.

- **Streamline parcel assembly and subdivision.** Coordinate with Public Works and other agencies on an expedited review process that allows for concurrent reviews and reduces iterative processes for the merger or subdivision of parcels. When applicable, encourage the use of ministerial reviews (ex. SB 1123 which expands AB 684) to streamline subdivisions.
- **Leverage public and private resources through joint venture partnerships that** maximize sources of capital. Public entities should continue joint developments with third-party mixed-income developers. For publicly-owned land, consider different approaches to satisfying California’s Surplus Land Act by selling or ground leasing all or part of their surplus land to affordable housing developers.

Expanding opportunities for “missing middle” housing types

The City’s affordable housing strategy must also consider “missing middle” housing—smaller buildings of 10–50 units—that fit the city’s diverse parcel sizes but often lack the economies of scale that make larger projects more feasible. Encouraging small (2–20 units) and mid-size (21–49 units) buildings can expand options for low- and moderate-income households.

Policy changes such as single-stair reform, streamlined permitting, and pre-approved design standards could reduce costs and make these housing types more viable. The city should continue to advocate for code reforms and partner with private, nonprofit, philanthropic, and design sectors to support innovative approaches that grow this segment of the housing market.

RECOMMENDED STRATEGIES

- **Allow form-based density in residential districts** to accommodate as many residential units as possible within the buildable envelope (determined by height and setbacks).
- **Explore and encourage single-stair code reform** at the state and locally along with reforms to elevator requirements.
- **Develop scope for a program of pre-approved designs for small and mid-size housing developments** focused on feasibility and community needs.
- **Convene a working group to develop parameters and provide potential funding support to adapt and pilot the *Antiparochi* or “flats-for-land” model**, to facilitate landowners to exchange property for a share of new multifamily housing.
- **Promote innovation from the private sector, philanthropic sector, design sector, and non-profits for feasible small scale affordable development through RFPs.**
 - Issue a Request for Proposals (RFP) for private developers, philanthropic organizations, design firms, and nonprofit housing providers for *Antiparochi* or “flats-for-land” strategy and pre-approved site plans.

Conclusion

San Francisco faces an urgent challenge: building the affordable housing the city needs with limited financial resources in a costly environment. By aligning land acquisition with funding capacity, strengthening partnerships across public and nonprofit sectors, and pursuing innovative approaches to housing delivery, the City can better manage its pipeline and expand affordable housing opportunities across all neighborhoods. Moving forward, success will require discipline, creativity, and collaboration—but with these strategies in place, San Francisco can chart a more sustainable and equitable path for its affordable housing future.



September 22, 2025

Ms. Angela Calvillo, Clerk
Board of Supervisors
City and County of San Francisco
City Hall, Room 244
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102

Re: **Transmittal of Planning Department Case Number: 2021-005878GPA PCA MAP**
Housing Element 2022 Rezoning Initiatives – Family Zoning Plan
General Plan Amendments (Board File to be Assigned)

Planning Commission Recommendation: Approval

Dear Ms. Calvillo and Mayor Lurie:

On September 11, 2025, the Planning Commission conducted a duly noticed public hearing at a regularly scheduled meeting to consider the proposed General Plan, Planning Code Text and Map Amendments for the Family Zoning Plan, which implements the Housing Element 2022 Update. The Planning Code Text Amendment and Map Amendment were introduced by Mayor Lurie on June 26, 2025 with substitute legislation introduced on July 29, 2025. The Planning Commission initiated related General Plan Amendments on July 17, 2025 by Resolution No. 21784.

At the September 11, 2025 hearing the Planning Commission adopted a recommendation for approval for the General Plan and Map Amendments and a recommendation of approval with modifications for the Planning Code Text Amendments.

On September 18, 2025, the Planning Department transmitted Planning Commission Resolution Nos. R-21809 and R-21910 recommending approval and approval with modifications, respectively, of the Zoning Map and Planning Code Text Amendments. This transmittal is for the General Plan Amendments.

The Commission certified the Housing Element 2022 Update EIR on November 17, 2022 in motion 21206, and adopted CEQA findings, a Statement of Overriding Considerations, and a Mitigation, Monitoring and Reporting program (MMRP) for the Housing Element 2022 Update on December 15, 2022 in resolution 21220.

The Planning Department prepared an addendum to the Housing Element 2022 Update FEIR, which was published on September 3, 2025 and found that the proposed Family Zoning Plan, including the General Plan, Planning Code and Zoning Map amendments, would not create any new or substantially more severe significant impacts than those described in the FEIR.

As a part of the transmittal, the Planning Department is hereby requesting that the attached Draft Ordinance for the Family Zoning Plan General Plan Amendments be introduced on September 30, 2025 and that the required 30-day hold period be waived.

Please find attached documents relating to the actions of the Commission. If you have any questions or require further information, please do not hesitate to contact me.

Sincerely,



Aaron D. Starr
Manager of Legislative Affairs

cc: Audrey Williams Pearson, Deputy City Attorney
Giulia Gualco-Nelson, Deputy City Attorney
Austin Yang, Deputy City Attorney
Adam Thongsavat, Aide to Mayor Lurie
Jon Carroll, Office of the Clerk of the Board
Lisa Chen, Principal Planner
Calvin Ho, President Mandelman
BOS.Legislation@sfgov.org

ATTACHMENTS :

Planning Commission Resolution Nos. R-21808

Draft General Plan Amendments Ordinance

Proposed Revised Urban Design Element Map 04 – Urban Design Guidelines for the Height of Buildings

Planning Department Executive Summary



PLANNING COMMISSION RESOLUTION NO. 21808

HEARING DATE: September 11, 2025

Project Name: Family Zoning Plan (Housing Element Rezoning Program)
Case Number: 2021-005878GPA MAP PCA
Initiated by: Planning Department Staff
Staff Contacts: Lisa Chen, Principal Planner
lisa.chen@sfgov.org, 628-652-7422
Reviewed by: Rachael Tanner, Director of Citywide Planning
Rachael.tanner@sfgov.org, 628-652-7471

RESOLUTION ADOPTING AMENDMENTS TO THE SAN FRANCISCO GENERAL PLAN TO AMEND THE GENERAL PLAN, PURSUANT TO SECTION 340, INCLUDING AMENDMENTS TO URBAN DESIGN ELEMENT, THE TRANSPORTATION ELEMENT, THE COMMERCE AND INDUSTRY ELEMENT, THE BALBOA PARK STATION AREA PLAN, THE GLEN PARK COMMUNITY PLAN, THE MARKET & OCTAVIA AREA PLAN; NORTHEASTERN WATERFRONT PLAN, THE VAN NESS AVENUE AREA PLAN, THE WESTERN SHORELINE AREA PLAN, WESTERN SOMA AREA PLAN, THE DOWNTOWN AREA PLAN, AND THE LAND USE INDEX IN RELATION TO THE FAMILY ZONING PLAN, AND ADOPTING AMENDMENTS TO THE LAND USE PLAN OF THE CITY'S CERTIFIED LOCAL COASTAL PROGRAM, AND MAKING FINDINGS OF PUBLIC NECESSITY, CONVENIENCE, AND WELFARE, FINDINGS OF CONSISTENCY WITH THE GENERAL PLAN AND PLANNING CODE SECTION 101.1, AND FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

WHEREAS, Section 4.105 of the Charter of the City and County of San Francisco mandates that the Planning Commission ("Commission") shall periodically recommend to the Board of Supervisors for approval or rejection proposed amendments to the General Plan in response to changing physical, social, economic, environmental, or legislative conditions; and

WHEREAS, the Commission, at a duly noticed public hearing on July 17, 2025 and in accordance with Planning Code Section 340(c), initiated the General Plan Amendments for the Urban Design Element, the Transportation Element, the Commerce and Industry Element, the Balboa Park Station Area Plan, the Market & Octavia Area Plan, the Glen Park Community Plan, the Northeastern Waterfront Plan, the Van Ness Avenue Area Plan, the Western Shoreline Area Plan, the Western SoMa Area Plan, the Downtown Area Plan, and the Land Use Index by Planning Commission Resolution No. 21784; and

WHEREAS, on June 24, 2025, Mayor Lurie, Supervisor Sauter, Supervisor Mahmood, and Supervisor Dorsey introduced an ordinance for Zoning Map Amendments (Board File No 250700) as a part of the

San Francisco Family Zoning Plan (“Family Zoning Plan” or “Plan”); and

WHEREAS, on June 24, 2025, Mayor Lurie introduced a companion ordinance amending the Planning Code (Board File No 250701); and

WHEREAS, the General Plan Amendments, the Zoning Map Amendments (Board File 250700), and the related Planning Code Amendments (Board File 250701) (collectively “the 2025 Actions” or “the Project”) implement the San Francisco Family Zoning Plan (“Family Zoning Plan” or “Plan”); and

WHEREAS, on January 31, 2023, the Board of Supervisors adopted Ordinance No.010-23, that amended the San Francisco General Plan by establishing a completely revised Housing Element (“Housing Element 2022 Update”); and

WHEREAS, The Housing Element 2022 Update was prepared pursuant to Government Code 65583, which, in part, requires that the Housing Element provide: (a) an assessment of housing needs and an inventory of resources and constraints relevant to meeting these needs; (b) a statement of community’s goals, quantified objectives, and policies relative to affirmatively furthering fair housing and to the maintenance, preservation, improvement, and development of housing; and (c) a program setting forth a schedule of actions during the planning period to achieve the goals and objectives of the housing element, including the need to revise certain General Plan objectives and policies and rezone portions of the City to increase development capacity to meet the City’s housing needs; and

WHEREAS, the Housing Element 2022 Update was certified as compliant with state housing element law by the California Department of Housing and Community Development on February 1, 2023; and

WHEREAS, as required by the Housing Element 2022 Update, the Planning Department has embarked on a multi-year community-based planning effort to revise land use policies, the Planning Code, and Zoning Maps to assure sufficient and equitable development capacity to create a variety of housing types in areas of the City that are particularly well suited to accommodate additional housing; the rezoning effort is commonly referred to as the “San Francisco Family Zoning Plan” (“Family Zoning Plan”). As called for in the Housing Element 2022 Update, the rezoning focuses on the well-resourced neighborhoods of the western and northern portions of San Francisco (also referred to as Housing Opportunity Areas); and

WHEREAS, throughout this process, the San Francisco Family Zoning Plan has been developed based on robust public input, including, but not limited to, four public open houses; 11 presentations at the Planning Commission; seven focus groups targeting populations facing greater housing insecurity; 62 housing education workshops in District 1 and District 4; five field walks; multiple presentations at City Commissions and Board of Supervisors committee hearings; two webinars open to a general audience; four online surveys; over 90 meetings with individual neighborhood organizations and advocacy groups; a robust interactive web page presence; a mailed notice to all residents, business owners, and property owners within the rezoning area and within 300 feet of its boundary; and thousands of individual meetings, phone calls, and emails with stakeholders; and

WHEREAS, the Family Zoning Plan aims to expand housing affordability and diversity, including housing suitable for families, seniors, people with disabilities, essential workers, and low- and moderate-income

households; to create a more predictable process to approve and build housing; to ensure inspiring urban design and architecture; to support small businesses and neighborhood vitality; and to plan for infrastructure and services to serve growth; and

WHEREAS, the Family Zoning Plan is a required implementation action of the recently adopted Housing Element of the General Plan, is consistent with all of the policies in the Housing Element and broadly consistent with the current General Plan. However, in order to implement the policies and required rezoning actions described in the Housing Element, additional conforming amendments must be made to various objectives, policies, and maps of the following areas of the General Plan: the Urban Design Element, the Transportation Element, the Commerce and Industry Element, the Balboa Park Station Area Plan, the Glen Park Community Plan, the Market & Octavia Area Plan, the Van Ness Avenue Area Plan, the Northeastern Waterfront Plan, the Van Ness Avenue Area Plan, the Western Shoreline Area Plan, the Western SoMa Area Plan, the Downtown Plan, and the Land Use Index. Most of these amendments relate to the height, density, and scale of development in particular geographies to conform with the Housing Element generally and the proposed Family Zoning Plan specifically; and

WHEREAS, a draft ordinance, substantially in the form attached hereto as Exhibit 5b, and approved as to form by the City Attorney's office, would make a number of conforming amendments to various elements of the General Plan, including the Urban Design Element, the Transportation Element, the Commerce and Industry Element, the Balboa Park Station Area Plan, the Glen Park Community Plan, the Van Ness Avenue Area Plan, the Market & Octavia Area Plan, Northeastern Waterfront Plan, the Van Ness Avenue Area Plan, the Western Shoreline Area Plan, the Western SoMa Area Plan, the Downtown Plan, and Land Use Index. Height Maps in the Balboa Park Station Area Plan, the Glen Park Community Plan, the Market Octavia Area Plan, and the Northeastern Waterfront Plan, and the Bulk Map of the Urban Design Element are proposed for removal; and

WHEREAS, the proposed amendments to the Western Shoreline Area Plan constitute amendments to the Land Use Plan of the City's certified Local Coastal Program ("LCP"). On August 1, 2025 the Department issued a Notice of Availability of an LCP Amendment ("NOA") in accordance with California Code of Regulations, Title 14, Section 13515 requirements for public participation and agency coordination. The Department mailed the NOA to all neighborhood organizations that requested notice of hearings and applications in the Coastal Zone; individuals who have made a specific written request to be notified of hearings and applications pertaining to the Coastal Zone; local governments contiguous with the area that is the subject of the LCP Amendment; regional, state, and federal agencies that may have an interest in or may be affected by the proposed LCP Amendment; and the local library. The Department has completed a Consistency Analysis of the proposed LCP Amendment, attached hereto as Exhibit 7, in accordance with California Code of Regulations, Title 14, Sections 13511 and 13552; and

WHEREAS, the General Plan Amendments, together with proposed Zoning Map Amendments (Board File 250700) and Planning Code Amendments (Board File 250701), provide a comprehensive set of policies to implement key actions of the Housing Element 2022 Update; and

WHEREAS, collectively, the General Plan Amendments, the Zoning Map Amendments, and the Planning Code Amendments will affect approximately 92,000 of the approximately 150,000 parcels in the City where residential development is permitted; the Family Zoning Plan will allow increased density on all of those 92,000 parcels (approximately 60% of the 150,000 parcels), and increase the permitted heights on approximately 17% of parcels citywide; and

WHEREAS, the Commission certified the Housing Element 2022 Update EIR on November 17, 2022 in motion 21206, and adopted CEQA findings, a Statement of Overriding Considerations, and a Mitigation, Monitoring and Reporting program (MMRP) for the Housing Element 2022 Update on December 15, 2022 in resolution 21220. The Planning Department has prepared an addendum to the Housing Element 2022 Update FEIR, which was published on September 3, 2025 and found that the proposed Family Zoning Plan, including the General Plan, Planning Code and Zoning Map amendments, would not create any new or substantially more severe significant impacts than those described in the FEIR; and

WHEREAS, on September 11, 2025, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting to consider the proposed General Plan Amendments; and

WHEREAS, the Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of Department staff and other interested parties; and

WHEREAS, all pertinent documents may be found in the files of the Department, as the Custodian of Records, at 49 South Van Ness Avenue, Suite 1400, San Francisco; and

WHEREAS, the Commission has reviewed the proposed Ordinance; and

NOW, THEREFORE, BE IT RESOLVED, that pursuant to Planning Code Section 340(d), the Commission finds from the facts presented that the public necessity, convenience, and general welfare require the proposed General Plan Amendments for the following reasons:

1. The General Plan Amendments will create development capacity for more than 36,200 additional housing units by increasing realistic zoned capacity for housing and removing current constraints on new housing in the City's well-resourced neighborhoods, in satisfaction of Housing Element Action 7.1.1.
2. The General Plan Amendments will facilitate the increase in supply of housing units, helping to alleviate the City's housing shortage and affordability crisis. Allowing for greater density and building height encourages the construction of a wide range of housing typologies, thereby providing greater accessibility to housing for residents of all incomes, household types and needs throughout the city. The increased capacity will also generate more subsidized, permanently-affordable units through the City's inclusionary housing program and by increasing the geographic availability of sites zoned for the scale and type of buildings feasible for 100% affordable housing development.

3. The General Plan Amendments will advance the production of housing in state-designated Housing Opportunity Areas, where, over the past two decades, only about 10% of new housing units were built, even though they comprise more than 50% of the City's land. Building more residential units in these areas – which have higher incomes, good access to jobs, well-performing public schools, and low levels of environmental pollution – will create housing and economic opportunities for low- and moderate-income households.
4. The General Plan Amendments will enable increased housing production, which will generate more tax revenue and other public revenue to support public services and facilities. This increased revenue will ensure that vital infrastructure and services such as transit, schools, parks, and fire stations support healthy and complete communities, and that these facilities and services can increase in capacity as our population grows in addition to supporting reinvestment in existing facilities.
5. The General Plan Amendments will increase housing capacity in mixed-use and commercial areas and corridors, which will benefit local businesses by generating more customers and demand for their goods and services.
6. The General Plan Amendments will increase housing capacity along major transit corridors and near job, schools and services, which will reduce reliance on automobile trips and reduce greenhouse gas emissions, while providing additional ridership to support higher levels of transit service to benefit both existing and future residents, workers, and visitors.

BE IT FURTHER RESOLVED, that the Commission finds the General Plan Amendments, along with the Family Zoning Plan's proposed Planning Code and Zoning Map Amendments, (together "the Family Zoning Plan", or "the Project"), are, on balance, consistent with the General Plan as proposed for amendment and with the eight priority policies of Planning Code Section 101.1(b), as follows:

1. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses enhanced;

The Family Zoning Plan will enable increased density along commercial and transit corridors in western and northern San Francisco. The increased development capacity will both provide new commercial spaces for San Francisco businesses and provide additional residential density; the increased residential density, will, in turn, provide an enlarged client base and increased pedestrian activity for these businesses. The Family Zoning Plan contemplates measures that address the needs of small businesses, such as flexibility in establishing such businesses in new developments, incentives for new development to provide space and support for new and relocating small businesses, and zoning flexibility for Legacy Businesses to re-establish themselves in other locations if they must relocate.

2. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods;

The Family Zoning Plan aims to increase housing capacity within the rezoned areas, while maintaining key aspects of the neighborhoods that are key to San Francisco's character. New housing projects, while potentially larger than surrounding buildings, must meet objective design standards that require appropriate treatment of ground floor commercial and residential uses, building modulation and articulation, and attention to the public interface of new buildings with existing neighborhood context, among other requirements. The Family Zoning Plan maintains all current Planning Code process that strictly limits the ability to demolish existing multi-family housing units and protects existing tenants. Companion legislation to the Family Zoning Plan proposes enhancing protections for existing tenants by establishing similar policies required by State law. As noted above, the Family Zoning Plan also looks to support local businesses by both providing new opportunities in new development and facilitating relocation of Legacy Businesses. The Plan will not affect current policies and review processes for listed Historic Buildings, including properties that are listed in Article 10 and Article 11 of the Planning Code. The Family Zoning Plan includes a flexible housing entitlement program (referred to as "the Housing Choice-San Francisco Program"), whereby housing developers can obtain reductions of certain Planning Code and design standards requirements as a means to encourage housing development. Projects that include demolition of properties listed in the National Register of Historic Places, the California Register of Historic Resources, or Articles 10 or 11 of the Planning Code would not be eligible for this program. Similarly, projects that involve additions or major modifications to Historic Buildings would be reviewed for compliance with the Commission's adopted Preservation Design Standards, helping to assure the ongoing historic integrity of Historic Buildings.

3. That the City's supply of affordable housing be preserved and enhanced;

The Family Housing Zoning Plan is part of the City's effort to produce 82,000 housing units, including 47,000 for lower- and moderate-income households. Increasing housing production overall will lead to an increase of subsidized affordable units, which are supported by the City's inclusionary housing requirements. Additionally, the Family Zoning Plan will increase the variety and types of housing available in these neighborhoods by providing increased development capacity in different neighborhood contexts. Housing stock in the Housing Opportunity Area is predominantly single-family homes, which are expensive and provide little opportunity for households looking for more affordable or smaller units. A greater diversity of new housing stock, including apartments and condominiums in multi-family buildings, will provide more housing opportunities for households of all income levels and sizes in High Opportunity neighborhoods. In addition to providing opportunity for larger multi-family buildings on commercial and transit corridors, the Family Zoning Plan will encourage the development of smaller scale additional of housing, including fourplexes, accessory dwelling units (ADUs), townhomes, and small- mid-sized multi-family buildings in residential areas; all of these housing types tend to be more affordable to a greater range of households than single-family homes.

4. That commuter traffic not impede MUNI transit service or overburden our streets or neighborhood parking;

The Family Zoning Plan will not impede transit service or overburden streets and neighborhood parking. The Family Zoning Plan would increase housing capacity along existing transit corridors, thereby decreasing reliance on automobile ownership, vehicle trips, and parking. The anticipated increases in

housing density and height are concentrated on high-capacity transit lines. The Family Zoning Plan would reduce maximum allowable off-street parking to reduce vehicle trips generated at future projects. This will also encourage non-auto travel, such as by transit, in compliance with regional Transit Oriented Communities Policy adopted by the Metropolitan Transportation Commission. The rezoning would also restrict new curb cuts for off-street parking and loading on certain core pedestrian-oriented commercial blocks in order to limit conflicts with pedestrian activity and to maintain vibrancy of commercial districts.

5. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced;

The Family Housing Zoning Plan increases development capacity primarily in residential, neighborhood-commercial, and mixed residential-commercial areas that generally do not include significant amounts of existing industrial uses; no industrial (PDR) districts are proposed for rezoning in the Family Zoning Plan. The Family Zoning Plan does not increase capacity for office development; instead, it increases housing and ancillary small scale ground floor commercial spaces for small businesses and institutions to serve future residents. The Family Zoning Plan would increase housing capacity along existing commercial corridors, which will generate more consumer demand – and therefore more opportunity for service sector employment – at the businesses located therein. Furthermore, it will advance measures to address impacts to existing businesses from new development.

6. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake;

New construction taking place as a result of the Family Zoning Plan would be required to comply with all current structural and seismic requirements under the San Francisco Building Code.

7. That the landmarks and historic buildings be preserved;

The Family Zoning Plan would maintain current policies for listed Historic Buildings, including properties that are listed in Article 10 or Article 11 of the Planning Code, the California Register, or National Register. As noted above, projects that include demolition of properties listed in the National Register of Historic Places, the California Register of Historic Resources, Article 10 of the Planning Code or Article 11 of the Planning Code would not be eligible for the Housing Choice-San Francisco Program. Similarly, projects that involve additions to Historic Buildings would be reviewed against the Commission's adopted Preservation Design Standards.

8. That our parks and open space and their access to sunlight and vistas be protected from development;

San Francisco policies and procedures regarding shadows on public parks would not be affected by the Family Housing Zoning Plan.

BE IT FURTHER RESOLVED, that the Commission finds that the Family Zoning Plan, including the General Plan, Planning Code and Zoning Map Amendments are in conformity with the General Plan as it is proposed to be amended. The General Plan Amendments will articulate and implement many of

the Goals, Objectives, and Policies described in the General Plan. The Family Zoning Plan is consistent with the following Objectives and Policies of the General Plan, as it is proposed to be amended, as follows:

HOUSING ELEMENT

OBJECTIVE 1.A

ENSURE HOUSING STABILITY AND HEALTHY HOMES

The Project would advance the City's goal of generating 82,000 housing units over the coming years, including 47,000 for lower- and moderate-income residents.

OBJECTIVE 3.B

CREATE A SENSE OF BELONGING FOR ALL COMMUNITIES OF COLOR WITHIN WELL-RESOURCED NEIGHBORHOODS THROUGH EXPANDED HOUSING CHOICE

POLICY 25

Reduce governmental constraints on development in Well-resourced Neighborhoods to enable small and mid-rise multi-family buildings providing improved housing choice and affordability.

The General Plan Amendments and the Family Housing Zoning Plan would increase housing development capacity, relax certain development standards, and generally provide increased housing development opportunities where they currently do not exist. For example, small-scale and mid-rise multi-family housing would be permitted in neighborhoods that previously only allowed single-family homes. Mid-rise buildings would be permitted on commercial and transit corridors.

OBJECTIVE 4.B

EXPAND SMALL AND MID-RISE MULTI-FAMILY HOUSING PRODUCTION TO SERVE OUR WORKFORCE, PRIORITIZING MIDDLE-INCOME HOUSEHOLDS

POLICY 20

Increase mid-rise and small multi-family housing types by adopting zoning changes or density bonus programs in Well-resourced Neighborhoods and adjacent lower-density areas near transit, including along SFMTA Rapid Network and other transit.

POLICY 26

Streamline and simplify permit processes to provide more equitable access to the application process, improve certainty of outcomes, and ensure meeting State- and local-required timelines, especially for 100% affordable housing and shelter projects.

POLICY 31

Facilitate small and mid-rise multi-family buildings that private development can deliver to serve middle-income households without deed restriction, including through adding units in lower density areas or by adding Accessory Dwelling Units (ADUs).

The Family Housing Zoning Plan increases capacity for housing development across a wide range of residential, neighborhood-commercial, and mixed residential-commercial neighborhoods across the City. It creates a local streamlined approval process for housing projects (the Housing Choice-San Francisco

Program) that features objective review and approval, without need for discretionary public hearings, thereby providing a simple permitting process for housing development, in addition to a wide range of code flexibility. The Housing Choice-San Francisco program also provides for additional capacity and code flexibility for 100% affordable housing projects.

OBJECTIVE 4.C

EXPAND AND DIVERSIFY HOUSING TYPES FOR ALL

POLICY 32

Promote and facilitate aging in place for seniors and multi-generational living that supports extended families and communal households.

POLICY 33

Prevent the outmigration of families with children and support the needs of families to grow.

By increasing potential development capacity in various contexts, the Family Zoning Plan enables the creation of a wide variety of housing typologies including those for various populations. By increasing the availability of housing of all types, it will encourage housing for seniors, multi-generational and communal households, and for families with children. By providing for new construction of multi-family housing, more appropriate housing for seniors, such as elevator buildings and smaller units, would be enabled in neighborhoods where existing housing stock is limited to larger single-family homes.

OBJECTIVE 5.A

CONNECT PEOPLE TO JOBS AND THEIR NEIGHBORHOOD WITH NUMEROUS, EQUITABLE, AND HEALTHY TRANSPORTATION AND MOBILITY OPTIONS

POLICY 37

Facilitate neighborhoods where proximity to daily needs and high-quality community services and amenities promotes social connections, supports caregivers, reduces the need for private auto travel, and advances healthy activities.

POLICY 38

Ensure transportation investments create equitable access to transit and are planned in parallel with increase in housing capacity to advance well-connected neighborhoods consistent with the City's Connect SF vision, and encourage sustainable trips in new housing.

The Family Zoning Plan would increase capacity for new housing in mixed use districts and commercial and transit corridors in San Francisco's Well-Resourced Neighborhoods, allowing for improved access to daily goods and services, public transportation and jobs.

TRANSPORTATION ELEMENT

OBJECTIVE 2

USE THE TRANSPORTATION SYSTEM AS A MEANS FOR GUIDING DEVELOPMENT AND IMPROVING THE ENVIRONMENT

POLICY 2.1

Use rapid transit and other transportation improvements in the city and region as the catalyst for desirable development, and coordinate new facilities with public and private development.

POLICY 2.2

Reduce pollution, noise and energy consumption

OBJECTIVE 11

ESTABLISH PUBLIC TRANSIT AS THE PRIMARY MODE OF TRANSPORTATION IN SAN FRANCISCO AND AS A MEANS THROUGH WHICH TO GUIDE FUTURE DEVELOPMENT AND IMPROVE REGIONAL MOBILITY AND AIR QUALITY

The Family Zoning Plan would increase housing development capacity along major transit corridors and near major transit stations and nodes. The geography and intensity of housing capacity in the Family Zoning Plan is heavily guided by the public transit system and proximity to commercial and educational centers to improve access and mobility by transit, walking and other non-automobile modes and limit VMT growth from new development.

URBAN DESIGN ELEMENT

OBJECTIVE 1

EMPHASIS OF THE CHARACTERISTIC PATTERN WHICH GIVES TO THE CITY AND ITS NEIGHBORHOODS AN IMAGE, A SENSE OF PURPOSE, AND A MEANS OF ORIENTATION

POLICY 1.1

Recognize and protect major views in the city, with particular attention to those of open space and water

The Family Zoning Plan tailors heights to emphasize characteristic elements of the city pattern, with a predominantly low and mid-rise plan of generally eight stories or less that recognizes topography and maintain key characteristic vistas from public vantage points, locating taller heights at key locations of transit nodes and major intersections for citywide orientation, and locating higher density adjacent to mass transit. The scale of allowable mid-rise buildings is generally aligned with factors such as the width of the street and the significance of adjacent transit and transportation. Buildings of 160 feet and taller will be allowed at key locations and intersections that mark transit nodes and major corridors as envisioned by the Urban Design Element. Large sites will be configured to ensure a small, walkable block pattern that is characteristic of the city fabric. Projects must adhere to Objective Design Standards, including Preservation Design Standards, which emphasize breaking down larger buildings into a finer scale of building patterns characteristic of the city through building modulation and articulation standards.

OBJECTIVE 2

CONSERVATION OF RESOURCES WHICH PROVIDE A SENSE OF NATURE, CONTINUITY WITH THE PAST, AND FREEDOM FROM OVERCROWDING

POLICY 2.4

Preserve notable landmarks and areas of historic, architectural or aesthetic value, and promote the preservation of other buildings and features that provide continuity with the past

The HC-SF Program will not be available to projects that propose to demolish landmarks listed in Article 10 of the Planning Code, contributory structures to Historic Districts in either Article 10 and Article 11, or properties listed in either the California Register of Historic Resources or National Register of Historic Places. All projects proposing alterations or additions to historic buildings are required to comply with the adopted Preservation Design Standards. The Project will increase capacity for new development while ensuring that buildings and sites identified as cultural resources will be subject to requirements intended to preserve character defining features.

POLICY 2.7

Recognize and protect outstanding and unique areas that contribute in an extraordinary degree to San Francisco's visual form and character.

OBJECTIVE 3

MODERATION OF MAJOR NEW DEVELOPMENT TO COMPLEMENT THE CITY PATTERN, THE RESOURCES TO BE CONSERVED, AND THE NEIGHBORHOOD ENVIRONMENT

POLICY 3.5

Relate the height of buildings to important attributes of the city pattern and to the height and expression of existing development

POLICY 3.6

Relate the bulk of buildings to the prevailing scale of development to avoid an overwhelming or dominating appearance in new construction.

The Family Zoning Plan tailors heights to emphasize characteristic elements of the city pattern, with a predominantly low and mid-rise plan of generally 8 stories or less that recognizes topography and maintains key characteristic vistas from public vantage points. The Family Zoning Plan locates taller heights at key locations of transit nodes and major intersections for citywide orientation and locates higher densities adjacent to mass transit. The scale of allowable mid-rise buildings is generally aligned with factors such as the width of the street and the significance of adjacent transit and transportation. Buildings of 160 feet and taller will be allowed at key locations and intersections that mark transit nodes and major corridors as envisioned by the Urban Design Element. Large sites will be configured to ensure a small, walkable block pattern that is characteristic of the city fabric. Projects must adhere to objective Citywide Design Standards, including Preservation Design Standards, which emphasize breaking down larger buildings into a finer scale characteristic of the city pattern through building modulation and articulation standards. The Family Zoning Plan and the Citywide Design Standards also contain bulk limits for taller buildings to avoid overly bulky massing, as well as setbacks for the upper floors of larger buildings adjacent to lower scale housing.

The Family Zoning Plan respects and accounts for existing neighborhood character while increasing allowable heights; areas that are presently comprised predominantly of small residential parcels off of the

main commercial and transit corridors would generally remain at a height limit of 40 feet, with limited allowance for six stories on corners and larger lots.

COMMERCE AND INDUSTRY ELEMENT

OBJECTIVE 6

MAINTAIN AND STRENGTHEN VIABLE NEIGHBORHOOD COMMERCIAL AREAS EASILY ACCESSIBLE TO CITY RESIDENTS

POLICY 6.1

Ensure and encourage the retention and provision of neighborhood-serving goods and services in the city's neighborhood commercial districts, while recognizing and encouraging diversity among the districts.

POLICY 6.2

Promote economically vital neighborhood commercial districts which foster small business enterprises and entrepreneurship, and which are responsive to economic and technological innovation in the marketplace and society.

The Family Zoning Plan concentrates density and new residences along commercial corridors, which will benefit local businesses by generating more customers and demand for their goods and services. The proposed zoning maintains Neighborhood Commercial zoning and encourages ground floor commercial uses, including through the creation of a new Residential Transit Oriented – Commercial zoning district, to allow more flexibility to provide ground floor commercial space for neighborhood-serving businesses. The Housing Choice program also includes incentives to support small businesses. While a modest number of small businesses may be directly affected over time by proposed housing development on sites that they operate, on the whole the Family Zoning Plan will increase the viability and vitality of neighborhood commercial businesses and districts overall.

POLICY 6.7

Promote high quality urban design on commercial streets.

The Family Zoning Plan will advance Citywide Design Standards that create clear expectations for new construction, including high quality pedestrian-oriented storefronts and active ground floors that encourage pedestrian and commercial activity, as well as fine-grained well-designed buildings overall.

POLICY 6.8

Preserve historically and/or architecturally important buildings or groups of buildings in neighborhood commercial districts.

The Family Zoning Plan will increase capacity for new development while ensuring that buildings and sites listed as cultural resources will be subject to requirements intended to preserve cultural heritage.

BALBOA PARK STATION AREA PLAN

OBJECTIVE 1.1

Integrate the diverse uses in the plan area around the commercial spine and transit node.

POLICY 1.1.1

Strengthen the link between transportation and land use.

The Family Zoning Plan will increase allowed heights along Ocean Avenue and around the BART station within the Area Plan's boundaries thereby encouraging additional housing development and the increased diversification of the land uses along these important commercial spine and transit nodes.

OBJECTIVE 1.2

STRENGTHEN THE OCEAN AVENUE NEIGHBORHOOD COMMERCIAL DISTRICT.

POLICY 1.2.2

Encourage mixed-use residential and commercial infill within the commercial district.

Permitted heights will be increased along the Ocean Avenue commercial district thereby strengthening the commercial district with heights appropriate to the scale and importance of the street and providing housing for additional residents, who will in turn provide an additional customer base for the commercial businesses.

OBJECTIVE 4.6

ENHANCE AND PRESERVE THE EXISTING HOUSING STOCK

POLICY 4.6.2

Discourage dwelling unit mergers.

The Family Zoning Plan reinforces existing policies that discourage unit mergers by introducing new provisions that strengthen the Planning Commission's stance against the loss of residential flats.

GLEN PARK COMMUNITY PLAN

OBJECTIVE 2

ENSURE THE COMPATIBILITY OF NEW DEVELOPMENT WITH THE FORM AND CHARACTER OF GLEN PARK

POLICY 2.2

Consider new housing and commercial opportunities in appropriately scaled infill development that supports the commercial area.

The Family Zoning Plan increases allowed heights in the Glen Park Plan Area appropriate for its location next to major regional transit facilities including the Glen Park BART Station and the MUNI J-Church Metro line. Developments using the local program will be required to meet the Citywide Design Standards, which include design standards addressing buildings' bulk, articulation and relationship to adjacent smaller buildings. The existing height limits in the commercial area are so low as to suppress all possible new housing and infill development, and are not appropriate for the location adjacent to a BART and Muni Metro station, and so are not aligned with this policy.

MARKET OCTAVIA AREA PLAN

OBJECTIVE 1.2

ENCOURAGE URBAN FORM THAT REINFORCES THE PLAN AREA’S UNIQUE PLACE IN THE CITY’S LARGER URBAN FORM AND STRENGTHENS ITS PHYSICAL FABRIC AND CHARACTER.

POLICY 1.2.2

Maximize housing opportunities and encourage high-quality commercial spaces on the ground floor.

POLICY 1.2.7

Encourage new mixed-use infill on Market Street with a scale and stature appropriate for the varying conditions along its length.

The Family Zoning Plan would increase height along Market Street within the Market and Octavia Area Plan’s boundaries as well as in the “Hub” area near Market and Van Ness and the blocks just south of this intersection. The additional height will help emphasize Market Street’s role as San Francisco’s “main street”, while enabling greater housing capacity along the City’s most intensive transit spine. Heights will be varied to a scale and stature appropriate for the varying conditions along its length.

OBJECTIVE 2.3

PRESERVE THE AFFORDABILITY OF EXISTING HOUSING STOCK AND STRENGTHEN TENANT PROTECTION PROGRAMS.

POLICY 2.3.3

Discourage dwelling-unit mergers.

The Family Zoning Plan reinforces existing policies that discourage unit mergers by introducing new provisions that affirm the Planning Commission’s commitment to preserving residential flats. The Plan maintains existing Code restrictions against merging and demolishing existing units in multi-family buildings.

OBJECTIVE 7.1

CREATE A VIBRANT NEW MIXED-USE NEIGHBORHOOD IN THE HUB.

POLICY 7.1.2

Encourage residential towers on selected sites.

The Family Zoning Plan will increase heights at key sites within the HUB subarea, encouraging more housing in one of the City’s most transit-rich locations. The construction of residential towers would be permitted and encouraged, but projects must comply with new zoning requirements to ensure towers are appropriately scaled and integrated with the surrounding urban fabric.

NORTHEASTERN WATERFRONT AREA PLAN

OBJECTIVE 6

TO DEVELOP AND MAINTAIN RESIDENTIAL USES ALONG THE NORTHEASTERN WATERFRONT IN ORDER TO ASSIST IN SATISFYING THE CITY'S HOUSING NEEDS AND CAPITALIZE ON THE AREA'S POTENTIAL AS A DESIRABLE LIVING ENVIRONMENT.

POLICY 6.2

Encourage the development of additional housing wherever feasible (except on new or replacement fill).

POLICY 6.4

Encourage the development of a variety of unit types for households of all sizes where practical.

The Family Zoning Plan will allow increased heights within the Fisherman's Wharf subarea of the Northeastern Waterfront Area Plan. This targeted upzoning responds to the area's relatively underutilized character and has the potential to introduce significant new housing. In addition to addressing the City's broader housing needs, new residents would help enliven the neighborhood and provide a stronger balance between commercial, tourist, and residential uses.

The Housing Choice program enables flexibility in providing a variety of housing types and means of satisfying affordability requirements.

VAN NESS AVENUE AREA PLAN

Land Use

SUBAREA 1: Redwood to Broadway

OBJECTIVE 1

CONTINUE EXISTING COMMERCIAL USE OF THE AVENUE AND ADD A SIGNIFICANT INCREMENT OF NEW HOUSING.

POLICY 1.1

Encourage development of high-density housing above a podium of commercial uses in new construction or substantial expansion of existing buildings.

POLICY 1.4

Maximize the number of housing units.

POLICY 1.5

Employ various techniques to provide more affordable housing.

The Family Zoning Plan will increase heights along all portions of Van Ness Avenue within the Plan Area. The Van Ness Avenue corridor would see the most intensive housing capacity increases in the Family Zoning Plan. These height increases would allow for significantly more housing along this prominent corridor, consistent with its stature and role as a major transit spine. The addition of new residents would also strengthen the customer base, supporting a vibrant retail presence as envisioned in the Area Plan.

ENCOURAGE DEVELOPMENT WHICH REINFORCES TOPOGRAPHY AND URBAN PATTERN, AND DEFINES AND GIVES VARIETY TO THE AVENUE.

POLICY 5.1

Establish height controls to emphasize topography and adequately frame the great width of the Avenue, and support the redevelopment of the Avenue as a diverse, mixed use boulevard and transit corridor.

Although heights will increase along the entire corridor, they would remain sensitive to the surrounding topography, consistent with a key urban design value of San Francisco. The tallest buildings would be located at Geary Boulevard and Van Ness Avenue, with heights gradually tapering down in all directions.

Preservation of Significant Buildings

OBJECTIVE 11

PRESERVE THE FINE ARCHITECTURAL RESOURCES OF VAN NESS AVENUE.

POLICY 11.1

Avoid demolition or inappropriate alteration of historically and architecturally significant buildings.

The Housing Choice Program will not apply to projects that propose the demolition of listed historic buildings, including those identified in the Van Ness Avenue Area Plan. Projects proposing alterations to these landmarks could participate, but only if they comply with the City's Preservation Design Standards and satisfactorily pass review for appropriate alterations to such structures.

WESTERN SOMA AREA PLAN

OBJECTIVE 3.2

ENCOURAGE NEW NEIGHBORHOOD RESIDENTIAL USES IN LOCATIONS THAT PROVIDE THE GREATEST OPPORTUNITIES TO BUILD ON THE EXISTING NEIGHBORHOOD PATTERNS

POLICY 3.2.2

Encourage in-fill housing that utilizes design strategies that consider the existing built housing qualities in terms of heights, prevailing density, yards and unit sizes. *[as proposed for amendment]*

POLICY 3.2.3

Provide additional housing production incentives for areas identified as most appropriate for housing production.

The Family Zoning Plan will increase heights along the major arterials of the far western blocks of Western SoMa Area Plan while maintaining the lower scale of interior alley environments. These height increases would expand housing capacity on well-located, often underutilized sites.

OBJECTIVE 3.3

ENSURE THAT A SIGNIFICANT PERCENTAGE OF THE NEW HOUSING CREATED IS AFFORDABLE TO PEOPLE WITH A WIDE RANGE OF INCOMES

POLICY 3.3.3

Encourage a mix of affordability levels in new residential development.

The Family Zoning Plan and its Housing Choice Program enables flexibility in meeting the City's robust affordable. housing requirements.

WESTERN SHORELINE AREA PLAN

Transportation

OBJECTIVE 1

IMPROVE PUBLIC TRANSIT ACCESS TO THE COAST.

POLICY 1.5

Consolidate the Municipal Railway turnaround at the former Playland-at-the-Beach site

The SFMTA La Playa and Cabrillo Terminal Bus Loop site falls within the proposed SFMTA Non-Contiguous SUD, which would preserve and potentially expand its role as a key Richmond District bus facility while also allowing the addition of future housing.

Richmond and Sunset Residential Neighborhoods

OBJECTIVE 11

ENSURE DEVELOPMENT IN THE COASTAL ZONE ADVANCES HOUSING AND COMMUNITY DEVELOPMENT GOALS APPROPRIATE FOR THE LOCATION OF EACH PARCEL *[as proposed for amendment]*

POLICY 11.1

Consider the location of each parcel relative to both the city context, including major commercial and transit corridors, as well as the coast, when establishing standards for the form, design, and use of new development. *[as proposed for amendment]*

POLICY 11.3

Continue the enforcement of citywide housing policies, ordinances and standards regarding the provision of safe and convenient housing to residents of all income levels, especially low- and moderate-income people.

POLICY 11.4

Strive to increase the amount of housing units citywide, especially units for low- and moderate-income people

In most portions of the Western Shoreline Area Plan, existing height limits would be retained while permitting greater residential density. Select pockets along neighborhood commercial corridors would allow modest height increases, consistent with the City's broader policy of encouraging additional height along such corridors. The Family Zoning Plan and its Local Program also provide flexibility in meeting the City's robust affordability requirements.

BE IT FURTHER RESOLVED, that the Commission finds that the General Plan Amendments do not impose any new governmental constraints on the development of housing, as those terms are defined in

Policies 7.1.1 and 8.1.6 of the 2022 Housing Element, nor do they lessen the intensity of land use within the meaning of Government Code Section 66300(h)(1). The Commission further finds that the collectively, the General Plan Amendment, the Zoning Map Amendments and Planning Code Amendments, provide capacity for more than 36,200 additional units, which would more than offset any constraint or reduction in intensity on specific parcels, if any; and,

BE IT FURTHER RESOLVED, that the Commission finds the amendments to the Land Use Plan of the City's certified LCP meet the requirements of, and are in conformity with, the policies of Chapter 3 of the Coastal Act (California Public Resources Code Section 30200 et seq.) for the reasons set forth in the Consistency Analysis, attached hereto as Exhibit 7. The Commission further finds that the LCP amendments will be implemented in full conformance with the Coastal Act's provisions; and,

BE IT FURTHER RESOLVED, that the Commission has reviewed and considered the FEIR and CEQA Findings as modified by Addendum No. 1, and related findings previously adopted by the Commission for the Family Zoning Plan, including the statement of overriding considerations and mitigation monitoring and reporting program, the findings as set forth in Addendum No. 1, and the findings related to amendments to adopted mitigation measures set forth in Exhibit 8 to this Resolution. The Commission adopts the findings made in Addendum No. 1 and adopts the amendments to mitigation measures as proposed by Addendum No. 1 and identified in Exhibit 8; and,

BE IT FURTHER RESOLVED, that Commission finds and determines that the Project as modified by the 2025 Actions is within the scope of the Project analyzed in the FEIR as modified by the subsequent Addendum No. 1 and require no further environmental review pursuant to CEQA and the CEQA Guidelines Section 15180, 15162, and 15163 for the following reasons: (1) implementation of the 2025 Actions does not require major revisions in said FEIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; and, (2) no substantial changes have occurred with respect to the circumstances under which the actions analyzed in said FEIR will be undertaken that would require major revisions to the FEIR due to the involvement of new significant environmental effects, or a substantial increase in the severity of effects identified in the FEIR; and, (3) no new information of substantial importance to the actions analyzed in said FEIR has become available which would indicate that (A) the Project as modified by the 2025 Actions will have significant effects not discussed in the FEIR; (B) significant environmental effects will be substantially more severe; (C) mitigation measures or alternatives found not feasible, which would reduce one or more significant effects, have become feasible; or (D) mitigation measures or alternatives, which are considerably different from those in the FEIR, will substantially reduce one or more significant effects on the environment; and,

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the Commission hereby adopts the General Plan Amendments in the proposed Ordinance attached to this Resolution and recommends approval by the Board of Supervisors.

I hereby certify that the foregoing Resolution was adopted by the Commission at its meeting on September 11, 2025.



Jonas P. Ionin

Jonas P Ionin

Digitally signed by Jonas P Ionin
Date: 2025.09.17 14:36:55 -07'00'

Commission Secretary

AYES: Campbell, McGarry, Braun, So

NOES: Williams, Imperial, Moore

ABSENT: None

ADOPTED: September 11, 2025



EXHIBIT 7

FAMILY ZONING PLAN — LOCAL COASTAL PROGRAM AMENDMENTS CONSISTENCY ANALYSIS

Purpose

This document provides an analysis of the consistency of amendments to the City's Local Coastal Program (LCP), proposed as part of the Family Zoning Plan, with relevant provisions of the California Coastal Act (Public Resources Code Division 20) and the certified LCP in accordance with California Code of Regulations, Title 14, Sections 13511 and 13552.

LCP Land Use Plan (LUP) Amendments

Summary of Proposed LUP Amendments

The proposed LUP amendments pertain to residential and commercial development in the Coastal Zone portions of residential neighborhoods in the Richmond and Sunset districts. The amendments revise Objective 11 of the LUP, which currently calls for preservation of the scale of development in those districts, to call for advancing housing and community development goals in a place-sensitive manner. Policy 1 under Objective 11, which currently calls for regulating the density and appearance of development in order to preserve the scale and character of residential neighborhoods, would be revised to call for regulation of the form, design, and use of development in a manner that takes into consideration both the Coast and the larger City context. The proposed amendments are necessary for the City to accommodate its Regional Housing Needs Allocation shortfall of 36,200 units under Housing Element law.

Standard of Review

Pursuant to Coastal Act Section 30512.2 (Chapter 6 Article 2), the standard of review for LUP amendments is that they must conform with the requirements of Chapter 3 policies of the Coastal Act to the extent necessary to achieve the basic state goals specified in Section 30001.5.

Relevant Coastal Act Requirements

The proposed LUP amendments concern high-level policy regarding regulation of residential and commercial development in existing developed areas located inland from the first public road. Relevant

Coastal Act requirements are therefore concentrated in Articles 6 (Development) and 2 (Public Access) of Chapter 3 (Coastal Resources Planning and Management):

Article 6: Development

Section 30250: Location; existing developed area

(a) New residential, commercial, or industrial development, except as otherwise provided in this division, shall be located within, contiguous with, or in close proximity to, existing developed areas able to accommodate it or, where such areas are not able to accommodate it, in other areas with adequate public services and where it will not have significant adverse effects, either individually or cumulatively, on coastal resources. In addition, land divisions, other than leases for agricultural uses, outside existing developed areas shall be permitted only where 50 percent of the usable parcels in the area have been developed and the created parcels would be no smaller than the average size of surrounding parcels.

(b) Where feasible, new hazardous industrial development shall be located away from existing developed areas.

(c) Visitor-serving facilities that cannot feasibly be located in existing developed areas shall be located in existing isolated developments or at selected points of attraction for visitors.

Section 30251: Scenic and visual qualities

The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural land forms, to be visually compatible with the character of surrounding areas, and, where feasible, to restore and enhance visual quality in visually degraded areas. New development in highly scenic areas such as those designated in the California Coastline Preservation and Recreation Plan prepared by the Department of Parks and Recreation and by local government shall be subordinate to the character of its setting.

Section 30252: Maintenance and enhancement of public access

The location and amount of new development should maintain and enhance public access to the coast by (1) facilitating the provision or extension of transit service, (2) providing commercial facilities within or adjoining residential development or in other areas that will minimize the use of coastal access roads, (3) providing nonautomobile circulation within the development, (4) providing adequate parking facilities or providing substitute means of serving the development with public transportation, (5) assuring the potential for public transit for high intensity uses such as high-rise office buildings, and by (6) assuring that the recreational needs of new residents will not overload nearby coastal recreation areas by correlating the amount of development with local park acquisition and development plans with the provision of onsite recreational facilities to serve the new development.

Article 2: Public Access

Section 30211: Development not to interfere with access

Development shall not interfere with the public's right of access to the sea where acquired through use or legislative authorization, including, but not limited to, the use of dry sand and rocky coastal beaches to the first line of terrestrial vegetation.

Section 30212: New development projects

(a) Public access from the nearest public roadway to the shoreline and along the coast shall be provided in new development projects except where: (1) it is inconsistent with public safety, military security needs, or the protection of fragile coastal resources, (2) adequate access exists nearby, or (3) agriculture would be adversely affected. Dedicated accessway shall not be required to be opened to public use until a public agency or private association agrees to accept responsibility for maintenance and liability of the accessway. [...]

Section 30213: Lower cost visitor and recreational facilities; encouragement and provision; overnight room rentals

Lower cost visitor and recreational facilities shall be protected, encouraged, and, where feasible, provided. Developments providing public recreational opportunities are preferred.

The commission shall not: (1) require that overnight room rentals be fixed at an amount certain for any privately owned and operated hotel, motel, or other similar visitor-serving facility located on either public or private lands; or (2) establish or approve any method for the identification of low or moderate income persons for the purpose of determining eligibility for overnight room rentals in any such facilities.

Consistency Analysis

The proposed LUP amendments would apply to the Coastal Zone portions of residential neighborhoods in the Richmond and Sunset districts, which are existing developed areas extending well inland from the Coastal Zone and identified as well-resourced neighborhoods in the Housing Element of the San Francisco General Plan. As articulated in the Housing Element, it is the City's goal to expand housing choice within well-resourced neighborhoods and promote neighborhoods that are well-connected, healthy, and rich with community culture. The proposed amendment to LUP Objective 11 aims to ensure that development in these neighborhoods advances the City's housing and community development goals as appropriate for the location of each parcel. The proposed amendment to Policy 1 would further clarify that the location of each parcel relative to both the coast and the city context should be considered when establishing standards for development, and that the city context includes major commercial and transit corridors.

Article 6: Development

The proposed LUP amendments identify existing developed areas as locations for advancing the City's housing and community development goals, and are therefore consistent with Section 30250 which encourages infill development by calling for new residential and commercial development to be located within such areas.

The amendments require that both the coast and the city context be considered when establishing standards for development, thus reconciling the need for housing and community development in these neighborhoods with Section 30251's requirement that scenic and visual qualities of coastal areas be considered and protected as a resource of public importance. The established street pattern

in the Sunset and Richmond districts is a rectilinear grid with frequent uninterrupted streets arrayed orthogonally to the coast. All existing developed areas are inland from the first public road, which is generally parallel to the coast, and all land between the coast and first public road is publicly owned open space. These street and land-use patterns ensures that public views to and along the coast, generally available from public streets and open space, are protected from development impacts consistent with Section 30251. Furthermore, by requiring consideration of the city context when establishing development standards, the amendments are compatible with Section 30251's requirement that development be visually compatible with the character of surrounding areas, where these surrounding areas are considered as established City neighborhoods with boundaries that extend well inland of the Coastal Zone.

Section 30252 requires that the location and amount of new development maintain and enhance public access to the coast, including via transit and other non-automotive modes. The Richmond and Sunset districts include several transit corridors with high-quality rail and bus lines that connect the Coastal Zone with the rest of the City and with regional transit. The City's housing and community development goals as articulated in the Housing Element call for expanding housing choices and neighborhood commercial activity along these corridors. Implementing these goals in the Coastal Zone neighborhoods, as called for in the proposed LUP amendments, would help support this transit service, consistent with Section 30252. Furthermore, the established neighborhood street grid is fine grained and highly walkable, thus providing residents and visitors with abundant opportunities for non-vehicular circulation as required by this Section.

Article 2: Public Access

The existing street pattern of the Sunset and Richmond districts, discussed above, ensures that development will not interfere with access to the sea consistent with **Section 30211**. Likewise, since the proposed LUP amendments pertain to existing developed areas that are all inland from the nearest public roadway to the shoreline, the proposed LUP amendments are consistent with **Section 30212**.

The coast adjacent to the Sunset and Richmond districts is publicly owned and includes beaches, parks, and other recreational facilities that are free to all, consistent with **Section 30213** which calls for the provision of lower cost recreational facilities. In addition, the Richmond and Sunset districts include several commercial corridors that extend into the Coastal Zone and include establishments that provide lower cost services useful to visitors, such as grocery stores and take-out food establishments. The proposed LUP amendments would require consideration of these existing commercial corridors when establishing development standards, facilitating the continued presence of such establishments in the Coastal Zone.

LCP Implementation Plan (IP) Amendments

Summary of Proposed IP Amendments

The proposed IP amendments would modify development controls in the westernmost portions of the City's Richmond and Sunset districts. These are existing developed areas, inland of the first public road, and are

largely residential with moderate amounts of neighborhood- and visitor-serving commercial uses. These areas are designated for residential and commercial uses under the current IP, and the proposed amendments would continue this designation while allowing more housing and complete neighborhood amenities as appropriate in both the City and Coastal context. In particular, the amendments would:

- create the Housing Choice – San Francisco (HC-SF) program which includes a local residential bonus program that is similar to the State Density Bonus law in that it allows additional residential development opportunities in certain circumstances. The HC-SF program also includes a Housing Sustainability District to encourage housing production on certain infill sites near public transportation;
- create the R-4 Height and Bulk District, which will provide for form-based density, and increased height limits for projects using the HC-SF Program;
- reclassify certain properties as Residential Transit Oriented, Commercial District (RTO-C), which permits a wide array of neighborhood-serving uses at limited sizes along with housing, subject to form-based density;
- require minimum densities in transit-rich locations and impose maximum size limits on residential units;
- create the San Francisco Municipal Transportation Agency Special Use District (SFMTA SUD), which is comprised of parcels owned by the SFMTA, most of which are currently used as parking lots. The SUD allows development of market-rate and affordable housing consistent with each parcel's surrounding zoning district, as well as other zoning modifications specific to the SUD; and
- modify the zoning controls in Neighborhood Commercial (NC-1, NC-2, NC-S) Districts in the Coastal Zone to allow for form-based density and reclassify certain properties as NC-2.

Standard of Review

The standard of review for IP amendments is that they must be consistent with and adequate to carry out LCP Land Use Plan (LUP) provisions. The proposed IP amendments will be paired with LUP amendments that will be adopted locally and submitted for Coastal Commission certification concurrently with the IP amendments. The standard of review for the proposed IP amendments is therefore the LUP as amended by the accompanying LUP amendments.

Relevant LUP Provision

The proposed IP Amendments concern residential and commercial development in the Coastal Zone portions of residential neighborhoods in the Richmond and Sunset districts. The applicable LUP provisions are in the Richmond and Sunset Residential Neighborhoods section (Objective 11 and related policies, as proposed to be amended), with additional provisions in the Transportation section (Objective 1 and related policies) and the Coastal Hazards section (Objective 12 and related policies):

RICHMOND AND SUNSET RESIDENTIAL NEIGHBORHOODS

OBJECTIVE 11: ENSURE DEVELOPMENT IN THE COASTAL ZONE ADVANCES HOUSING AND COMMUNITY DEVELOPMENT GOALS APPROPRIATE FOR THE LOCATION OF EACH PARCEL.

Policy 1: Consider the location of each parcel relative to both the city context, including major commercial and transit corridors, as well as the coast, when establishing standards for the form, design, and use of new development.

Policy 2: Develop the former Playland-at-the-Beach site as a moderate density residential apartment development with neighborhood commercial uses to serve the residential community and, to a limited extent, visitors to the Golden Gate National Recreation Area.

Policy 3: Continue the enforcement of citywide housing policies, ordinances and standards regarding the provision of safe and convenient housing to residents of all income levels, especially low- and moderate-income people.

Policy 4: Strive to increase the amount of housing units citywide, especially units for low- and moderate-income people.

Policy 7: Maintain a community business district along Sloat Boulevard within the Coastal Zone to provide goods and services to residents of the outer Sunset and visitors to the Zoo and Ocean Beach.

TRANSPORTATION

OBJECTIVE 1: IMPROVE PUBLIC TRANSIT ACCESS TO THE COAST.

Policy 1: Improve crosstown public transit connections to the coastal area, specifically Ocean Beach, the Zoo and the Cliff House.

Policy 5: Consolidate the Municipal Railway turnaround at the former Playland-at-the-Beach site.

COASTAL HAZARDS

OBJECTIVE 12: PRESERVE, ENHANCE, AND RESTORE THE OCEAN BEACH SHORELINE WHILE PROTECTING PUBLIC ACCESS, SCENIC QUALITY, NATURAL RESOURCES, CRITICAL PUBLIC INFRASTRUCTURE, AND EXISTING DEVELOPMENT FROM COASTAL HAZARDS.

Policy 12.4: Develop the Shoreline in a Responsible Manner.

Consistency Analysis

Richmond and Sunset Residential Neighborhoods section

The proposed IP amendments would establish eligibility for the HC-SF Local Program (Local Program), which qualifies eligible projects for certain height, density, and code flexibility. Eligible projects would generally be required to meet inclusionary housing requirements, thus increasing the amount of housing for residents of all income levels, especially low- and moderate-income people, consistent with Policies 3 and 4 of this section.

Allowable building heights under the current IP are generally 40 feet. The proposed IP amendments include moderate increases in allowable heights along transit and commercial corridors, mostly for projects using the Local Program. Most height limit increases proposed within the Coastal Zone are located at least one block inland from the first public road and are components of larger district-wide patterns that extend beyond the Coastal Zone, consistent with Objective 11 and Policy 1.

Consistent with Policy 2, the proposed IP amendments would facilitate redevelopment of under-developed portions of the former Playland-at-the-Beach site with moderate density residential and neighborhood commercial uses by allowing moderate height increases under the Local Program and for SFMTA Joint Development (see below), and by reclassifying certain properties from the Neighborhood Commercial Shopping Center (NC-S) zoning use district to the Small-Scale Neighborhood Commercial (NC-2) zoning use district.

The amendments would retain the existing NC-2 zoning use district along Sloat Boulevard, consistent with Policy 7. Furthermore, the amendments would reclassify certain properties along other established transit and commercial corridors from various residential zoning use districts to the RTO-C zoning use district, allowing for additional commercial uses to serve the residential community and visitors in addition to the two commercial clusters named in Policies 2 and 7.

Transportation

The proposed IP amendments would allow and encourage denser residential and mixed-use development in existing walkable neighborhoods that are well-served by existing high-quality public transit, particularly along crosstown transit corridors that connect the Coastal Zone to the rest of the city and to regional transit. The amendments are consistent with Objective 1 and related Policies since transit can achieve greater ridership and cost-effectiveness by serving areas with higher densities and other complementary elements such as mixed uses and pedestrian connectivity.

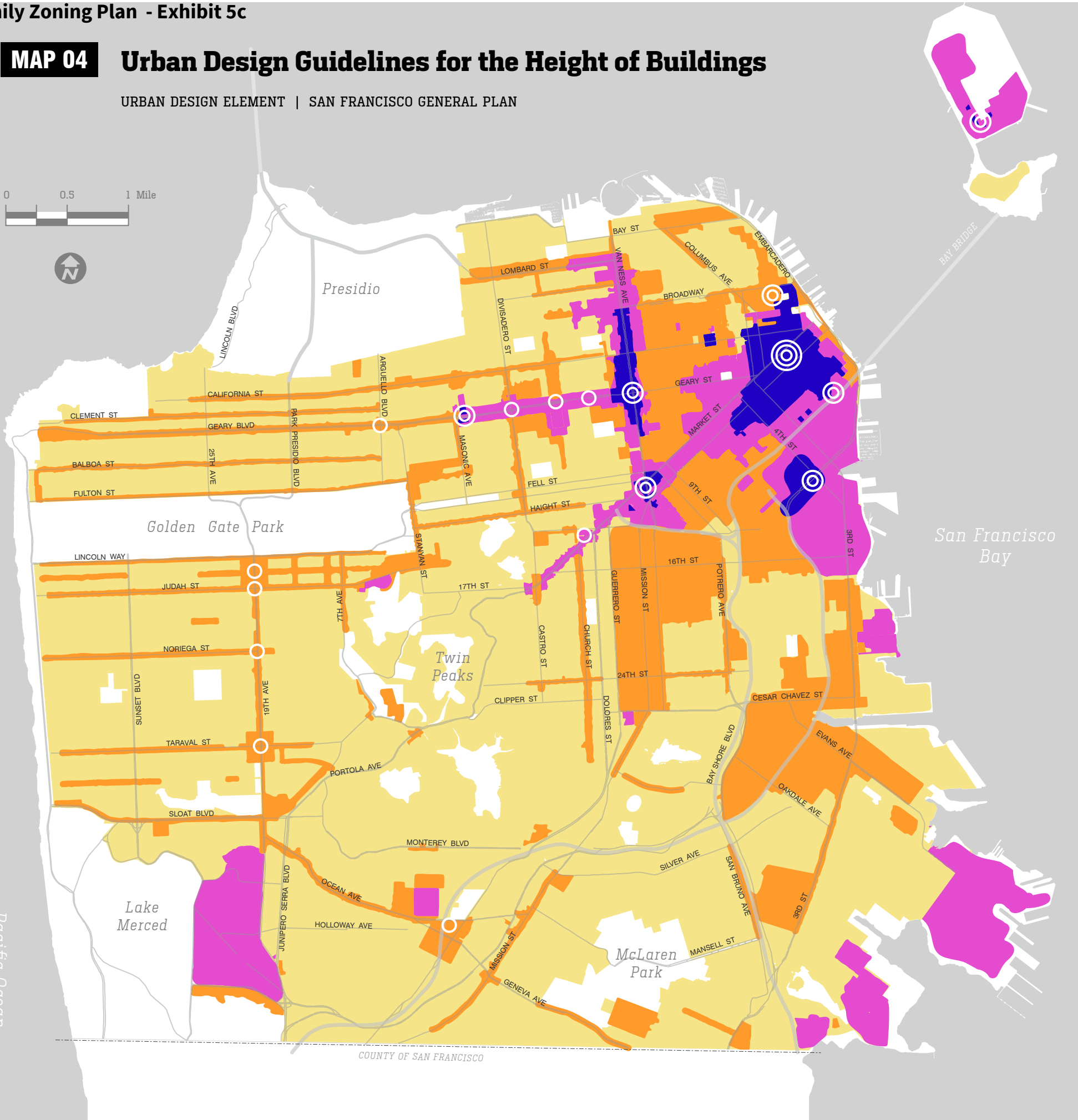
The SFMTA's La Playa/Cabrillo Terminal Loop at 780 La Playa Street is located at the former Playland-at-the-Beach site and supports crosstown public transit connections to the Coastal Zone including the northern portion of Ocean Beach and the Cliff House. The proposed IP amendments would reclassify the Terminal site from the Low Density Mixed Residential (RM-1) zoning use district to the NC-2 zoning use district, and into the Non-Contiguous SFMTA Special Use District in implementation of the SFMTA Joint Development Policy. The proposed zoning reclassification, base height increase to 50', and Local Program height increase to 85' would all facilitate residential mixed-use redevelopment of the site while retaining the ability to maintain and improve transit-related uses, consistent with Objective 1 and related Policies.

Coastal Hazards

Objective 12 and related Policies are mostly concerned with the shoreline, while the proposed IP amendments would only apply to existing developed areas inland from the first public road. Policy 12.4 states that development in the Coastal Zone should be sited to avoid coastal hazard areas when feasible, and requires design and construction mitigations where avoidance is not feasible. As of this time the City has not identified any coastal hazard areas overlapping the areas to which the proposed IP amendments apply, and the amendments are thus not in conflict with Policy 12.4. In accordance with California Senate Bill No. 272 the City is developing a Sea Level Rise Plan (SLR Plan), as part of the City's LCP, including vulnerability assessment, adaptation strategies, and recommended projects. The SLR Plan may identify new coastal hazard areas, in which case it may propose new development controls or other guidance to minimize impacts to public safety and property from relevant hazards.

MAP 04 Urban Design Guidelines for the Height of Buildings

URBAN DESIGN ELEMENT | SAN FRANCISCO GENERAL PLAN



General Residential Neighborhood Fabric

Generally up to four stories, with 5 or 6 stories in certain conditions, such as adjacent to major transit corridors and certain major employment or educational centers, corner parcels, and large sites.³

Commercial Streets, Major Transit Corridors, and General Mixed Use Districts

65' on narrower or less significant streets, 85' on wider and more significant streets or segments of streets. General medium density mixed-use areas and major industrial areas should have height limits from 6 to 8 stories.^{2, 3}

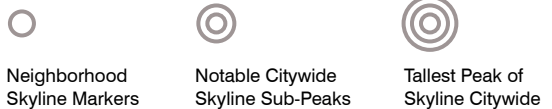
High-Density Residential and Mixed-Use Neighborhoods, Lower Scale High-Rise Districts

A general fabric of 8 to 25 story buildings. Most areas typically 85' podium buildings, with some areas of taller structures, including widely-spaced lower towers.²

High-Rise Districts

Concentrated areas or corridors of tall buildings. Tower spacing controls above street wall heights related to street width.

Points on Skyline and Taller Height than Surrounding Area



- NOTES:
- Guidelines for Building Height Limits are intended to convey the desired actual built height of buildings inclusive of any bonuses or other regulatory programs. This diagram conveys policy intent and guidance for the establishment of height limits and regulatory programs, and should not be construed or used as a regulatory map of height limits.
 - Pockets of lower height limits may be warranted in discrete areas to address certain conditions, such as residential enclaves on narrow alleys, listed historic districts, adjacencies to certain open spaces, or other conditions.
 - Public, cultural and institutional buildings may, on a case-by-case basis, rise above the prevailing neighborhood heights by a modest amount due to their civic importance and role as visual landmarks.
 - Buildings in open spaces and on piers require special review and consideration. Not all open spaces are shown this generalized map.



Executive Summary

ADOPTION OF GENERAL PLAN AMENDMENTS; PLANNING, BUSINESS, AND TAX REGULATIONS CODE AMENDMENTS; AND ZONING MAP AMENDMENTS

HEARING DATE: SEPTEMBER 11, 2025

Record No.: 2021-005878 GPA PCA MAP
Project Name: Family Zoning Plan
Staff Contact: Lisa Chen – (628) 652-7422
Lisa.Chen@sfgov.org
Reviewed By: Rachael Tanner, Director of Citywide Planning

RECOMMENDATION: Adoption with Modifications

Summary

On September 11, 2025, the Planning Commission will consider a series of approval actions related to the proposed Family Zoning Plan (“Plan”). The actions before the Commission include the following:

1. Recommendation to the Board of Supervisors to **approve Planning, Business, and Tax Regulations Code Amendments** to establish the key zoning controls and other regulations that will be applicable to development projects in the proposed Family Zoning Plan, and in some cases, citywide or other geographies.
 2. Recommendation to the Board of Supervisors to **approve Zoning Map Amendments** to modify the use districts and the height and bulk districts for parcels in the Housing Opportunity Areas and surrounding areas that are proposed to be rezoned through the Family Zoning Plan.
- Recommendation to the Board of Supervisors to **approve General Plan Amendments** to amend the Urban Design Element, Commerce and Industry Element, Transportation Element, the Balboa Park Station Area Plan, the Glen Park Community Plan, the Market and Octavia Area Plan, the Northeastern Waterfront Plan, the Van Ness Avenue Area Plan, the Western SoMa (South of Market) Area Plan, the

Western Shoreline Area Plan, the Downtown Area Plan, and the Land Use Index;

This Executive Summary includes content on the following topics:

1. Project Background
2. Family Zoning Plan: Proposed Zoning Map
3. Family Zoning Plan Legislation
4. Environmental Review
5. Required Commission Action
6. Recommendation
7. Basis for Recommendation
8. Issues for Consideration
9. Attachments

Background

The Family Zoning Plan (Housing Element Rezoning Program) is a state-mandated implementation action identified in the certified 2022 Housing Element Update (Housing Element). The Housing Element was unanimously adopted by the Board of Supervisors in January 2023 and subsequently certified by the California Department of Housing and Community Development (HCD). The Housing Element Update serves as San Francisco's plan for meeting our housing needs for the next 8 years (2023-2031).

Through the Housing Element and rezoning, we are creating more space for families, workers, and the next generation of San Franciscans. In the 2022 Housing Element, the City committed to rezoning to accommodate 36,200 additional **homes** above the city's current zoning to meet state requirements. Since the Housing Element was adopted, the Department has been working on the Housing Element Rezoning Program, the *Family Zoning Plan* (formerly known as Expanding Housing Choice). Starting in February 2023, the Department conducted significant public outreach and held 17 public hearings at the Planning Commission and other City commissions.¹

In addition to the rezoning legislative package, the Board of Supervisors have **introduced complimentary ordinances intended to supplement the Family Zoning Plan.** Most notably, the Department has partnered with Mayor Lurie and with Supervisor Chyanne Chen to introduce an accompanying Tenant Protections Ordinance focused on local implementation of Senate Bill 330. The ordinance will strengthen existing

¹ The Community Engagement Summary for Spring 2023 – Spring 2024 may be accessed at:
https://sfplanning.org/sites/default/files/documents/citywide/housing-choice/housingchoice_community_engagement_summary.pdf

polices and add additional measures to protect tenants in existing housing, particularly vulnerable low-income tenants. This ordinance is not described in this memorandum. It is expected to be introduced at the Board of Supervisors on September 9, 2025 and will be considered for adoption at the Planning Commission this Fall.

STATE REQUIREMENTS

The Family Zoning Plan will amend zoning policies primarily in the Housing Opportunity Areas² to increase capacity for multi-family housing to **satisfy the City's Regional Housing Needs Allocation (RHNA) shortfall of 36,200 housing units**. Figure 1 illustrates the shortfall.³

The rezoning creates opportunities for more homes in the Housing Opportunity Areas, where the zoning has limited multifamily housing construction in recent decades. Rezoning in these areas fulfills state and federal laws that require the City to **Affirmatively Further Fair Housing (AFFH)** through actions that:

*"...[C]ombat housing discrimination, eliminate racial bias, undo historic patterns of segregation, and life barriers that restrict access in order to foster inclusive communities and achieve racial equity, fair housing choice, and opportunity for all Californians."*⁴

One way San Francisco will advance this goal is by focusing the rezoning in the Housing Opportunity Areas. In these areas, exclusionary zoning has limited the ability for apartments, condominiums, and other lower cost forms of housing to be developed. Zoning as well as restrictive covenants and other exclusionary practices prevented low-income and persons of color from living in these areas. Significant portions of these neighborhoods have maintained primarily single-family zoning, which creates housing types that are less affordable to low-income households.

The state has found Housing Opportunity Areas to have higher incomes, better-performing public schools, more economic opportunities, and lower environmental pollution – all of which have been shown to provide positive outcomes for low- and moderate-income residents.⁵ To reverse patterns of racial and economic segregation, the City can create more permissive zoning that allows multifamily homes to develop alongside single family homes.

² Areas designated as "Highest Resource" and "High Resource" on the Opportunity Area Map published by California Department of Housing and Community Development, developed by the California Tax Credit Allocation Committee (CTCAC). These areas were also called "[Well-Resourced Neighborhoods](#)" in the 2022 Housing Element.

³ The State of California requires each region of the state to plan for a certain number of homes within a certain timeframe. San Francisco's requirement is 82,200 homes by 2031. Per state guidelines, a 15% "buffer" was added to the 86,200-units to account for uncertainty, meaning that San Francisco is planning for a capacity of 94,300 more homes. The City was able to count roughly 58,100 units that are already approved or expected to be built in this timeframe; this is commonly referred to as the "pipeline". After accounting for these expected units, the remaining number San Francisco must plan for is 36,200 homes.

⁴ California Department of Housing and Community Development's goal of Affirmatively Furthering Fair Housing (AFFH): <https://www.hcd.ca.gov/planning-and-community-development/affirmatively-furthering-fair-housing>

⁵ For more information regarding the data and development of the Housing Opportunity Areas, consult the information provided by the state California Tax Credit Allocation Committee (CTCAC)/ HCD Opportunity Areas Maps here: <https://www.treasurer.ca.gov/ctcac/opportunity.asp>

Although the proposed rezoning is concentrated in the Housing Opportunity Areas, significant housing production is still expected elsewhere in the city. This is due to development expected and permitted under existing zoning and approved plans, including from prior zoning changes such as Area Plans and Development Agreements that enabled mid-rise and high-rise housing.⁶ These areas are where most new housing has been built over the past 20 years, and where most of the 58,100 units under existing zoning are expected to be produced during the 8-year Housing Element cycle (2023-31), shown in Figures 1 and 2 below.

Figure 1: Regional Housing Needs Allocation (RHNA) Gap Shortfall

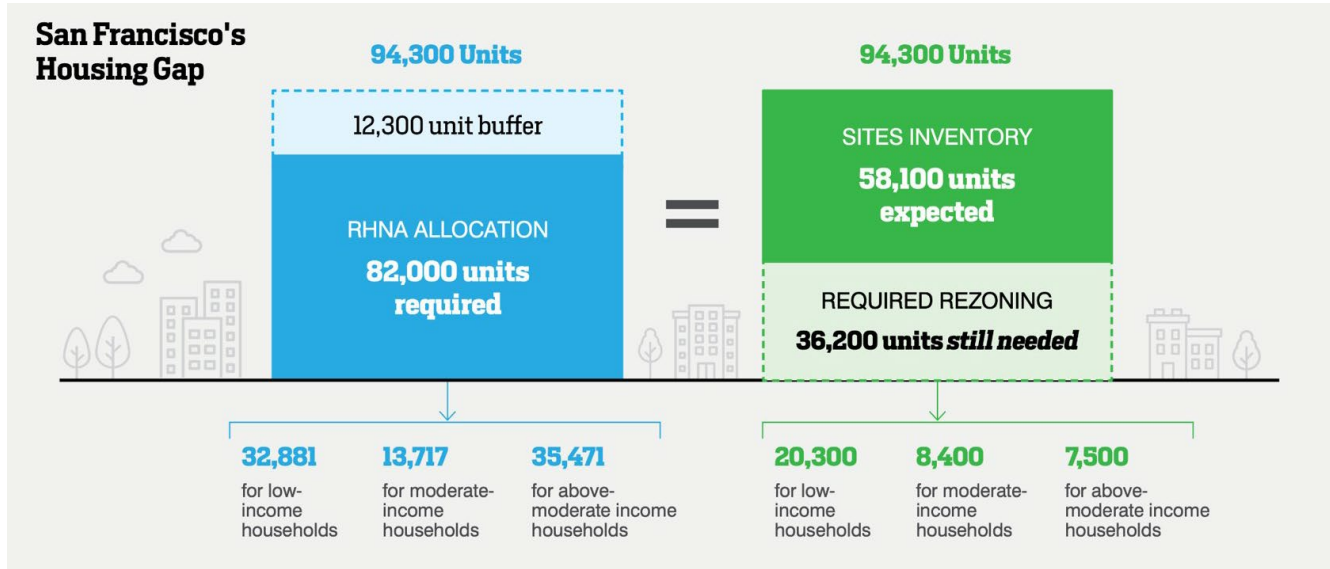
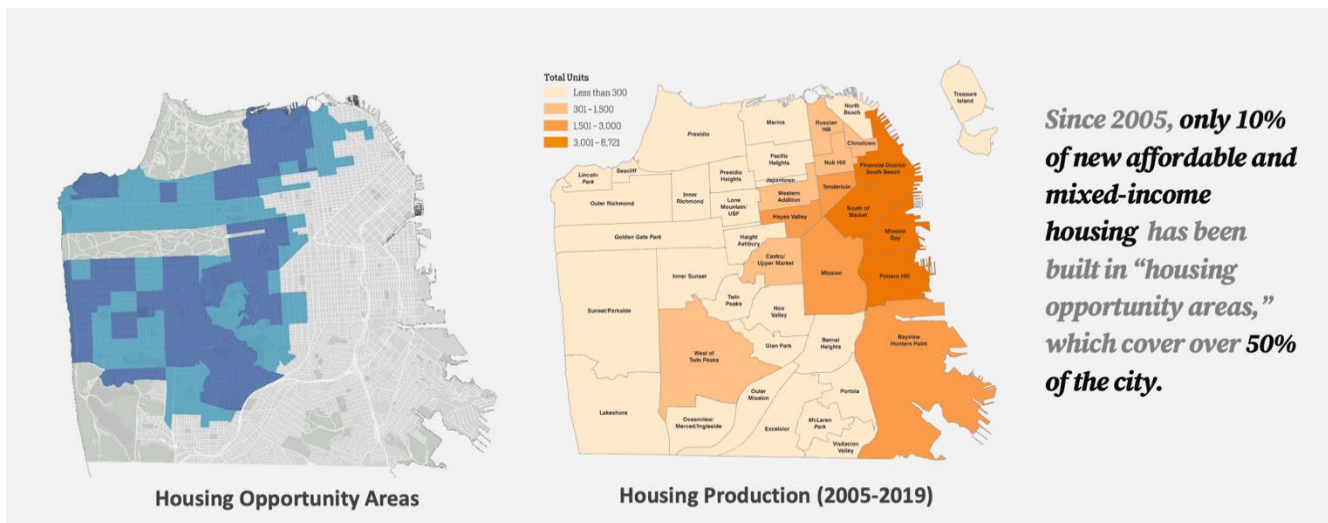


Figure 2: Housing Opportunity Areas & Housing Production (2005-2019)



⁶ 2022 Housing Element Appendix B: Sites Inventory and Rezoning Program:
https://sfplanning.org/sites/default/files/documents/citywide/housing-choice/housingchoice_element_appendixB_sites_inventory.pdf

FAMILY ZONING PLAN: KEY OBJECTIVES

At a high level, the Family Zoning Plan is meant to address the following needs and ambitions:

- **Ambitious zoning to meet the changing needs of our City and satisfy our statutory obligations in a way that works for San Francisco:** The magnitude of San Francisco's housing shortfall (36,200 units) **requires an ambitious response to get the City closer to meeting its goals**, particularly given the current economic conditions and low rate of housing production.
- **Maintains and strengthens the City's resolve to preserve existing multi-family and rent-controlled housing.** Existing multifamily housing must be maintained as the city grows and accommodates new neighbors in new homes built on opportunity sites. Housing Element law and other state laws support the preservation of existing housing by asking cities to identify sites suitable and available for housing. **State guidance encourages cities and their zoning plans to promote development of underutilized sites while preserving existing multifamily housing.** This proposal maintains our current tenant protections in San Francisco and limits the demolition of existing multifamily and/or rent controlled housing.
- **The proposal allows the City to control our own destiny by directing and shaping growth in ways that keep San Francisco special while making space for future generations.** By satisfying state requirements, which the proposal does, San Francisco can **avoid a state takeover of our zoning powers** and can retain essential funding for transit and affordable housing. The creation of the optional Local Program (described in a later section) also creates opportunities for growth consistent with core City policy goals and design standards, while adhering to state requirements.
- **Strengthening San Francisco neighborhoods to make space for families, workers, and the next generation of San Franciscans:** The rezoning plans for future growth and vibrancy of the city's neighborhoods while remaining sensitive to existing conditions and building on what makes San Francisco neighborhoods special. The rezoning, bolstered by updates to laws that will protect existing tenants and support small businesses, supports neighborhoods welcoming more neighbors. **More housing will be concentrated on streets without existing housing, and heights have been sculpted in consideration of public vistas from signature open spaces.**
- **Inclusive growth & expanding housing opportunities and affordability:** The rezoning adds more homes broadly across the plan area so that a diversity of housing options will be available throughout the entire City. New housing generates increased property tax revenue and funding for affordable housing, and creates more diverse housing in areas that are predominantly single-family, including housing for families, seniors, essential workers, people with disabilities, and others.
- **Financial feasibility & ease of implementation:** Trends and patterns from successful area plans and Development Agreements informs the zoning. The proposal is vetted by analyses of financial feasibility and likelihood of development and will be accompanied by zoning changes that provide clear objective standards and that allow for streamlined and ministerial project review.

The Department is in the process of developing a series of factsheets describing key project goals and describe various issues (such as small businesses and tenant protections), in particular to clarify topics

where there is frequent misinformation by providing supporting data and information. Some of these resources are listed in Exhibit 2b.

INFORMATIONAL HEARINGS & COMMUNITY ENGAGEMENT

Since Winter 2023, the Planning Department has presented 18 informational hearings on the progress of the program to related legislative bodies, detailed in *Figure 3 (Public Hearing Timeline)*.

Figure 3: Public Hearing Timeline

Date	Legislative Body	Topic
July 27, 2023	Planning Commission	Phase 1 Zoning Concept Maps
September 11, 2023	Small Business Commission	Support for small businesses in the areas proposed for the rezoning
October 2, 2023	Youth Commission	Phase 1 Zoning Concept Maps and youth perspectives on housing challenges and needs for new housing
November 30, 2023	Planning Commission	Phase 2 Draft Zoning Proposal (Fall 2023)
February 1, 2024	Planning Commission	Proposed Zoning Map (February 2024); Local Program overview
February 21, 2024	Historic Preservation Commission	Proposed Zoning Map (February 2024), Local Program overview, and Historic Preservation policies
June 6, 2024	Planning Commission	Phase 1 & 2 Engagement Summary, Objective Design Standards, Historic and Cultural Preservation policies
February 27, 2025	Planning Commission	Tenant Protections
April 7, 2025	Youth Commission	Proposed Zoning Map (April 2025), Community engagement
April 10, 2025	Planning Commission	Proposed Zoning Map (April 2025), Local Program updates
April 17, 2025	Planning Commission	Small Business Strategies
June 16, 2025	Board of Supervisors	Land Use & Transportation Committee (Informational Hearing): Proposed Zoning Map (June 2025), Rezoning Legislation
June 26, 2025	Planning Commission	Family Zoning Plan legislation; Financial Feasibility Analysis
July 17, 2025	Planning Commission	Affordable Housing Sites Analysis & Strategy, Infrastructure Planning, and General Plan Amendments
July 28, 2025	Small Business Commission	Family Zoning Plan legislation; Small Business Strategies
August 20, 2025	Historic Preservation Commission	Family Zoning Plan legislation; Historic preservation
August 25, 2025	Small Business Commission	Small business strategies (continued)
September 3, 2025	Historic Preservation Commission	Family Zoning Plan legislation; Historic preservation

The proposed zoning map and legislative amendments have been shaped iteratively over multiple rounds of feedback dating back to February 2023. Since Summer 2024, outreach has been focused on parsing and incorporating feedback from earlier rounds of community outreach and conducting supplemental events

and meetings with individual community and advocacy groups to hear more specific feedback on the Draft Zoning Map and associated policies.

Notably, in recent months there has been a noticeable increase in requests for community meetings. **From the release of the Family Zoning Plan in April 2025 through August 2025, Department staff have had over 50 community conversations in a variety of public settings**, including town halls, webinars, panel discussions, and Q&A sessions, and our team has numerous other such events scheduled through the Fall. We've also had countless other smaller meetings with individuals and small groups from community organizations to discuss various policy topics in greater detail.

The Department continues to hear mixed reactions to the idea of adding new housing. Some community members embrace zoning changes and push for taller heights and higher densities, while other community members want to see lower heights, less change, or avoid adding new housing altogether. The Department has worked to find a balance among these disparate viewpoints and is advancing a zoning proposal that fulfills state requirements for adding housing capacity, while incorporating specific feedback we've heard on areas that are most suitable and likely to produce new housing.

Community groups are welcome to request Planning Department presentations by contacting the project team via email at sf.housing.choice@sfgov.org.

Family Zoning Plan: Proposed Zoning Map

As part of the Family Zoning Plan, Mayor Lurie released several maps starting in April 2025 illustrating the key changes to height and density proposed in the Housing Opportunity Areas. The map currently under consideration, the **July 2025 Proposed Zoning Map (Exhibit 1)**, reflects community and policy maker input received during the adoption of the 2022 Housing Element and outreach on the Family Zoning Plan. The [online map](#) includes layers with previous drafts of the map, so that community members may track how the proposal evolved on specific parcels, as well as other geographic information and data layers to provide additional context.

The heights shown on the proposed **Local Program Map** illustrate the height limits that will be permitted under the Housing Choice SF Local Program. These heights are generally equivalent to heights that would be feasible and desirable for projects using other state density bonus options. Projects will have the option to use either the Local Program or state programs to achieve the heights on the proposed map.

The heights shown on the proposed **Base Height Map** applies to development not using the Housing Choice Local Program. Housing developments that are seeking to use state bonus programs would use this height limit to establish their "base project" to apply any bonuses or code relief, which could result in projects taller than base height limits and, in some cases, above the Local Program height limits. A project could also pursue a code complying project at these base heights if desired.

KEY GUIDING PRINCIPLES OF THE UPDATED MAP

Below are the key guiding principles that have shaped the locations and heights of housing development in the Proposed Zoning Map:

- In **residential areas surrounding the major transit and commercial streets**, zoning rules will be adjusted to encourage more units (generally under existing height limits) by removing density limits and instituting “form-based” zoning. For the vast majority of residential sites, these changes are only available for projects opting into the Local Program. **In most cases, the height limit will remain at 40 feet, the same as today. Approximately 77% of the parcels in the rezoning fall into this category and are not receiving a proposed height increase under the Plan.** Around a small number of streets (such as Market Street, Church St, Divisadero St, Columbus Ave, and others), projects may build an additional 1 story (up to 50’) through the Local Program.
- The map continues to **concentrate new housing and proposed height increases on major transit routes, commercial streets, and other major hubs of activity.** These areas are better served by transit, retail, and other amenities, and contain more sites that are suitable and likely to be developed into housing. Comparing the proposed Local Program height limits to today’s height limits, approximately 8% of parcels would receive a height increase of 1 to 2 additional stories (10’ to 20’), another 8% would receive 3 to 4 additional stories (30’ to 40’), and the remaining 7% would receive 5 or more stories of additional height (50’ or more).
- **Additional new housing would be distributed broadly** across the “Housing Opportunity Areas” so that no single neighborhood or set of neighborhoods would receive most of the new housing.
- Most corridors would be rezoned (with height changes and removal of density limits) to result in **mid-rise development** (65’ to 85’, or 6-to-8 stories). Heights of 85’ are generally proposed for wider streets adjacent to or near major transit lines and stations (such as rail and bus rapid transit).
- **High-rise heights** (ranging from 105’ – 650’, or 10-to-65 stories) are proposed in areas that:
 - Currently allow high-rise construction above 85’ (for example, the greater Van Ness corridor).
 - At key intersections along major corridors (for example, sections of Geary Boulevard and 19th Avenue).
 - Wider streets that have more medium- and large-sized parcels that are well suited for housing development (for example, Market Street and Lombard Street).
 - Areas near major transit (for example, Market Street, Geary Boulevard, Glen Park).
- **Opportunity sites** throughout the well-resourced neighborhoods that meet a certain size threshold (8,000 square feet), such as public, nonprofit, and religious sites, will be permitted higher height limits. This approach leverages properties that are particularly well-suited to comfortably accommodate more housing—especially affordable housing.
- The proposal has been **mindful of the core physical patterns of San Francisco and in keeping with principles of the Urban Design Element.** The approach considers key characteristic views from major

public vantage points, such as from the tops of hills, parks known for their views, and from the waterfront. The proposal also fulfills the Urban Design Element's guidance to locate taller buildings in areas of greater activity and transit access and to mark key locations in the City. While the visual impact of new buildings will be felt most acutely by properties that are in their immediate proximity, collectively the proposal does not introduce major areas of tall buildings that would block key public views or change the overall perception of the landscape of the city.

The Department worked with urban design consultant AECOM to develop visualizations that illustrate how new homes of different scales may look at various example locations, shown below. The complete list of renderings that have been developed to date are provided in Exhibit 2.c ["Rezoning Visualizations (For Illustrative Purposes Only)"]. Please note that the images do not portray actual proposed developments. They are meant to provide a sense of the scale of new homes under the proposed plan, and how communities may look and feel as new buildings are added incrementally.





Family Zoning Plan Legislation

On June 24, 2025, Mayor Daniel Lurie introduced legislation to enact the Family Zoning Plan and commence the Plan's adoption process, in accordance with the state-mandated deadline of January 31, 2026. The Mayor subsequently introduced substitute ordinances on July 29, 2025 that made additional amendments to address technical errors and to make slight refinements to the Plan.

This section describes the legislative information contained in the legislative packet, including key documents whose adoption or approval will constitute the legislative amendments to enact the Family Zoning Plan. Exhibits 3, 4, and 5 of packet and the various subsections are organized around items that require Commission action, as follows:

- **Exhibit 3:** Planning, Business, and Tax Regulations Ordinance (Board File 250701).
- **Exhibit 4:** Zoning Map Ordinance (Board File 250700)
- **Exhibit 5:** General Plan Amendments Ordinance

The content of each Exhibit is briefly described below. The ordinances will amend the Zoning Map, Height Map, General Plan, and the Planning, Business, and Tax Regulations Codes. The legislative package will include substantial amendments to the Planning Code and will also make amendments to relevant existing zoning districts. It will revise or establish controls in key areas, such as height, bulk, minimum densities, design standards, affordable housing, parking limits, and allowable uses, among other topics.

EXHIBIT 3: PLANNING, BUSINESS, AND TAX REGULATIONS ORDINANCE (BOARD FILE 250701).

The amendments to the Planning, Business, and Tax Regulations Codes establish the key zoning controls and other regulations that will be applicable to development projects in the proposed Family Zoning Plan. Major components of the ordinance include:

- Creating a **new zoning district**: “RTO-C,” a new additional variation of Residential Transit Oriented (RTO) zoning. RTO-C allows for form-based housing development and will permit (but not require) a variety of non-residential uses on the ground floor. As part of this change, the current Residential Transit Oriented (“RTO”) district will be renamed to Residential Transit Oriented – 1 (“RTO-1”) to improve clarity, though most of the underlying code requirements and standards will remain the same.
- Establishing an optional **Housing Choice SF Program (“Local Program”)** a flexible zoning program meant to provide sponsors with additional options to develop housing at the proposed heights and densities while meeting various City and State policy goals.
- **Establishing a new “R-4” height and bulk district** in which all properties are designated with two height designations: 1) a “local program height” that is applicable to projects using the Housing Choice SF Program, and 2) a “base height” that is applicable to projects not using the Local Program. The heights can be read as “X base height // Y Housing Choice height.” For example, “40//65-R-4”

allows a 40' height in the base and a 65' height under the Housing Choice SF Local Program.

- Implementing changes to advance the **efficient use of land near transit facilities**, in fulfillment of the Metropolitan Transportation Commission's Transit-Oriented Communities Policy and other city policies. This includes changing parking standards, adding minimum residential densities and office use intensities, establishing maximum unit sizes, and adjusting permitted curb cuts. This allows San Francisco to maintain priority funding for major transportation projects.
- Creating a Non-Contiguous San Francisco Municipal Transportation Agency Sites Special Use District to **implement the SFMTA Joint Development Policy**. The policy was adopted by the SFMTA Board and the Board of Supervisors. The Planning Commission heard an informational presentation on this item on March 6, 2025.
- Allowing certain **Legacy Businesses** to relocate without a Conditional Use Authorization and waiving development impact fees for those businesses.
- Creating a **Housing Sustainability District (HSD)** which creates a ministerial approval process for housing projects that meet specified eligibility requirements.
- Modifying **height and bulk limits** to provide additional capacity in the Housing Opportunity areas.
- Revising **wind review standards** applicable to projects taller than 85' in selected zoning districts.
- Making **conforming changes** to zoning control tables in various Districts.
- Amending the **Local Coastal Program** to be consistent with the provisions above and directing the Planning Department to forward the ordinances to the California Coastal Commission upon the Plan's adoption.

Exhibit 3 includes the proposed Planning Code ordinance (Exhibit 3.b) and draft Resolution (Exhibit 3.a) to approve the Ordinance. It also includes summary tables that describe the code ordinance (Exhibit 3.c).

EXHIBIT 4: ZONING MAP ORDINANCE (BOARD FILE 250700)

The amendments to the Zoning Map would change use districts and height and bulk districts for parcels in the Housing Opportunity Areas and surrounding areas that are proposed to be rezoned through the Family Zoning Plan. It will do this through the following provisions:

- Reclassifying certain properties to the new **Residential Transit Oriented – Commercial ("RTO-C") district**. As part of this change, the current Residential Transit Oriented ("RTO") district will be renamed as Residential Transit Oriented – 1 ("RTO-1") to improve clarity. However, most of the underlying code requirements and standards will remain the same.
- **Reclassifying properties in the rezoning area with the new "R-4" height and bulk district**. Under this new district, all properties will receive a split height designation, with: 1) a "local program height" that is applicable to projects using the Housing Choice SF Program, and 2) a "base height"

that is applicable to projects not using the Local Program.

- **Changing the height limits on certain properties** in the Family Zoning Plan, including establishing a “local program” height for all properties in the Plan area, and in a smaller number of cases, modifying the “base height.”
- **Reclassifying certain properties** from Public to Mixed-Use or Neighborhood Commercial Districts to allow housing development.
- Designating various properties to be included in the **Non-contiguous San Francisco Municipal Transportation Agency Sites Special Use District**.
- Amending the **Local Coastal Program** to be consistent with the provisions above and directing the Planning Department to forward the ordinances to the California Coastal Commission upon the Plan’s adoption.

Exhibit 4 includes the proposed Zoning Map ordinance (Exhibit 4.b) and draft Resolution (Exhibit 4.a) to approve the Ordinance. It also includes a set of illustrative Zoning Maps by Supervisor District (Exhibit 4.c). The full parcel tables that describe the Zoning Map changes at a detailed parcel level are available on the Legistar webpage for the ordinance ([Board File 250700](https://sfgov.legistar.com/LegislationDetail.aspx?ID=7449404&GUID=0F95C63F-86D3-433A-8B92-069CAB240942&Options=ID|Text|&Search=250700)).⁷

EXHIBIT 5: GENERAL PLAN AMENDMENTS ORDINANCE

The ordinance proposes amendments to various General Plan Elements and Area Plans for consistency with the Family Zoning Plan, including: Urban Design Element, Commerce and Industry Element, Transportation Element, the Balboa Park Station Area Plan, the Glen Park Community Plan, the Market and Octavia Area Plan, the Northeastern Waterfront Plan, the Van Ness Avenue Area Plan, the Western SoMa (South of Market) Area Plan, the Western Shoreline Area Plan, the Downtown Area Plan, and the Land Use Index.

The changes consist of removing outdated zoning and height maps, as well as language about height and density limits to align with the Housing Element and the general parameters of the Family Zoning Plan. The Amendments to the Western Shoreline Area Plan constitute amendments to the Local Coastal Program.

Exhibit 5 includes the proposed General Plan Amendments ordinance (Exhibit 5.b) and Draft Resolution (Exhibit 5.b). The Draft Resolution also contains master General Plan and Planning Code Section 101.1 consistency findings for all the actions related to adopting the Family Zoning Plan.

Attached to this staff report is also a memorandum (**Exhibit 5.c**), **providing more background on each of the Area Plans that overlaps with the Family Zoning Plan** as well as more specific information on how each Area Plan would be amended to allow for increased housing capacity.

⁷ <https://sfgov.legistar.com/LegislationDetail.aspx?ID=7449404&GUID=0F95C63F-86D3-433A-8B92-069CAB240942&Options=ID|Text|&Search=250700>

Environmental Review

On November 17, 2022, the Commission certified the Housing Element 2022 Update EIR in motion 21206, and adopted CEQA findings, a Statement of Overriding Considerations, and a Mitigation, Monitoring and Reporting program (MMRP) for the Housing Element 2022 Update on December 15, 2022 in resolution 21220.

On September 3, 2025, the Department published an addendum to the Housing Element 2022 Update FEIR, and found that the proposed Family Zoning Plan, including the General Plan, Planning Code and Zoning Map amendments, would not create any new or substantially more severe significant impacts than those described in the FEIR. The FEIR Addendum may be downloaded on the Department website at <https://sfplanning.org/environmental-review-documents>.

Required Commission Action

The proposed resolutions are before the Commission so that it may adopt them, reject them, or adopt them with modifications.

Recommendation and Basis for Recommendation

The Department recommends that the Commission **approve the proposed Ordinances with modifications** and adopt the attached Draft Resolutions to that effect.

The Department recommends the modifications shown in Table 4 below, which also describes the rationale recommended changes.

Table 4: Family Zoning Plan Legislation – Amendments Recommended by Department

#	Code Section	Change	Rationale
1	135	Reduce the usable open space requirement for Senior Housing (e.g. to 36 sq ft) and allow indoor community spaces to meet the requirement.	To make it easier to build senior housing and reduce requirements that may not be needed for this use type.
2	155.1	Eliminate or reduce (e.g., cut by 50%) the bike parking requirements for Senior Housing.	To make it easier to build senior housing and reduce requirements that may not be needed for this use type.
3	202.2(f)(1)(C)	Change the definition of Senior Housing so that there is no minimum number of units to qualify.	To make it easier to build senior housing at all scales.
4	202.17	Expand the waiver of the Conditional Use Authorization (for use authorization) and impact fees waivers from just Legacy Businesses to all displaced businesses.	To make it as easy as possible for a business to relocate if it is affected by new housing development.

#	Code Section	Change	Rationale
5	206.10(d)(1)	Waive ground floor height requirement (Section 145.1) for projects using the Local Program to allow a building of 9 stories in 85' height districts.	To permit more units within the 85' mid-rise construction typology, potentially creating more efficient buildings and reducing costs.
6	206.10(d)(1)(B)	Amend the unit mix requirement applicable to projects using the Local Program as follows: • <u>4-unit building</u>: min one 2+BR • <u>5-9 units</u>: min 25% 2+BR, including at least one 3+BR unit • <u>10+ units</u>: min 25% 2+BR, including at least 5% 3+BR	To ensure a minimum number of 3BR units while creating more flexibility for very small projects.
7	206.1(d)(1)(E) and (K); various	<u>Square Footage Bonus for additional multi-bedroom units in the Local Program:</u> Projects of 3+ units can receive additional square footage added to their building envelope for providing: • <u>3BR units</u>: 250 sq ft for each unit provided , including any the required unit(s) • <u>4+BR units</u>: 400 sq ft for each unit provided including any required unit(s) In the R-districts, bonus square footage can be added horizontally through any combination of the following: • Reducing the required rear yard (from 30% down to 25% rear yard or 20 feet, whichever is greater). • Reducing the rear yard on the ground floor to 18% or 15 ft, whichever is greater. • Building into the required side yard, where applicable. • Reducing the required upper-story setback for additions to historic properties, from 15 feet down to 10 feet. (Preservation Design Standard P.5.1.1). In other districts, bonus square footage can be added horizontally as above, or vertically through the addition of additional height, generally not to exceed 1 additional story of height.	To provide incentives for new developments to include larger, family-sized units.

#	Code Section	Change	Rationale
8	206.1(d)(1)(E) and (K); 414A; various	<u>Square Footage Bonus for family-friendly amenities in the Local Program:</u> In R-districts, projects can get a square footage bonus for providing certain communal amenities, calculated as follows: 2.0 sq ft bonus for each square foot provided of shared community rooms, shared kitchen, reservable room for overnight guests, extra storage for large objects, space for in-home childcare. Bonus square footage can be added horizontally through any combination of the following: - Reducing the required rear yard (from 30% down to 25% rear yard or 20 feet, whichever is greater). - Reducing the rear yard on the ground floor to 18% or 15 ft, whichever is greater. - Building into the required side yard, where applicable. - Reducing the required upper-story setback for additions to historic properties, from 15 feet down to 10 feet. (Preservation Design Standard P.5.1.1). In addition, projects that are providing an in-home childcare space may receive a waiver of their childcare fee obligation (Section 414A).	To provide incentives for new developments to include various amenities that are supportive of families and communal living arrangements.
9	206.10(d)(1)(F)	Remove usable open space requirement for projects using the Local Program. Projects are still subject to applicable rear yard requirements.	To allow more flexibility to make the Local Program more competitive with the state density bonus. Project massing is still regulated by required rear yards (which would be 25-30% for Local Program projects).
10	206.10(d)(1)(G)	Remove Planning Code exposure requirements for projects using the Local Program.	To allow more flexibility to make the Local Program more competitive with the state density bonus. Projects are still subject to California Building Code requirements for unit exposure.

#	Code Section	Change	Rationale
11	206.10(d)(1)(K)	Add an additional Height Bonus available for projects in the Local Program, comprised of additional square footage for providing tenant improvements (e.g., a "warm shell").	To bring down the costs to occupy new storefronts, particularly for cost-prohibitive buildouts like food service uses.
12	206.10(d)(1)(K)	<u>Square Footage Bonus and Code Flexibility for Preservation of historic structures.</u> Add a bonus and code flexibility for adaptive reuse on sites with historic structures (which could include Category A buildings, designated Article 10/11 landmarks, and listed resources in the State or National historic registers) in districts other than R districts and in the RTO-C district that do not demolish the resource and comply with the Preservation Design Standards in ways that preserve the resource and reduce the volume of the project within the otherwise permitted building envelope not accounting for the historic structure. The bonus square footage shall be equivalent to 1.5 times the square footage foregone through setback or unused volume above the footprint of the historic structure. This volume can be used to expand the allowed volume of a building horizontally or vertically, not to exceed a certain additional number of stories (to be determined) or reduce the required rear yard above the ground floor to less than 15 feet where abutting the rear yard of parcels containing residential uses.	To incentivize the retention of historic properties, particularly undesignated or unlisted Category A historic resources, particularly in commercial corridors, while not precluding their redevelopment with housing using the Local Program.
13	206.10(d)(1); 303	Allow replacement of tourist hotels/motels of 75 rooms or less for projects using the Local Program, without a Conditional Use Authorization (2/3 of the gross square footage must be residential).	To allow existing hotel uses to continue on a site (even if it is not the same operator).
14	206.10(d)(1)	State that future revisions to the Housing Choice SF program must satisfy two conditions: 1) Any proposed new or increased government constraints in the Housing Choice SF program must be offset by decreasing constraints; and, 2) Substantive changes to the applicability and/or development standards in the Local Program must be analyzed for consistency	To ensure that future amendments to the Local Program remain competitive with state programs and do not negatively affect the City's compliance with state law and the adopted Housing Element.

#	Code Section	Change	Rationale
		with Housing Element statute in Government Code 65583(a)(3).	
15	209.4	Edit the Use Size Control for the RTO-C district and delete the first clause ("P: up to 4,999 gross square feet per lot") so that it reads as follows: "P: Non-Residential use of any size that is part of a project where at least 2/3 of the floor area contains Residential uses. C: Non-residential use in new development, changes of use, or addition of more than 20% to an existing structure, in which the non-residential uses constitute more than 1/3 of the gross square footage of the proposed new, converted, or enlarged structure(s)."	Ensure new projects are at least 2/3 residential, to satisfy state requirements.
16	311	Codify early notification for commercial tenants. Upon receipt of a development application on a commercial corridor, the Planning Department will send mailed notice to the address (to notify any commercial tenants) and notify the Office of Small Business.	To provide as much advance notice to the City and commercial tenant and allow for sufficient time to make a plan if relocation is needed.
17	317(c)(12)	Edit the proposed language to read: <i>(12) Residential Flats. Notwithstanding anything to the contrary in this Section 317, projects that propose the Merger, Reconfiguration or Reduction in size of Residential Flats shall not require a Conditional Use Authorization if the project would increase the number of units on the property.</i>	Clarification of language consistent with existing Commission policy. Removes reference to demolitions which would still be subject to Section 317.
18	Various	Clean up Planning Code Section 151 references and supersede those with 151.1 references. PC 151.1 is the only remaining off-street parking section.	Technical cleanup.

Issues for Consideration

This section describes other topics for the Commission to consider, including:

- **Consistency with Housing Element and State Laws**
- **Connection to San Francisco's Local Coastal Plan**
- **Racial and Social Equity Analysis**
- **Other Issues for Consideration**

CONSISTENCY WITH HOUSING ELEMENT AND STATE LAWS

To date, all versions of the proposed map have been developed to ensure alignment with the guiding principles listed above and consistency with the 2022 Housing Element and state laws. The current map remains broadly consistent with example maps published in the adopted Housing Element and the rezoning scenarios studied as part of the Housing Element Environmental Impact Report.

The Department has been using several analytical methods to ensure the proposed map meets the City's RHNA obligations. First, proposed heights and density adjustments are run through a unit capacity estimation calculation that was used for the Housing Element Sites Inventory of Sites Proposed for Rezoning (Housing Element Appendix B4, Table B). This method has been commonly used to estimate capacity for all of San Francisco's past rezonings and to identify sites more likely to develop based on various site characteristics, including existing uses and underdevelopment relative to proposed zoning. The results indicate that the proposed zoning map plans for housing capacity exceeding our RHNA shortfall.

Second, the proposed zoning map is also evaluated through a housing feasibility model. The Department has been working with external modelling experts and researchers to refine other analytical models that evaluate the feasibility of housing development on every parcel to estimate of how much new housing development is financially feasible with the proposed zoning changes under a range of reasonable economic conditions. In addition to the unit capacity methodology listed above, this model has guided refinements to the map that are necessary to demonstrate that rezoning could reasonably produce the RHNA shortfall.

To augment both of these analyses, the Department has been developing a review of the development activity from previous rezonings and citywide that occurred over a period of time in those areas and compared that data to the capacity estimates that the Department developed at the time of those rezonings, as well as evaluating how much housing has been entitled and produced citywide relative to overall citywide zoned capacity over recent decades. This review is intended to inform any adjustments that might need to be made to the outputs of the above modeling methods.

Finally, the Department has consulted with Century Urban, a real estate consultant, to evaluate the development feasibility of a range of building typologies in San Francisco. Among a number of common factors that affect the financial feasibility of a development, the study considered building size, location, lot size, number of units, construction hard and soft costs, and the review process that a project must undergo to be constructed. The Department also worked with Century Urban on a study of how government-imposed costs (such as fees, inclusionary housing requirements, and lengthy permitting timelines) impact project feasibility, to fulfill Housing Element Action 8.1.8, which required completion of a "pro-forma-based study of cumulative governmental constraints on housing development in relation to the socio-economic needs of the city." The results of these studies were discussed at the informational Commission hearing on June 26, 2025.

CONNECTION TO SAN FRANCISCO'S LOCAL COASTAL PLAN

The Local Coastal Program (LCP) is a policy and regulatory document required by the California Coastal Act that establishes land use, development, natural resource protection, coastal access, and public recreation policies for San Francisco's Coastal Zone. The Coastal Zone extends approximately 6 miles along the City's Pacific (western) shoreline, from the Point Lobos recreational area in the north to the Fort Funston cliff area in the south. This area is covered by the Western Shoreline Area Plan of the General Plan (WSAP).

The LCP consists of two components: (1) the Implementation Plan and (2) the Land Use Plan. The former is comprised of Planning Code provisions that relate to development within the Coastal Zone that have been certified by the California Coastal Commission (CCC). The latter consists of those portions of the WSAP that have been certified by the CCC. Because the General Plan Amendments for the Family Zoning Plan include amendments to the WSAP, an amendment to the Land Use Plan of the LCP is required. The Draft Ordinance includes instructions to the Planning Department to submit the approved General Plan Amendment to CCC for certification following City approval. Department staff completed a Consistency Analysis of the proposed Local Coastal Program Amendment associated with the adoption of the Family Zoning Plan, attached to this report as Exhibit 7, in accordance with California Code of Regulations, Title 14, Sections 13511 and 13552.

HOUSING CHOICE SF PROGRAM ("LOCAL PROGRAM")

As described in previous Commission hearings, the proposed rezoning is structured so that housing projects will have multiple pathways to achieve the heights illustrated in the Local Program map (Exhibit 1). They may use: 1) the Housing Choice SF Program ("Local Program"); or, 2) the "base heights" layered with other state or local bonus laws, such as the State Density Bonus or AB2011.

The Local Program is meant to be a parallel program to state programs (such as the State Density Bonus) and sponsors may elect either option depending on which is most advantageous for the project. **Projects using the Local Program must opt out of using state bonus programs and meet objective code requirements and design standards.** The Local Program allows us to maintain what makes San Francisco special while welcoming new homes.

How to qualify: To qualify, projects must meet the following requirements:

- Contain at least two or more units and add at least one additional unit;
- Located within the rezoned area (also referred to as the R-4 Height and Bulk District);
- Does not take advantage of State Density Bonus program or other state program that provides its own bonuses or waivers from local zoning standards;
- Does not involve the demolition of a structure designated as a landmark under Article 10, is listed as contributor to an historic district in Article 10, is listed as a Significant or Contributory Building under Article 11, is listed in the California Register of Historic Resources, or is listed on the National Register

of Historic Places;

- Complies with the Citywide Design Standards and the Preservation Design Standards, except where otherwise allowed to be modified through the Local Program’s Major Modification process;

Local Program projects may still use provisions in state law that provide for entitlement process streamlining (i.e., ministerial review), such as those created by AB2011 and SB423, provided they meet those program’s applicable criteria.

Projects using the Local Program will receive flexibility from some Planning Code controls (e.g., development benefits), described in Figure 5 below. Projects that choose to use the Local Program would be able to choose an unlimited number of benefits from this menu of “local waivers.” **The topics listed here reflect the draft ordinance as currently filed (Board File 250701, version 2) and do not reflect the recommended amendments described in the prior section.**

The menu is derived from examining the most common waivers and concessions sought by projects recently using the State Density Bonus (ex: rear yard, exposure, usable open space, among other areas). The Department conducted outreach with industry experts and community groups to review the provisions of the local program and gather additional feedback on its implementation.

Figure 5: Local Program Development Benefits in Draft Ordinance (Board File 250701, version 2)

Topic	Applicable Planning Code or Design Standard <i>(Under Current Zoning)</i>	Local Program “Automatic” flexibility <i>(i.e., “waivers” in Local Program; current as of July 29th ordinance – Board File 250701 v.2)</i>
Density	Generally, parcels off-corridor and some parcels on corridors are subject to density limits based on lot size.	Projects using the Local Program, including off-corridor sites, would not be subject to lot-based density limits but rather to Form-Based Density standards.
Height	Projects are subject to the height limit (i.e. “base” height limit). Eligible projects using State Density Bonus or other programs may exceed the height limit per the rules of those programs.	Projects may extend up to the Local Program Height Limit as provided on the Proposed Zoning Map. Corner lots and lots larger than 8,000 square feet may go up to 65’. Projects may receive up to a 5’ height increase to accommodate key architectural features, such as stoops and entries.
Inclusionary Housing	Projects may meet inclusionary housing requirements through: • Affordable Housing Fee;	Projects can choose any compliance method or some combination thereof to meet Section 415. Projects that elect

Topic	Applicable Planning Code or Design Standard <i>(Under Current Zoning)</i>	Local Program “Automatic” flexibility <i>(i.e., “waivers” in Local Program; current as of July 29th ordinance – Board File 250701 v.2)</i>
	- On-site Affordable Housing; - Off-Site Affordable Housing; - Small Sites; - Land Dedication (currently available in select districts) Projects using state density and ministerial review programs must meet applicable eligibility requirements of those programs, which typically require that some or all inclusionary units be provided on-site.	off-site or land-dedication must provide the required units or land within the geography of the Housing Opportunity Areas. Projects of 24 units or less also have the option of providing a 100% rent-controlled building instead of providing inclusionary units.
Height Bonus for Community Serving Uses and Micro-Retail	None	Projects may receive a square footage bonus for providing specific uses, which may be accommodated by adding up to 10’ additional height: - Up to 2 additional feet of building square footage for every square foot provided of Community Serving uses (childcare, Legacy Business, displaced business, grocery, laundromat, nonprofit office, trade office). - Up to 1.5 additional feet of building square footage for every square foot provided of “micro-retail” spaces (measuring 100-1,000sf).
Unit Mix	<u>Most rezoned areas (NC, C districts):</u> 25% 2+ BRs bedrooms, including at least 10% 3+BRs (applicable starting at 10+ units). <u>RTO and Van Ness & Market SUD:</u> 35% 2+ BRs bedrooms, including at least 10% 3+BRs (applicable starting at 5+ units).	<u>As Introduced:</u> Projects may instead meet 25% 2+BR or more through Local Program. Applicability is 5+ units. <u>Note: Proposed for amendment by Planning Commission. See Department Recommendations for proposed amendments.</u>

Topic	Applicable Planning Code or Design Standard <i>(Under Current Zoning)</i>	Local Program “Automatic” flexibility <i>(i.e., “waivers” in Local Program; current as of July 29th ordinance – Board File 250701 v.2)</i>
Street-facing legislated and front setback	Required dimensions vary depending on legislated setbacks or zoning districts (RTO, RH, and RM, PUDs, etc.)	Projects on 19th Avenue may reduce legislated and front setback if sidewalk expands and is at least 15’.
Rear Yard	<u>RH, RM-1, RM-2, RTO, RTO-M:</u> 30% rear yard required <u>All other Zoning Districts:</u> 25% rear yard required	Rear yard (except in R districts) may be reduced to 18% of lot depth, or 15’ whichever is greater; a corner lot’s required rear yard may be reduced up to 18% of the lot area. In NC and C Districts, where otherwise not permitted, the ground floor is allowed 100% lot coverage.
Usable Open Space	Outside of Eastern Neighborhoods Mixed Use Districts, requirement varies from 36 square feet (SF) per dwelling unit (DU) to 300 SF/DU	<u>As Introduced:</u> Reduced to 36 SF/DU Common Usable Open Space: 10’ in horizontal dimension, min 100’ SF Private residential Usable Open Space: 3’ min horizontal dimension and 27’ min SF. <i>Note: Proposed for amendment by Planning Commission. See Department Recommendations for proposed amendments.</i>
Dwelling Unit Exposure	Dwelling units citywide must face an open area meeting one of the following: (1) A public street, public alley at least 20’ in width, side yard at least 25’ in width, or rear yard; if an outer court whose width is less than 25’, then depth is no greater than its width; or (2) An unobstructed open area (whether an inner court or a space between separate buildings on the same lot) of no less than 25’ in every horizontal dimension.	<u>As Introduced:</u> Up to 30% of the units may meet a lower standard, providing exposure to “yards” or “courts” as defined by California Building Code (Ch. 12, Sec. 1205.2 & 1205.3). <i>Proposed for amendment by Planning Commission. See Department Recommendations in the Executive Summary for proposed amendments.</i>

Topic	Applicable Planning Code or Design Standard <i>(Under Current Zoning)</i>	Local Program “Automatic” flexibility <i>(i.e., “waivers” in Local Program; current as of July 29th ordinance – Board File 250701 v.2)</i>
New ground floor non-residential use size limits	Use size cap varies from 2,000sf to 25,000sf depending on the zoning district.	No cap; no Conditional Use Authorization required.
Height limits for vertical non-habitable architectural elements	Height exceptions for non-habitable architectural elements are only available in Eastern Neighborhoods Mixed Use Districts, 85’ height or less: • One element per lot; • Not to exceed 1,000 GFA • Element shall not have a plan dimension greater than 50’; • Element’s height should not exceed 50% of the applicable height limit.	Allow an identical height exception for vertical non-habitable architectural elements on lots zoned for 85’ or below.
Additional “catchall” flexibility	n/a	In addition to the options above, projects using the Local Program may seek an additional 15% reduction of any other quantitative Planning Code standard, with some exceptions.
Additional flexibility for 100% Affordable	Various Planning Code sections	100% affordable projects can use any of the incentives above, plus: • Reduce active ground floor requirement by 20% • Additional 20’ of height above Local Program height. • Curb Cuts restrictions in Section 155(r) shall not apply. • Ground floor ceiling height requirements in Section 145.1(c)(4) shall not apply.
Ministerial project review	Qualifying projects may opt to use state laws that enable ministerial review (e.g., SB423, AB2011, Housing Element low-income sites provision).	In addition to existing state ministerial programs, legislation will establish a new Housing Sustainability District (HSD), which will be available to projects using the Local Program.
Major modification	Per Planning Code 304, where not specified elsewhere in the code, a modification is possible on lots of at least ½-acre through a discretionary Planning	Projects of <i>any size</i> may choose to seek a major modification for any additional relief requested in excess of the pre-determined list and the 15% “catchall”

Topic	Applicable Planning Code or Design Standard <i>(Under Current Zoning)</i>	Local Program “Automatic” flexibility <i>(i.e., “waivers” in Local Program; current as of July 29th ordinance – Board File 250701 v.2)</i>
	Commission approval of a Planned Unit Development.	flexibility that are embedded into the Local Program.

RACIAL AND SOCIAL EQUITY ANALYSIS

The Family Zoning is a key implementation action of the Housing Element 2022 Update, which is San Francisco’s first comprehensive housing plan that is centered on equity. Consistent with Planning Commission Resolution 20738, which requires that the Planning Commission center its work and decision-making in racial and social equity, the Department developed the **Racial and Social Equity Analysis: Family Zoning Plan** (Exhibit 2.d; referred to as “RSE Analysis”).

The Family Zoning Plan project team considered and applied racial and social equity-minded practices while conducting outreach for the project, addressing community concerns, and iteratively developing the final proposal. The RSE Analysis completed by staff with support from Ground Works Consulting examines the impacts of the existing zoning in San Francisco’s high-resource neighborhoods, recounts the history of exclusionary zoning and existing disparities in the city, describes the intentions of the Family Zoning Plan and the evidence to support them, and discusses expected positive outcomes of rezoning and considers actions to address any potential unintended consequences, many of which have been incorporated into the proposed legislation.

Crucially, the RSE Analysis affirms the Family Zoning Plan as a critical strategy to help undo policies that have created and reinforced patterns of economic and racial segregation, due to policies dating as far back as the early 20th century. By changing zoning rules to increase housing capacity, **the Plan will increase access to affordable and diverse housing types in the Housing Opportunity Areas,** whose characteristics have been shown by research to be associated with positive economic, education, and health outcomes for low-income families – particularly better long-term outcomes for children.

A few highlights from this robust analysis are presented below.

Part 2: Historical Patterns of Exclusion and Related Disparities

This section of the RSE Analysis includes an evaluation of spatial data and historical information to describe longstanding patterns of exclusion and its impacts on various socioeconomic disparities. **The analysis finds that the neighborhoods collectively encompassed by the Housing Opportunity Areas possess the following characteristics:**

- **Low housing production, limited housing options, and expensive housing**

- Only 9% of new housing citywide was built there over the last 25 years, despite comprising more than 50% of the city's land area and 60% of parcels.
- Home sales prices are 29% higher and rental prices are 28% higher than the median values in other parts of the city.
- 66% of the parcels in the High Opportunity Areas that have housing on them are used for only single-family (58,500 parcels out of 89,000)—the most expensive and exclusive housing type. Single family homes tend to be 11-40% more expensive than condos and other multifamily housing types.
- **Residents are less diverse and more affluent**
 - More residents are white—49% compared to 29% in other neighborhoods.
 - Median household incomes are approximately 23% higher than the citywide median.
 - More residents are homeowners—46% compared to 32% in other neighborhoods.
- **Better health and education outcomes**
 - More residents have a college degree—70% compared to 50% in other neighborhoods.
 - Life expectancy is 4 years longer than in other neighborhoods.

Part 3: Potential Outcomes of the Proposal

This section provides a summary of research, data, and policy strategies that address four key topics where community members have expressed concerns about the proposed rezoning, including:

- Housing Affordability
- Residential Displacement
- Small Business Impacts
- Infrastructure and Community Services

Figure 6 below (“RSE Analysis – Potential Benefits and Unintended Consequences”) presents the results of this analysis, describing the potential positive outcomes that could be realized by the proposed Family Zoning Plan, as well as possible negative or unintended consequences. As noted, this analysis has been conducted iteratively and in parallel with the development of the Family Zoning Plan legislation. It has helped shape the policy proposal itself and has highlighted critical topics for consideration during Plan implementation. This section of the full RSE Analysis (Exhibit 2.b, Part 3) also describes specific policies that can address some of these concerns, including existing policies (e.g. City or state policies), actions that are currently in the proposed Family Zoning Plan legislation, and other ideas for additional actions that could be pursued either with the rezoning or through separate actions.

Figure 6: RSE Analysis – Potential Benefits and Unintended Consequences

RSE Topic	Potential Benefits of Rezoning	Potential Unintended Consequences of Rezoning
HOUSING AFFORDABILITY	• Updating land use regulations to add more housing generally has a positive, yet moderate, impact on affordability for housing in the general market, which is how the vast majority of households of all incomes acquire housing. Multi-family housing, enabled through the rezoning, also tends to be more affordable to more households than single family homes. • Allowing for larger building sizes through the rezoning will make 100% affordable housing developments more feasible in places they were not previously. Further, the development of new market rate housing will generate fee revenues and build units that will grow the deed-restricted affordable housing stock.	• It is not guaranteed that rezoning will result in more development in the short term, nor that developing more housing in the Housing Opportunity Area will significantly lower prices in the near term, particularly given extremely high demand for housing combined with current economic conditions which make many housing types infeasible to build.
RESIDENTIAL DISPLACEMENT	• Adding housing to the Housing Opportunity Areas, especially subsidized affordable units, has the potential to help low-income and middle-income households and households of color move to the Housing Opportunity Areas and help to reduce displacement pressures for existing residents. • The Tenant Protections Ordinance will work in conjunction with other tenant protection policies to deter developers from displacing tenants and demolishing existing housing. In practice, these policies direct developers to focus development efforts on “soft sites” without existing housing, such as parking lots.	• If rents stay high, rather than stabilize or slightly decrease as expected, there will continue to be displacement pressures (which are primarily due to causes like Ellis Act, owner move-ins, capital improvements, or other causes of eviction), and people could be displaced before they can benefit from increased housing supply. • Renters who are more susceptible due to age, disability status, language ability, or socio-economic status, may face challenges navigating the existing systems and resources designed to protect them from displacement.

RSE Topic	Potential Benefits of Rezoning	Potential Unintended Consequences of Rezoning
SMALL BUSINESS	• More housing will support small businesses by increasing their customer base, and by making it easier for employees and owners to live nearby. • The proposed micro-retail spaces will create more affordable or right-sized options for small businesses, and the inclusion of the RTO-C zoning district will expand the available area in the city where commercial uses are allowed. • Early notification of development applications will give OSB more time to work with the impacted business to explore options including negotiating the ability to return, seeking a different site, exploring a different business model, or otherwise planning for the next phase of the business. • Financial resources and simplifying the requirements for relocating a displaced business can help businesses impacted by the rezoning stay afloat.	• A small number of businesses, particularly those in buildings without residential units, may face closure if their building is proposed for new developments (though it is worth noting that the majority of new housing is not proposed on sites with existing storefronts). They may also experience decreased sales or other negative impacts if they are located near housing construction.
INFRASTRUCTURE & COMMUNITY SERVICES	• More people will benefit from neighborhoods that already have access to good schools, open space, lower pollution, and essential infrastructure and community services. For most types of infrastructure, City agencies project that there is sufficient capacity to accommodate new growth for approximately the next two decades . • Dense, new development will be more energy and water efficient and can reduce a household's need to drive, which can benefit the environment as well as household budgets.	• In the longer term, in cases where demand will outpace the capacity of infrastructure and services, a larger population could reduce the quality and access to services for existing residents if future investments and service expansions are unable to keep up. This may be particularly impactful for low-income residents who rely on specific programming, public transit, and services provided by nonprofits and community-based organizations.

RSE Topic	Potential Benefits of Rezoning	Potential Unintended Consequences of Rezoning
	• New residents and new developments can increase City revenues (e.g., via impact fees, property taxes, sales taxes, etc.) to reinvest in infrastructure and services, both offsetting the impacts of growth and improving service to existing residents.	

OTHER CITY COMMISSIONS

The Department has made several presentations at the **Youth Commission**, the **Small Business Commission**, and the **Historic Preservation Commission**. Relevant correspondences from these commissions are attached in Exhibit 6.a (“Responses from Other City Commissions”).

The **Youth Commission** discussed the Family Zoning Plan at two informational hearings, and **adopted two resolutions in support of the Family Zoning Plan**. Generally, Commissioners acknowledged the need for more housing opportunities, particularly for young people and families, and welcomed the focus on affordable, family-sized housing. They stressed the need for strong tenant protections, including a “right to return” if redevelopment occurs, and also asked questions about historic preservation. They also asked how the City will ensure housing is actually built and how progress will be tracked.

On May 19, 2025, the Commission adopted a resolution supporting the Expanding Housing Choice Plan while urging that any zoning changes include strong tenant protections, particularly the right to return for families displaced by development. On June 16, 2025, it adopted a second resolution supporting new housing but calling for safeguards to prevent displacement of small businesses that provide jobs, culture, and community stability for youth and families. Together, the resolutions highlight the Commission’s commitment to expanding affordable housing while ensuring that tenants and small businesses are not left behind.

The **Small Business Commission** discussed the legislation at three hearings, and the introduced legislation was forwarded to them for review and to make recommendations related to the Plan’s potential impacts on small businesses. On August 25, 2025, the **Commission voted to support the legislation**, making the following recommendations:

- Codify a notification process to commercial tenants and the Office of Small Business when a development application on a rezoned site is submitted to the Planning Department,
- Track small business displacement under the rezoning plan,
- Codify incentives for development projects that include warm shell buildouts in new commercial

spaces,

- Explore statewide advocacy to support commercial relocation assistance; and,
- Explore incentives for development projects to make contributions to a small business mitigation fund.

The **Historic Preservation Commission** heard informational on the Plan at three calendared hearings. At the September 3, 2025 hearing, the Commission **voted to direct the HPC President to develop a letter to the Planning Commission** sharing various recommendations on how to strengthen the policies and incentives related to historic preservation in the Family Zoning Plan. This letter is expected to be sent to the Commission in advance of the Adoption hearing on September 11th.

OTHER LEGISLATIVE ISSUES FOR CONSIDERATION

In addition to the recommended modifications, the Department considered, but are not recommending, numerous other possible amendments to the ordinances that the Commission or Board of Supervisors could potentially consider, such as to create additional options for development, study different height and/or density proposals, or refine other aspects of the proposed Family Zoning Plan. These other issues for consideration are listed in Exhibit 2.a (*“Other Legislative Issues for Consideration”*).

Public Comment

Exhibit 6.b (“Public Comment Letters”) provides an overview of public comment letters that have been received on the Family Zoning Plan, primarily since the legislation introduction on June 24, 2026. The following summarizes this recent public comment:

The Planning Department has received seven organizational letters of support for the San Francisco Family Zoning Plan, from a broad array of civic, business, and affordable housing organizations, including the Chamber of Commerce, Bay Area Council, SPUR, Sierra Club, Golden Gate Restaurant Association, BOMA, Hospital Council, AdvanceSF, MidPen Housing, Mission Housing, and the SF District Benefit District Alliance. Supporters emphasized that the Plan will expand housing opportunities for families, increase density near transit and commercial corridors, and strengthen neighborhood vitality. Business and community groups also highlighted the plan’s role in supporting the local workforce, small businesses, and long-term economic resilience. Collectively, the letters underscore widespread recognition that the plan advances affordability, inclusivity, and quality of life for San Francisco families.

The Planning Department also received 18 individually-written letters and 4 form letters in support of rezoning. These letters generally tended to focus on the importance of building more housing to alleviate San Francisco’s housing crisis. They also noted that increasing heights and development capacity would make these neighborhoods more inclusive, thus making the rezoning important from an equity perspective.

In total, we received 25 individually-written letters and 327 form letters opposing the rezoning. These letters generally make claims that the rezoning would incentivize mass demolition, displacement of renters and small businesses, and the unchecked spread of luxury high-rises across San Francisco. These letters also make claims that the plan lacks affordability guarantees, tenant protections, or meaningful community input, framing it as a giveaway to developers and investors rather than a solution to the city's housing needs. The form opposition letters also characterize the rezoning as a blanket upzoning approach, warning it will fuel speculation, gentrification, and irreversible neighborhood change. They call on the Planning Commission to scale back or postpone the plan, prioritize tenant and small business protections, and pursue community-driven alternatives.

We received several dozen emails from other groups and individuals that voiced neither total support nor opposition to the rezoning, but included a mix of technical zoning inquiries, parcel-specific questions, and concerns and questions about a range of topics including height limits, affordability, tenant protections, and funding. Some of the letters provided feedback on specific geographies, including requests to lower heights in certain areas, shift housing growth to other areas, or to add additional height or density in certain areas. Several messages also requested meetings or clarification on hearing times, while a smaller number offered specific policy suggestions.

Attachments

Exhibit 1. Proposed Family Zoning Map (July 2025)

Exhibit 2. Issues for Consideration & Communications

- a. Other Legislative Issues for Consideration
- b. Factsheets (September 2025)
 - i. What is the Family Zoning Plan?
 - ii. Family Zoning Plan and Small Business
 - iii. State and Local Tenant Protections
- c. Rezoning Visualizations (for illustrative purposes only)
- d. Racial and Social Equity Analysis: Family Zoning Plan (September 2025)

Exhibit 3. Planning, Business, and Tax Regulation Code Amendments

- a. Planning, Business, and Tax Regulation Code Amendments Draft Resolution
- b. Planning, Business, and Tax Regulation Code Amendments Draft Ordinance
- c. Summary of Planning, Business, and Tax Regulation Code Amendments

Exhibit 4. Zoning Map Amendments

- a. Zoning Map Amendments Draft Resolution
- b. Zoning Map Amendments Draft Ordinance⁸

⁸ The full Zoning Map Amendments Parcel Tables are available online on [Legistar under File 250700](#).

- c. Zoning Maps by Supervisor District (for illustrative purposes only)

Exhibit 5. General Plan Amendments

- a. General Plan Amendments Draft Resolution
- b. General Plan Amendments Draft Ordinance
- c. Urban Design Element Map 04 – Urban Design Guidelines for the Height of Buildings
- d. Overview of Area Plans that Overlap with the Family Zoning Plan

Exhibit 6. Other Commissions & Public Comment

- a. Responses from Other City Commissions
- b. Public Comment Letters

Exhibit 7. Local Coastal Program Consistency Findings

Exhibit 8. Addendum No. 1 to the Housing Element 2022 Update FEIR



PLANNING COMMISSION RESOLUTION NO. 21784

HEARING DATE: July 17, 2025

Project Name: Family Zoning Plan (Housing Element Rezoning Program)
Case Number: 2021-005878GPA
Initiated by: Planning Department Staff
Staff Contacts: Lisa Chen, Principal Planner
lisa.chen@sfgov.org, 628-652-7422
Reviewed by: Rachael Tanner, Director of Citywide Planning
Rachael.tanner@sfgov.org, 628-652-7471

ADOPTING A RESOLUTION OF INTENT TO INITIATE AMENDMENTS TO THE SAN FRANCISCO GENERAL PLAN, PURSUANT TO SECTION 340, IN RELATION TO IMPLEMENTATION OF THE HOUSING ELEMENT 2022 UPDATE AND ADOPTION OF THE SAN FRANCISCO FAMILY ZONING PLAN, INCLUDING AMENDMENTS TO THE URBAN DESIGN ELEMENT, COMMERCE AND INDUSTRY ELEMENT, TRANSPORTATION ELEMENT, THE BALBOA PARK STATION AREA PLAN, THE GLEN PARK COMMUNITY PLAN, THE MARKET AND OCTAVIA AREA PLAN, THE NORTHEASTERN WATERFRONT PLAN, THE VAN NESS AVENUE AREA PLAN, THE WESTERN SOMA (SOUTH OF MARKET) AREA PLAN, THE WESTERN SHORELINE AREA PLAN, THE DOWNTOWN AREA PLAN, AND THE LAND USE INDEX.

WHEREAS, Section 4.105 of the Charter of the City and County of San Francisco provides that the Planning Commission ("Commission") periodically recommend General Plan Amendments to the Board of Supervisors; and

WHEREAS, the General Plan consists of goals, policies and programs for the future physical development of the City and County of San Francisco that take into consideration social, economic and environmental factors; and

WHEREAS, the General Plan shall be periodically amended in response to changing physical, social, economic, environmental or legislative conditions; and

WHEREAS, Planning Code Section 340 provides that an amendment to the General Plan may be initiated by the Commission; and

WHEREAS, On January 31, 2023 the Board of Supervisors adopted Ordinance No. 010-23, which amended the San Francisco General Plan by establishing a completely revised Housing Element (“Housing Element 2022 Update”). The Housing Element 2022 Update was prepared pursuant to Government Code 65583, which, in part, requires that the Housing Element provide: (a) an assessment of housing needs and an inventory of resources and constraints relevant to the meeting these needs; (b) a statement of community’s goals, quantified objectives, and policies relative to affirmatively furthering fair housing and to the maintenance, preservation, improvement, and development of housing; and (c) a schedule of actions during the planning period to achieve the goals and objectives of the Housing Element, including the need to revise certain General Plan objectives and policies and rezone portions of the City to increase development capacity to meet the City’s housing needs; and

WHEREAS, As required by the Housing Element 2022 Update, the Planning Department has embarked on a multi-year community-based planning effort to revise land use policies and the Planning Code and Zoning Maps to assure sufficient and equitable development capacity to create a variety of housing types in areas of the City that are particularly well suited to accommodate additional housing. This rezoning effort is commonly referred to as the “San Francisco Family Zoning Plan” (“Family Zoning Plan”). As called for in the Housing Element 2022 Update, the Family Zoning Plan focuses on the well-resourced neighborhoods of the western and northern portions of San Francisco (also referred to as Housing Opportunity Areas); and

WHEREAS, The General Plan Amendments, together with proposed Zoning Map Amendments and Planning Code Amendments, provide a comprehensive set of policies to implement key actions of the Housing Element 2022 Update; and

WHEREAS, The Proposed General Plan Amendments would amend certain objectives, policies and maps of the Urban Design Element, Commerce and Industry Element, Transportation Element, the Balboa Park Station Area Plan, the Glen Park Community Plan, the Market and Octavia Area Plan, the Northeastern Waterfront Plan, the Van Ness Avenue Area Plan, the Western SoMa (South of Market) Area Plan, the Western Shoreline Area Plan, the Downtown Area Plan, and the Land Use Index, to align these Area Plans and Elements with the Housing Element 2022 Update and the Family Zoning Plan; and

WHEREAS, The Commission conducted a duly noticed public hearing at a regularly scheduled meeting to consider initiation of the proposed Ordinance on July 17, 2025; and

WHEREAS, a proposed Ordinance has been drafted in order to make the necessary amendments to the General Plan to implement the Family Zoning Plan. The Office of the City Attorney has approved the Proposed Ordinance as to form; and

WHEREAS, the Commission certified the Housing Element 2022 Update EIR on November 17, 2022 and adopted CEQA findings for the Housing Element Update in December 2022. This General Plan Amendment initiation would not, in and of itself, result in a physical change to the environment, and is not an approval of the proposed General Plan Amendments or of the Family Zoning Plan. Therefore, this action is not considered a project under the California Environmental Quality Act. The

Planning Department is currently preparing an addendum to the EIR, which will be completed prior to the Commission taking action on the subject General Plan Amendments; and

WHEREAS, the Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of Department staff and other interested parties; and

WHEREAS, all pertinent documents may be found in the files of the Department, as the custodian of records, at 49 South Van Ness Avenue, Suite 1400, San Francisco; and

WHEREAS, the Commission has reviewed the proposed Ordinance; and

NOW, THEREFORE BE IT RESOLVED, that pursuant to Planning Code Section 340(c), the Commission adopts this Resolution of Intent to initiate amendments to the General Plan;

AND BE IT FURTHER RESOLVED, that pursuant to Planning Code Section 333, the Commission authorizes the Department to provide appropriate notice for a public hearing to consider the above referenced General Plan amendments substantially in the same form as in the draft ordinance, approved as to form by the City Attorney in Exhibit A, to be considered at a publicly noticed hearing on or after September 11, 2025.

I hereby certify that the foregoing Resolution was ADOPTED by the Commission at its meeting on July 17, 2025.



Jonas P. Ionin
Commission Secretary

Jonas P Ionin

Digitally signed by Jonas P Ionin
Date: 2025.07.31 08:55:18 -07'00'

AYES: Campbell, McGarry, Braun, Imperial, So

NOES: Moore, Williams

ABSENT: None

ADOPTED: July 17, 2025



NOTICE OF ELECTRONIC TRANSMITTAL

DATE: October 16, 2025
TO: Angela Calvillo, Clerk of the Board of Supervisors
FROM: Ryan Shum, Environmental Review Coordinator, (628) 652-7542 or ryan.shum@sfgov.org
RE: Environmental Review for the Family Zoning Program
Board Files 250700, 250701, and 250966

In compliance with San Francisco's Administrative Code Section 8.12.5 "Electronic Distribution of Multi-Page Documents," the Planning Department is submitting a link to the Final Environmental Impact Report (FEIR) for the 2022 Housing Element Update and Addendum No. 1 to the FEIR for the Family Zoning Program documents in digital format to the Clerk of the Board for distribution to the members of the board of supervisors. In addition, enclosed are a memo addressing public comments on the addendum as well as analysis of the modifications to the zoning program provided in substitute legislation on September 30, 2025.

The Land Use and Transportation Committee of the Board of Supervisors will hold a hearing on the Family Zoning Program on October 20, 2025. These environmental documents are associated with Board Files 250700, 250701, and 250966. For questions regarding the environmental review for this project, please contact Ryan Shum at the above contact information.

Links: [Housing Element FEIR - Vol. 1](#)
[Housing Element FEIR - Vol. 2](#)
[Housing Element FEIR - Vol. 3](#)
[Addendum No. 1 to the Housing Element FEIR](#)

All documents related to the environmental review of the Housing Element Update and Family Zoning Program are available at: https://sfplanning.org/environmental-review-documents?title=housing+element&field_environmental_review_categ_target_id=All&items_per_page=10

Enclosures

1. Memorandum: Responses to Public Comments on the Environmental Review of the Family Zoning Plan – Housing Element Rezoning Program
2. Memorandum: CEQA Analysis for Family Zoning Plan – Substitute Legislation (Version 3)



MEMORANDUM

Date: October 16, 2025
To: San Francisco Board of Supervisors
From: Lisa Gibson, Environmental Review Officer – lisa.gibson@sfgov.org , (628) 652-7571
Debra Dwyer, Principal Planner – debra.dwyer@sfgov.org, (628) 652-7576
Ryan Shum, Senior Planner – ryan.shum@sfgov.org, (628) 652-7542

RE: **Responses to Public Comments on the Environmental Review of the Family Zoning Plan – Housing Element Rezoning Program**
Planning Case Nos. 2019-016230ENV, 2021-005878CWP, and 2021-005878GPA
Board file nos. 250700, 250701, and 250966

Introduction

The purpose of this memorandum is to respond to questions and concerns raised in public comments on the September 3, 2025, Addendum No. 1 to the Housing Element 2022 Update Final Environmental Impact Report (FEIR), which addressed the Family Zoning Plan (rezoning program). Although neither the California Environmental Quality Act (CEQA) nor chapter 31 of the San Francisco Administrative Code establish a public comment period or require written responses to comments on an addendum, the San Francisco Planning Department (department) has prepared this memorandum to inform the Board of Supervisors (board) and the public that the department has carefully considered the comments received and finds that the addendum is the appropriate environmental review document for the rezoning program, pursuant to CEQA and chapter 31.

The department published Addendum No. 1 to the Housing Element Final Environmental Impact Report (addendum) on September 3, 2025, pursuant to CEQA, specifically California Public Resources Code section 21166 and CEQA Guidelines sections 15162–15163, for the rezoning program. The Planning Commission (commission) heard the rezoning program on September 11, 2025, and recommended approval with modifications to the board. Members of the public submitted written comments to the board and the commission prior to the commission hearing and also orally at the commission hearing. Additional public comments have been submitted to the board and the department since the commission hearing.

CEQA Requirements for an Addendum

When a FEIR has been certified for a project, CEQA and the CEQA Guidelines state that no new, subsequent, or supplemental FEIR shall be required unless one or more of the following events occurs:

- (1) Substantial changes to a project are proposed that will require major revisions to the FEIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
- (2) Substantial changes will occur with respect to the circumstances under which the project is being undertaken, requiring major revisions to the previous FEIR due to new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
- (3) New information of substantial importance, which was not known and could not have been known at the time the FEIR was certified, has become available. (See CEQA section 21166 and CEQA Guidelines sections 15162–15163.)

The Housing Element FEIR analyzed the indirect effects of housing element implementation including rezoning to accommodate the City's RHNA and future housing development in the City. None of the events listed above has occurred as substantiated below; therefore, an addendum to the Housing Element FEIR is the appropriate level of environmental review.

The California Supreme Court has determined that the legal standard of review of an addendum to an EIR is substantial evidence in the record, and that a lead agency's decision of whether or not to prepare a subsequent EIR after one has already been certified for a project depends on whether the EIR still retains relevant information for the project.¹ As noted in the addendum, the Housing Element FEIR still retains information relevant to environmental review of the rezoning program, and substantial evidence supports the department's decision to prepare an addendum to the FEIR for the rezoning program.

Approach to Analysis of Rezoning Program

Broadly, many of the comments contend that the rezoning program would result in new significant impacts that were not analyzed in the Housing Element FEIR considering differences in the assumptions for where housing growth could occur due to increased height limits and removal of density limits (known as form-based density). As a result, the commenters state that a new or subsequent FEIR should be prepared. For the reasons provided below, an addendum is the appropriate environmental review document for the rezoning program as the rezoning program would not result in any new or substantially more severe significant impacts, or result in the need for new mitigation measures.

As detailed in the addendum, the FEIR adequately disclosed all significant impacts that would result from the anticipated rezoning program and subsequent housing development. The FEIR mitigation measures remain effective to reduce the significant impacts that would result from future development consistent with the rezoning program, though they would not eliminate all significant impacts, as disclosed in the FEIR and the addendum.

The FEIR acknowledged that the housing element itself would not result in direct physical impacts on the environment. However, the FEIR noted that indirect effects of adopting the housing element would include future rezoning programs primarily in the well-resourced areas, but not limited to them, to accommodate

¹ *Friends of the College of San Mateo Gardens v San Mateo County Community College Dist.* (2017) 11 CA5th 596, 603

the City’s regional housing needs allocation (RHNA). Further, the FEIR disclosed that at the time the 2022 housing element update was being considered, the specific rezoning actions had not been developed in detail, and therefore the FEIR presented a representative analysis of the locations where the resulting housing development could occur.

As such, the FEIR and the addendum present an inherently representative analysis of impacts, and minor changes in the location of actual growth within the well-resourced areas of the city would not automatically constitute a new significant impact. Incremental new growth adjacent to well-resourced areas and taller building heights similarly do not necessarily constitute a new significant impact, as the impacts resulting from taller buildings or future housing development in different areas would be substantially similar to the impacts disclosed in the FEIR. In addition, the FEIR indicated that an increased share of the city’s future housing growth would occur within, *but would not be limited to*, well-resourced areas (FEIR Responses to Comments, p. 2-1).

Furthermore, the housing growth distribution analyzed in the FEIR was described as a hypothetical scenario and not indicative of the final zoning proposal:

“The impact analysis in the EIR is based on...representative future conditions, [and] the depictions are not intended to be precise maps of where future development would occur. Rather, the depictions are used to identify the types and magnitude of impacts anticipated from the increased density and redistribution of housing growth under the proposed action compared to the 2050 environmental baseline.” (FEIR, p. 1-4)

“[The project description figure] presents one possible distribution of future housing development growth that could occur and informs the programmatic environmental impact analysis presented in the EIR. While the impact analysis in the EIR is based on these representative future conditions, future housing development could occur in any areas of the city where zoning allows.” (FEIR, p. 4-5)

That is, the FEIR impact conclusions are based upon a representative analysis and do not apply to only one specific growth and height distribution. The purpose of the FEIR was to disclose the reasonably foreseeable impacts of constructing approximately 50,000 new housing units throughout the city, primarily in the well-resourced areas of the city, but not limited to those areas and not necessarily in the exact locations depicted in the EIR. Furthermore, as clarified in the FEIR, the boundary of the well-resourced area(s) of the city is not static and changes from year to year (FEIR, p. S-2).²

While the distribution of housing growth in the rezoning program differs from the scenario analyzed in the FEIR and proposes slightly more units than originally contemplated, the additional analysis conducted for the proposed rezoning program, as documented in the addendum, confirmed that the representative analysis from the FEIR remains valid and that the rezoning scenario would not result in new or substantially more severe environmental impacts that were not already disclosed in the EIR.

² California Tax Credit Allocation Committee. *CTCAC/HCD Opportunity Area Maps*. Published December 2024. Accessed October 1, 2025.

Further responses below address why further environmental analysis is not required as a result of changed circumstances or new information of substantial importance and also address comments regarding consistency with the general plan, Senate Bill 131, and housing sustainability districts.

As described in more detail below, a new or subsequent FEIR for the rezoning program is not required.

No New or Substantially More Severe Significant Impacts

Comments related to the adequacy of the addendum state that the rezoning program would result in new and/or more severe significant impacts because it proposes new growth and/or new height limits in areas of the city that were not explicitly depicted in the FEIR. However, as previously discussed, the FEIR presents a programmatic analysis that considered the reasonably foreseeable impacts of constructing 50,000 new housing units primarily within, but not limited to, the well-resourced areas of the city. The FEIR acknowledged that future implementation actions such as rezoning to increase housing capacity in the city and future development consistent with the Housing Element would result in significant and unavoidable impacts related to:

- Built-environment historic resources,
- Transportation (construction, public transit delay and loading),
- Noise (construction and operation),
- Air quality (criteria air pollutant emissions and health effects),
- Wind,
- Shadow, and
- Utilities and service systems.

Effective mitigation measures were identified to reduce impacts to the extent feasible. The FEIR acknowledged that impacts for these topics would be significant and unavoidable even with mitigation. In addition, the FEIR found certain impacts, such as liquefaction hazards and hazardous materials, to be less than significant due to existing regulations that would be complied with as applicable.

The department analyzed the proposed rezoning program and evaluated its impacts in comparison with the impacts identified in the FEIR and documented its conclusions in the addendum. Below is a summary of why the rezoning program would not result in new or substantially more severe impacts for the topics raised in the comment letters.

Wind and Shadow

With regards to impacts related to taller building heights, including wind and shadow, the addendum acknowledged that taller and denser development in certain areas of the city would likely result in significant wind and shadow impacts. However, because the FEIR impact findings are programmatic and not specific to one particular area of the city, these impacts would be similar to those that were discussed in the FEIR and there would not be new or substantially more severe wind and shadow impacts.

Both the FEIR wind and shadow discussions are representative analyses that indicate the range of wind and shadow impacts that could occur across the city with implementation of the housing element update. Key areas were selected based on a variety of factors such as geography and neighborhood building heights to

represent the nature and severity of impacts based on the hypothetical height map, but the impacts could occur in any part of the city and would not be limited to only the key areas. See FEIR pp. 4.7-9 to 4.7-13 in the wind section and FEIR p. 4.8-18 to 4.8-42 in the shadow section for more information.

Mitigation measures were identified to minimize wind and shadow impacts from future development, and these mitigation measures would apply to future development at the time that they are proposed, if applicable. The mitigation measures require site- and project-specific analysis and incorporation of building features to reduce wind and shadow impacts to the extent feasible. The changes to growth distribution and building heights in the proposed rezoning program would not result new or more severe wind and shadow impacts that were not already discussed, and the same mitigation measures to reduce impacts would continue to apply.

With respect to the change from a one-hour to a nine-hour per year wind hazard standard, the addendum noted the policy reasons for the modification (see addendum pp. 102 to 107). Namely, the policy change would remove a constraint for housing development by easing the ability of housing projects to comply with the wind standards more quickly and with less cost, consistent with housing element policies. The change would not modify the 26 miles per hour (mph) equivalent threshold of a wind hazard.

Notably, even with modification of the standard, any project over 85 feet would still be required to conduct a wind tunnel test to determine if there is potential for hazardous winds, consistent with current practice, and projects would need to incorporate wind-reducing features to address net new hazard exceedances of nine or more hours in a year. The addendum acknowledged that the change *may* lead to accelerated ground-level winds for one to eight hours *per year* in a location. But, on average over the course of a year, a wind hazard exceedance of less than nine hours would not substantially harm pedestrians, and the one-hour per year wind hazard criterion was overly conservative. Therefore, modification of the wind hazard criterion from one to nine hours would not result in a new or more significant impact than was previously disclosed in the FEIR.

Built-Environment Historic Resources

The FEIR impact analysis on built-environment historic resources was also programmatic and representative. As discussed on FEIR p. 4.2-77, the growth projections illustrate possible future conditions and are not intended to be precise depictions of where future development could occur. Rather, the analysis identifies the types and magnitude of impacts that could occur to both known and forecasted built-environment historic resources. Not all built-environment historic resources that could be identified between present day and 2050 are known, as new historic resources may be identified in the future. Therefore, the EIR established a projection, or forecast, that anticipated how the city's built-environment historic resources setting will evolve over the next approximately 30 years while development implements the policies of the adopted housing element. Environmental impacts are assessed against a forecast rather than the current setting, which contains only a portion of the resources that could be affected through 2050. The impact analysis is representative in that a range of representative scenarios that could occur with future housing projects that involve a historic resource were described and considered in making an overall impact conclusion. Specifically, the EIR considered a range of outcomes for types of housing projects that may impact the range of known and forecasted built-environment cultural resource identified within San Francisco, see Table 4.2-7 (Summary of Housing Project Types Anticipated for Future Development Consistent with Housing Element Update and Anticipated Impacts prior to Application of Mitigation [Revised]) on FEIR pp. 4.2-85 and 86. The

EIR analysis disclosed the scope and magnitude of impacts to built-environment historic resources, including both individual resources and historic districts.

Thus, the FEIR analyzed the impact of future development on built-environment historic resources at a citywide, programmatic level, and identified 12 mitigation measures (Mitigation Measures M-CR-1a through M-CR-1l) that would apply to future housing projects that adversely affect historic resources. At the time that these development projects are proposed, they would be required to undergo project-level environmental review as applicable to determine which mitigation measures would apply and what specific measures would be required based on the project scope and design and the specific historic resource(s) that would be affected.

Topics addressed through Regulations

For some environmental resource topics, significant impacts would not occur due to the reliance on existing regulations. Projects throughout the city must comply with these regulations, as applicable. Therefore, contrary to commenter statements, changes to the location, density and height of housing development would not result in new or substantially more severe impacts due to compliance with regulations described below.

Geology and Soils Impacts – Liquefaction Hazards

The FEIR determined that future housing development would result in less than significant impacts related to geology and soils. No mitigation measures related to geology and soil impacts were identified and would be required of future construction. Future housing development enabled by the Housing Element and future rezoning programs would be required to comply with state and local building codes and conduct site-specific geotechnical reports by a qualified licensed engineer at the time they are proposed. Pursuant to the Seismic Hazards Mapping Act of 1990 (Public Resources Code, Chapter 7.8, Section 2690-2699.6), projects located within a seismic hazard zone, including for liquefaction hazard, are required to specifically identify measures needed to protect life and property from seismic hazards. There have been no substantive changes to the geotechnical regulatory requirements since the EIR. Thus, taller buildings in certain parts of the City would not alter the conclusion of the FEIR or result in new or substantially more severe impacts.

Hazardous Materials

The FEIR determined that future housing development would result in less than significant impacts related to hazardous materials. As discussed in the FEIR, all projects in the city that disturb more than 50 cubic yards of soil on sites with potentially hazardous soils or groundwater are subject to the Maher Program, which is overseen by the health department. Construction and transportation of hazardous materials are also regulated by the state. All projects are required to comply with the Maher Program and mitigate any potential hazardous material impacts to less-than-significant levels prior to building construction and occupancy.

Biological Resources

The FEIR determined that future housing development would result in less than significant impacts related to biological resources. Biological resources in the city are protected at the federal, state, and local levels through existing regulations and no further mitigation measures are required to reduce potential impacts. For example, the city has adopted regulations for bird-safe designs within the city. Planning code section 139, Standards for Bird-Safe Buildings, establishes building design standards to reduce bird strikes and avian mortality rates. Compliance with planning code section 139 is required, applies city-wide, and would ensure that impacts related to bird hazards would be less than significant.

Changed Circumstances and New Information

As described below, there are no new significant impacts nor a substantial increase in the severity of identified significant impacts due to changed circumstances or new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence, at the time the Housing Element FEIR was certified as complete.

Great Highway Closure (Public Transit Delay)

The addendum notes the Great Highway road closure and acknowledges that its closure has diverted additional vehicles onto nearby roadways, including 19th Avenue. This change results in additional travel time for nearby public transit routes such as the Muni 28/28R. However, the diverted vehicle volume is not so substantial such that there would be a significant increase in transit delay on the previously identified significant impact on the 28/28R. As shown in Table 6 (addendum p. 76), there would not be a substantial increase in transit travel time on the 19th Avenue corridor during both the AM and PM peak hours under the proposed rezoning program. Furthermore, the San Francisco Municipal Transportation Agency (SFMTA) is working on signal timing upgrades and improvements at key bottlenecks to improve traffic flow and transit operations in the area.³ For these reasons, the closure of the Great Highway is not a change in circumstance that would result in new or more significant impacts, and no new or subsequent FEIR is required.

Air Pollutant Exposure Zone (Air Quality and Health Risk)

As acknowledged in the addendum, the air pollutant exposure zone (APEZ) map was updated following the publication of the housing element EIR. The most recent update added areas of the city to the APEZ. The expansion of the APEZ map is not a change in circumstance that would result in new or substantially more severe air quality impacts because it would not worsen air quality impacts. In fact, the map update is more protective compared to the prior APEZ map because more future housing development would be subject to the protective mitigation measures required to be implemented when constructing within the APEZ, including incorporation of enhanced ventilation for sensitive use developments such as residential projects. Additionally, the expansion of the map is not new information because the APEZ map and fact that it is updated every five years was known at the time of the EIR. The expansion of the APEZ map does not meet the definition of new information of substantial importance as defined in CEQA Guidelines section 15162, noted above.

Consistency with the General Plan

Commenters claim that the general plan protects historic districts such as North Beach and Telegraph Hill and priority equity geographies from development, and therefore the rezoning is inconsistent with the general plan. The commenters do not specify which specific general plan policy the rezoning is inconsistent with. Additionally, one commenter claims that the rezoning would exceed the height and density limits set forth in the general plan. The general plan, which includes the housing element, is a long-term vision document with a policy framework and plan to guide policy and decision-making in the city. The general plan does not include specific height or development parameters such as housing density or land use, as these are regulated by the city's planning code and zoning map, which implements the general plan.

³ San Francisco Municipal Transportation Agency. "New Data on Great Highway Road Closure: How We're Supporting Your Trips." Available at: <https://www.sfmta.com/blog/new-data-great-highway-road-closure-how-were-supporting-your-trips>. Accessed October 2, 2025.

With regards to development in historic districts and priority equity geographies, there are no general plan policies that preclude development in any part of the city, including in historic districts or priority equity geographies. The general plan has policies for the city to consider and develop policy to address specific community needs and goals, but the policies do not comprehensively prohibit development in historic districts or priority equity geographies.

The commission found that the rezoning program is consistent with the general plan, for the reasons set forth in the Resolution recommending adoption of the program for approval by the board (Resolutions 21808-21810.). Specifically, the commission found that the rezoning program is, on balance, consistent with general plan policies. The comments do not specify which general plan policies the rezoning program is in conflict with and it is unclear how the rezoning program is inconsistent with the general plan.

Senate Bill 131

One commenter claims that SB 131 does not apply to the rezoning program. SB 131 establishes a statutory exemption from CEQA for rezoning programs meeting specified criteria. The rezoning program qualifies for an addendum under CEQA and the discussion regarding SB 131 is provided in the addendum primarily for informational purposes. The addendum acknowledged that SB 131 would not apply to natural and protected lands and thus separate environmental review (i.e., the two-pronged approach noted in the addendum) would be required for parcels within the rezoning program that are located on natural and protected lands, as defined, were the department to rely upon SB 131, which it does not. The addendum acknowledges that presenting a two-pronged approach could be confusing for decision makers and the public, and thus the department elected to undertake a singular approach (i.e., the addendum). Nonetheless, a lead agency's decision to prepare an addendum for a project does not preclude the project's eligibility for applicable statutory exemptions. Nothing in SB 131 precludes the use of the statutory exemption for a rezoning of parcels that are not natural or protected lands.

Housing Sustainability Districts

Contrary to the assertions of some comments, the Housing Element FEIR discusses housing sustainability districts throughout the document and identifies areas that could be designated as a housing sustainability district (see "Housing Sustainability District" section starting on FEIR p. 2-27 and Figure 2-8 "Areas of the City Under Consideration for Possible Housing Sustainability Districts"). The addendum also includes a figure comparing the areas which the FEIR identified as potential housing sustainability district areas versus what is ultimately being proposed (see addendum Figure 1). Establishment of a housing sustainability district creates a streamlined ministerial process for project approval. Development that could occur within the district is accounted for within the 54,000 units anticipated under the rezoning program. Therefore, the FEIR and addendum adequately address the physical impacts associated with the housing sustainability district.

Conclusion

This memorandum demonstrates that the department has carefully considered the comments received and provides further substantial evidence that the FEIR addendum is the appropriate environmental review document for the rezoning program pursuant to CEQA and chapter 31.

The Housing Element FEIR analyzed a hypothetical rezoning scenario of future housing growth in the city. The FEIR acknowledged that the height and growth distribution depicted in the FEIR was hypothetical and not intended to be a precise depiction of future zoning changes. As a result, the FEIR employed a representative analysis to assess the reasonably foreseeable impacts of new housing growth in the city. Following the publication of the FEIR and adoption of the Housing Element, the department undertook an iterative process to develop the proposed rezoning program and prepared an addendum to confirm the findings of the FEIR analysis. The addendum included additional technical analysis and determined that the representative analysis from the FEIR remained valid, and that the rezoning program would not result in new or substantially more severe significant impacts that were not already disclosed in the EIR. Furthermore, there have been no substantial changes in circumstances in the city or the revelation of new information of substantial importance such that there would be a new significant impact, or a substantial increase in severity of a previously identified significant impact, compared to what was discussed in the EIR. For projects subject to CEQA, the mitigation measures identified in the FEIR would continue to apply to future development projects, as determined applicable, during the project-specific environmental review.

As discussed in this memorandum, the commission found that the rezoning program is consistent with the general plan. The addendum and FEIR also adequately analyzed the proposed housing sustainability districts and changed circumstances with regards to the APEZ expansion and closure of the Great Highway. Lastly, the discussion in the addendum regarding SB 131 is provided primarily for informational purposes, but the department's decision to prepare an addendum does not preclude the applicability of SB 131 to the rezoning.

For these reasons, a new or subsequent FEIR is not required, and an addendum is the appropriate CEQA document for the proposed rezoning program.



MEMORANDUM

Date: October 16, 2025
To: San Francisco Board of Supervisors
From: Lisa Gibson, Environmental Review Officer – lisa.gibson@sfgov.org, (628) 652-7571
Debra Dwyer, Principal Planner – debra.dwyer@sfgov.org, (628) 652-7576
Ryan Shum, Senior Planner – ryan.shum@sfgov.org, (628) 652-7542

RE: CEQA Analysis for Family Zoning Plan – Substitute Legislation (Version 3)
Planning Case Nos. 2019-016230ENV, 2021-005878CWP, and 2021-005878GPA
Board file nos. 250700, 250701, and 250966

Attachments: Attachment A – Summary Table for Substitute Legislation (Version 3 –September 30, 2025)
Attachment B – Map of Family Zoning Plan Changes between July and September 2025

Introduction

The purpose of this memorandum is to document why recent minor modifications in the substitute Family Zoning Plan legislation do not require further analysis pursuant to the California Environmental Quality Act (CEQA) beyond the previously prepared environmental impact report and addendum.

Following the publication of the Housing Element 2022 Update Final Environmental Impact Report (FEIR) and adoption of the Housing Element, the San Francisco Planning Department (department) undertook an iterative process to develop a proposed rezoning program. The Mayor introduced the Family Zoning Plan (rezoning program) on June 24 and July 28, 2025. The department reviewed the legislation in compliance with CEQA, determined that there would be no new environmental impacts from the legislation, and prepared an addendum to the FEIR to confirm the findings of the FEIR analysis. The department published Addendum No. 1 to the Housing Element 2022 Update FEIR (addendum) on September 3, 2025, pursuant to CEQA.¹ The Planning Commission (commission) heard the rezoning program on September 11, 2025 and recommended its approval with modifications to the Board of Supervisors (board).

1 San Francisco Planning Department. *Addendum No. 1 to the Environmental Impact Report*. September 3, 2025. Available at: https://sfplanning.org/environmental-review-documents?title=housing+element&field_environmental_review_cat&target_id=All&items_per_page=10

After the September 11 hearing at the Planning Commission, the Mayor submitted substitute legislation on September 30, 2025 that includes minor changes to the zoning map and the planning code.²

This memorandum provides analysis for the modifications in the substitute legislation (Version 3 – September 30, 2025) pursuant to CEQA Statute section 21166 and CEQA Guidelines section 15162-15164, and incorporates by reference analysis in the FEIR and addendum.

Description and Analysis of Proposed Modifications

A summary list of proposed changes in the substitute legislation is included with this memorandum as Attachment A and the full text of the proposed ordinances and map changes are available online at on the board's Legislative Research Center (<https://sfbos.org/legislative-research-center-lrc>) under board file nos. 250700, 250701, and 250966.

The proposed changes include clarification and consistency modifications to the Planning Code, and modifications in response to Planning Commission recommendations. The proposed modifications with the potential to result in physical environmental effects are discussed further below. Table 1 below presents the environmental analysis of proposed map changes. Table 2 presents the potential environmental analysis of proposed planning code changes.

TABLE 1: CEQA Analysis of Map Changes

#	Block/Lot(s)	Amendment	CEQA Analysis
1	1701/001A, 002, 006, and 007 1804/001	Reclassify height limit and bulk district from 40-X to 40//40-R-4	Proposed modification would not alter the maximum height or density or number of units allowed compared to the rezoning program analyzed in the addendum. No further analysis required.
2	1354/001	Reclassify zoning use district from RH-2 to RM-1) instead of to RTO-C	The proposed modification would not alter the maximum height achievable and the overall units allowed would not change. The proposed modification is covered by the addendum, and no further analysis is required.
3	0035/001 0015/001 0017/002	Remove from table and maps completely	Removal of Port property from the rezoning program. No increase in height or units is proposed compared to what was previously analyzed in the addendum. No further analysis is required.
4	All parcels on Blocks 0018-0023, 0028-0034, 0040-0041, and 0043	Revise base height for North Beach/Fisherman's Wharf parcels on blocks between Columbus Avenue and the Embarcadero and between Francisco and Beach streets that have Local Program height	The maximum achievable heights would not exceed what was previously analyzed in the addendum for these parcels. No further analysis is required.

2 San Francisco Planning Department. *Family Zoning Plan: July 29, 2025, Substitute Legislation (version 3)*. Available at: <https://sfgov.legistar.com/View.ashx?M=F&ID=14834613&GUID=01515652-61EE-41BB-B353-CFB0C61A2C95>

#	Block/Lot(s)	Amendment	CEQA Analysis
		of 85 ft. to 40 ft. (from 50 ft.) (i.e., Change from 50//85-R-4 to 40//85-R-4)	
5	All NC and parcels proposed for RTO-C on Blocks 0248-0249, 0621-0622, 0643-0645; All lots on blocks 0250-0251 and 0277-0278	Revise proposed local program height on certain parcels in the Polk Neighborhood Commercial (NC) district and proposed RTO- C parcels from 85 ft. to 120 ft.	The proposed modification would increase the maximum number of units in the area by 289 units. The substitute legislation includes a decrease of 103 units in the North Beach area, which is located near these proposed changes along and near Polk Street in the same northeastern part of the city. In aggregate, the proposed modifications would result in a net increase of approximately 186 units in the area. Transportation. The net increase of 186 units in the area would result in a marginal increase in housing growth closer to the 19-Polk Muni route, but the number of vehicle trips would be similar and would result in similar transportation impacts. The proposed modification would add approximately 836 daily person trips (208 automobile, 54 TNC/taxi, 234 transit, 24 bike, and 316 walking trips) to the area. Of the 180 automobile trips, only 15 vehicle trips would occur during the PM peak hour. These 15 peak hour vehicle trips would not significantly contribute to transit delay on the 19-Polk. The proposed modification would not result in a new significant transportation impact that was not previously identified in the FEIR and addendum, nor would it result in substantially more severe impacts than those previously identified. Shadow. The proposed modification would increase the maximum allowable building heights on the subject parcels up to 120 feet. Future development on the subject parcels may affect nearby Recreation and Park property. As described in the addendum, future development projects would be subject to future project-level CEQA review, as applicable. If subject to CEQA and the department determines that the future development would have a significant shadow impact, FEIR Mitigation Measure M-SH-1 would be required. However, given that the specific massing, location, orientation, and design of individual projects is currently unknown, and there would be uncertainties regarding the feasibility of redesigning projects to avoid or reduce significant shadow impacts to a less-than-significant level, the impact remains significant and unavoidable, consistent with the FEIR and addendum conclusions. Wind. The proposed modification would increase the maximum allowable building heights on the subject parcels up to 120 feet.

#	Block/Lot(s)	Amendment	CEQA Analysis
			Buildings over 85 feet in height could result in accelerated wind speeds at ground level and wind hazard impacts. The wind impact analysis in the FEIR and addendum disclosed that the nature and severity of the wind impacts under the proposed rezoning program would be similar to the wind impacts for the adopted housing element. That is, the proposed rezoning program would not result in new or substantially more severe wind impacts than identified in the FEIR. Furthermore, wind hazard exceedances could occur in some areas in the city as a result of future development under the proposed rezoning program, and FEIR Mitigation Measures M-WI-1a and M-WI-1b would apply to all buildings over 85 feet citywide, if subject to CEQA and if a significant wind impact is identified. The proposed modification is similar in nature to the proposed rezoning program changes throughout the city, and subsequent development standards would be substantially similar. For these reasons, the proposed modification would not result in new significant wind impacts that were not previously identified in the FEIR, nor would it result in more severe impacts than those previously identified. Other Topics. The proposed modification would increase the maximum allowable height on the subject properties up to 120 feet, but would otherwise be similar in nature to other rezoning changes proposed by the rezoning program throughout the city. The proposed modification does not consist of peculiar features or unusual circumstances that would distinguish these areas from other areas of the rezoning that have been analyzed. Thus, while the proposed modification would result in a minor increase in housing units in the area, the impacts of the following topics would be similar as to what is described in the FEIR and addendum: aesthetics, agriculture and forestry resources, air quality, biological resources, cultural resources, energy, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, mineral resources, noise, paleontological resources, population and housing, public services, recreation, tribal cultural resources, utilities and service systems, and wildfire. No further analysis is required.
6	Blocks 0089-0091, 0100-101, 0103, 0117-0118	Remove from parcel table and maps completely all parcels on Blocks 0090, 0101, 0117, 0118 and NC parcels on Blocks 0089, 0091 and 0103. Revise	There would be no increase in height limits or anticipated units compared to what was previously analyzed in the addendum. No further analysis is required.

#	Block/Lot(s)	Amendment	CEQA Analysis
		Local Program Height from 50 ft. to 40 ft. on non-NC parcels on Blocks 0089, 0091, and 0100.	

Table 2: CEQA Analysis of Planning Code Changes

#	Planning Code Sec.	Amendment	CEQA Analysis
1	135	Reduce the usable open space requirement for Senior Housing (e.g. to 36 sq ft) and allow indoor community spaces to meet the requirement.	The proposed modification would not alter the maximum height or density or number of units allowed compared to the assumptions in the FEIR or the indirect effects of the rezoning program analyzed in the addendum. No further analysis required.
2	Table 155.2	Eliminate or reduce (e.g., cut by 50%) the bike parking requirements for Senior Housing.	The proposed modification would not alter the maximum height or density or number of units allowed compared to the assumptions in the FEIR or the indirect effects of the rezoning program analyzed in the addendum. No further analysis required.
3	202.2(f)(1)(C)	Change the definition of Senior Housing so that there is no minimum number of units to qualify.	The proposed modification would not alter the maximum height or density or number of units allowed compared to the assumptions in the FEIR or the indirect effects of the rezoning program analyzed in the addendum. No further analysis required.
4	202.17	Expand the waiver of the Conditional Use Authorization (for use authorization) and impact fees waivers from only Legacy Businesses to all displaced businesses.	The proposed modification would not alter the maximum height or density or number of units allowed compared to the assumptions in the FEIR or the indirect effects of the rezoning program analyzed in the addendum. No further analysis required.
5	206.10(d)(1)	Waive ground floor height requirement (Section 145.1) for projects using the Local Program to allow a building of 9 stories in 85-ft. height districts.	The proposed modification of the ground floor ceiling height requirement would not alter the maximum allowable overall building height of 85 feet. Therefore, no further analysis is required.
6	206.10(d)(1)(B)	Amend the unit mix requirement applicable to projects using the Local Program as follows: 4-unit building: minimum one 2+BR	The proposed modification would not alter the maximum height or density or number of units allowed compared to the assumptions in the FEIR or the indirect

#	Planning Code Sec.	Amendment	CEQA Analysis
		5-9 units: minimum 25% 2+BR, including at least one 3+BR unit 10+ units: minimum 25% 2+BR, including at least 5% 3+BR	effects of the rezoning program analyzed in the addendum. No further analysis required.
7	206.10(e)(4)	Provide a square footage bonus for additional multi- bedroom units in the Local Program. Projects of 3+ units can receive additional square footage added to their building envelope for providing: 3BR units: 250 sq. ft. for each unit provided, including any required unit(s) 4+BR units: 400 sq. ft. for each unit provided, including any required unit(s)	The proposed modification may result in an incremental increase in height of up to one to three ³ additional story(ies) and a marginal increase in the number of units allowed on a project site. The incremental increase in height would not result in new or more significant shadow or wind impacts and would be subject to project-level environmental review, if applicable. FEIR shadow and wind mitigation measures to reduce shadow and wind impacts, respectively, would apply, as applicable; the planning department would determine whether shadow or wind mitigation measures are required during project-level environmental review. The marginal increase in the number of units on-site would not result in new or substantially more severe impacts that were not previously identified in the FEIR and addendum.
8	206.1(d)(1)(E) and (K); 414A; various	Provide a square footage bonus for family-friendly amenities in the Local Program. In R-districts, projects can get a square footage bonus for providing certain communal amenities, calculated as follows: 2.0 sq ft bonus for each square foot provided of shared community rooms, shared kitchen, reservable room for overnight guests, extra storage for large objects, space for in-home childcare. Bonus square footage can be added horizontally	The proposed modification may result in an incremental increase in height of up to one to three additional story(ies) ⁴ and a marginal increase in the number of units allowed on a project site. The incremental increase in height would not result in new or more significant shadow or wind impacts and would be subject to project-level environmental review, as applicable. FEIR shadow and wind mitigation measures to reduce shadow and wind impacts, respectively, would apply, as applicable; the planning department would determine

3 The various square footage bonuses cannot cumulatively add more than one story onto a building, except on projects involving historic preservation on the parcel (see proposed code change #12 “Square Footage Bonus and Code Flexibility for Preservation of Historic Structures”. Projects that utilize the square footage bonus and code flexibility for preservation of historic structures may be allowed up to two additional stories for the preservation bonus, plus one additional story cumulatively for the non-preservation incentives. In total, a project may be allowed to add up to three stories if they achieve the maximum allowable square footage bonus for both the preservation and non-preservation incentives. However, note that the square footage bonuses would not automatically grant additional height as horizontal bonuses would be considered and the total amount of square footage bonus would need to add up to one additional story. Furthermore, parcels in residential districts would not be allowed to use the additional square footage bonus as height at all and would be required to use the bonus space in other horizontal ways (e.g., reduced rear yard, etc.).

4 See footnote 3.

#	Planning Code Sec.	Amendment	CEQA Analysis
		through any combination of the following: - Reducing the required rear yard (from 30% down to 25% rear yard or 20 ft, whichever is greater). - Reducing the rear yard on the ground floor to 18% or 15 ft, whichever is greater. - Building into the required side yard, where applicable. - Reducing the required upper-story setback for additions to historic properties, from 15 ft down to 10 ft. (Preservation Design Standard P.5.1.1). In addition, projects that are providing an in-home childcare space may receive a waiver of their childcare fee obligation (Section 414A).	whether shadow or wind mitigation measures are required during project-level environmental review, if applicable. The marginal increase in the number of units on-site would not result in new or substantially more severe impacts that were not previously identified in the FEIR and addendum.
9	206.10(d)(1)(F)	Remove usable open space requirement for projects using the Local Program. Projects are still subject to applicable rear yard requirements.	The proposed modification would not alter the maximum height or density or number of units allowed compared to the assumptions in the FEIR or the indirect effects of the rezoning program analyzed in the addendum. No further analysis required.
10	206.10(d)(1)(G)	Remove Planning Code exposure requirements for projects using the Local Program.	The proposed modification would not alter the maximum height or density or number of units allowed compared to the assumptions in the FEIR or the indirect effects of the rezoning program analyzed in the addendum. No further analysis required.
11	206.10(d)(1)(K)	Add an additional height bonus available for projects in the Local Program, comprised of additional square footage for providing tenant improvements (e.g., a "warm shell").	The proposed modification may result in an incremental increase in height of up to one to three additional story(ies) ⁵ and a marginal increase in the number of units allowed on a project site. The incremental increase in height would not result in new or more significant shadow or wind impacts and would be subject to project-level environmental review, as applicable. FEIR shadow and wind mitigation measures to reduce shadow and wind impacts, respectively, would apply as applicable; the planning department would determine

5 See footnote 3.

#	Planning Code Sec.	Amendment	CEQA Analysis
			whether shadow or wind mitigation measures are required during project-level environmental review, if applicable. The marginal increase in the number of units on-site would not result in new or substantially more severe impacts that were not previously identified in the FEIR and addendum.
12	206.10(d)(1)(K)	Square Footage Bonus and Code Flexibility for Preservation of historic structures. Add a bonus and code flexibility for adaptive reuse on sites with historic structures (which could include Category A buildings, designated Article 10/11 landmarks, and listed resources in the State or National historic registers) in districts other than R districts and in the RTO-C district that do not demolish the resource and comply with the Preservation Design Standards in ways that preserve the resource and reduce the volume of the project within the otherwise permitted building envelope not accounting for the historic structure. The bonus square footage shall be equivalent to 1.5 times the square footage foregone through setback or unused volume above the footprint of the historic structure. This volume can be used to expand the allowed volume of a building horizontally or vertically, not to exceed a certain additional number of stories (to be determined) or reduce the required rear yard above the ground floor to less than 15 feet where abutting the rear yard of parcels containing residential uses.	The proposed modification may result in an incremental increase in height of up to one to three additional story(ies)⁶ and a marginal increase in the number of units allowed on a project site. Preservation. Future development projects that utilize this proposed bonus would be required to preserve the historic resource on-site and comply with the Preservation Design Standards so that the project would not result in a significant and unavoidable impact on the historic resource. Therefore, the proposed modification would not result in a new or substantially more severe significant impact on built-environment historic resources. Wind & Shadow. The incremental increase in height would not result in new or more significant shadow or wind impacts and would be subject to project-level environmental review, as applicable. FEIR shadow and wind mitigation measures to reduce shadow and wind impacts, respectively, would apply, as applicable; the planning department would determine whether shadow or wind mitigation measures are required during project-level environmental review. Other Topics. The potential additional units on-site would be similar in nature to other housing units in the rezoning and on the project site, and would represent a marginal increase over the number of units allowed without the square footage bonus. Thus, the marginal increase in units would not result

6 See footnote 3.

#	Planning Code Sec.	Amendment	CEQA Analysis
			in new or substantially more severe impacts that were not previously identified in the FEIR and addendum.
13	206.10(d)(1)	State that future revisions to the Housing Choice SF program must satisfy two conditions: 1) Any proposed new or increased government constraints in the Housing Choice SF program must be offset by decreasing constraints; and, 2) Substantive changes to the applicability and/or development standards in the Local Program must be analyzed for consistency with Housing Element statute in Government Code 65583(a)(3).	The proposed modification would not alter the maximum height or density or number of units allowed compared to the assumptions in the FEIR or the indirect effects of the rezoning program analyzed in the addendum. No further analysis required.
14	209.4	Edit the Use Size Control for the RTO-C district and delete the first clause ("P: up to 4,999 gross square feet per lot") so that it reads as follows: "P: Non-Residential use of any size that is part of a project where at least 2/3 of the floor area contains Residential uses. C: Non-residential use in new development, changes of use, or addition of more than 20% to an existing structure, in which the non-residential uses constitute more than 1/3 of the gross square footage of the proposed new, converted, or enlarged structure(s)."	The proposed modification would not alter the maximum height or density or number of units allowed compared to the assumptions in the FEIR or the indirect effects of the rezoning program analyzed in the addendum. No further analysis required.
15	311	Codify early notification for commercial tenants. Upon receipt of a development application on a commercial corridor, the Planning Department will send mailed notice to the address (to notify any commercial tenants) and notify the Office of Small Business.	The proposed modification would not result in a physical environmental effect. No further analysis required.
16	317(c)(12)	Edit the proposed language to read: (12) Residential Flats. Notwithstanding anything to the contrary in this Section 317, projects that propose the Merger, Reconfiguration or Reduction in size of Residential Flats shall not require a Conditional Use Authorization if the project would increase the number of	The proposed modification is a process change and would not alter the maximum height or density or number of units allowed compared to the assumptions in the FEIR or the indirect effects of the rezoning program analyzed in the addendum. No further analysis required.

#	Planning Code Sec.	Amendment	CEQA Analysis
		units on the property.	
17	Various	Clean up Planning Code Section 151 references and supersede those with 151.1 references. Planning code section 151.1 is the only remaining off-street parking section.	The proposed modification would not result in a physical environmental effect. The addendum includes analysis of the proposed changes to section 151.1, and the proposed modifications are consistent with what was analyzed in the addendum. No further analysis required.
18	207.9	Add provision that Planning Dept must maintain a publicly available list and information online of housing element reused/low income sites subject to subsection 207.9.	The proposed modification would not result in a physical environmental effect. No further analysis required.
19	Ordinance uncodified	Add clause to ordinance regarding the Local Coastal Program: "in cases of conflict between the existing Implementation Plan and this amendment, this amendment shall prevail."	The proposed modification would not result in a physical environmental effect. No further analysis required.
20	206.10(d)(1)(M)	Add language to the 15% catchall that rear yard in any district is not eligible beyond what the local program already provides for.	The proposed modification would not result in a physical environmental effect. No further analysis required.
21	334(d)(3)	Revise Major Modifications "Exclusions" language to remove specific Code section references related to height, parking, wind, and minimum density to read as follows: "...to the following requirements: maximum permitted building height; maximum permitted accessory off-street parking amounts; wind standards; minimum density requirements; Floor Area Ratio limits;..."	The proposed modification would not result in a physical environmental effect. No further analysis required.
22	Ordinance uncodified	Uncodified findings that the new list of rezoning sites and low-income sites are compliant with Housing Element and state law and will be eligible.	The proposed modification would not result in a physical environmental effect. No further analysis required.
23	Ordinance uncodified	Add uncodified language regarding consistency with Coastal Act affordability goals	The proposed modification would not result in a physical environmental effect. No further analysis required.

Conclusion

The proposed modifications could result in minor increases in height, density, and housing unit growth in certain parts of the city, primarily in well-resourced areas. Limited growth could occur in areas adjacent to well-resourced areas, but the Housing Element FEIR and addendum acknowledged that the height and growth distribution depicted in the FEIR was hypothetical and not intended to be a precise depiction of future zoning changes. In addition, the FEIR indicated that future growth would likely be concentrated in, but is not limited to, the well-resourced areas of the city. The incremental growth would not result in new or substantially more severe significant impacts that were not already disclosed in the EIR. The mitigation measures that were identified in the FEIR would continue to apply to future development projects as determined applicable, and the department will determine which mitigation measures would apply during the project-specific environmental review phase. For these reasons, additional environmental review is not required for the modifications included in the substitute legislation.

Attachment A

FAMILY ZONING PLAN

Zoning Map & Code Ordinances | July 29, 2025 Substitute Legislation (version 2)

ZONING MAP AMENDMENTS: Board File 250700 - version 3 [xx/xx/xx]				
#	Page	Parcel Map Block and Lot	Amendment	Policy Intent
1	Ordinance uncoded		Add clause to ordinance re:LCP “in cases of conflict between the existing IP and this amendment, this amendment shall prevail.”	California Coastal Commission request
2	Parcel Tables and maps	Blocks 1701 (001A, 002, 006, 007) and 1804 (001)	Reclassify from 40-X to 40//40-R-4	These blocks in CZ accidentally left off table and maps (Narrative in text already indicates this change)
3	Parcel Tables and maps	Block 1354 Lot 001 (300 Lake)	Change zoning use district reclassification to RM-1 (from RH-2) instead of to RTO-C	Given the unusually large size of the site, ensure that taller proposed heights are only through local program.
4	Parcel Tables and maps	Block/lots: 0035/001, 0017/002, and 0015/001	Remove from table and maps completely	As Port property, any height increases are subject to voter approval per Prop B. (Only height/bulk changes were proposed, no zoning use map amendments were proposed for these parcels)
5	Parcel Tables and maps	All parcels on Blocks 0018-0023, 0028-0034, 0040-0041, and 0043	Revise base height for parcels on blocks between Francisco and Beach that have Local Program height of 85' to 40' (from 50') (ie. Change from 50//85-R-4 to 40//85-R-4)	Given the large size of these parcels, reducing possibility of projects using base zoning with SDB to exceed the LP height of 85'.
5	Parcel Tables and maps	All NC and parcels proposed for RTO-C on Blocks 0248-0249, 0621-0622, 0643-0645; All Lots on Blocks 0250-0251 and 0277-0278	Revise proposed local program height on certain parcels in the Polk NC district and proposed RTO-C parcels to 120'	Increase capacity to account for other changes, align Local Program heights to reflect base height of 65' or higher

6	Parcel Tables and maps	Blocks 0089-0091, 0100-101, 0103, 0117-0118	Remove from table and maps completely all parcels on Blocks 0090, 0101, 0117, 0118 and NC parcels on Blocks 0089, 0091 and 0103. Revise Local Program Height from 50' to 40' on non-NC parcels on Blocks 0089, 0091, and 0100	Remove some non-HOA blocks in North Beach area and NC parcels south of Greenwich. Maintain existing 40' as Local Program height for non-NC parcels in NB area south of Greenwich.
7	Parcel Maps		Add Coastal Zone boundary to pdf maps	
8	Ordinance uncoded?		Add language re: consistency with Coastal Act affordability goals	
PLANNING, BUSINESS & TAX REGULATIONS CODE AMENDMENTS: Board File 250701 - version 3 [xx/xx/xx]				
#	Page	Planning Code Sec.	Amendment	Policy Intent
1		135	Reduce the usable open space requirement for Senior Housing (e.g. to 36 sq ft) and allow indoor community spaces to meet the requirement.	PC recommendation
2		Table 155.2	Eliminate or reduce (e.g., cut by 50%) the bike parking requirements for Senior Housing.	PC recommendation
3		202.2(f)(1)(C)	Change the definition of Senior Housing so that there is no minimum number of units to qualify.	PC recommendation
4		202.17	Expand the waiver of the Conditional Use Authorization (for use authorization) and impact fees waivers from just Legacy Businesses to all <u>displaced businesses</u> .	PC recommendation
5		206.10(d)(1)	Waive ground floor height requirement (Section 145.1) for projects using the Local Program to allow a building of 9 stories in 85' height districts.	PC recommendation

6		206.10(d)(1)(B)	Amend the unit mix requirement applicable to projects using the Local Program as follows: · 4-unit building: min one 2+BR · 5-9 units: min 25% 2+BR, including at least one 3+BR unit · 10+ units: min 25% 2+BR, including at least 5% 3+BR	PC recommendation
7		206.10(e)(4)	Square Footage Bonus for additional multi-bedroom units in the Local Program: Projects of 3+ units can receive additional square footage added to their building envelope for providing: • 3BR units: 250 sq ft for each unit provided , including any the required unit(s) • 4+BR units: 400 sq ft for each unit provided including any required unit(s)	PC recommendation

8		206.1(d)(1)(E) and (K); 414A; various	Square Footage Bonus for family-friendly amenities in the Local Program: In R-districts, projects can get a square footage bonus for providing certain communal amenities, calculated as follows: · 2.0 sq ft bonus for each square foot provided of shared community rooms, shared kitchen, reservable room for overnight guests, extra storage for large objects, space for in-home childcare. Bonus square footage can be added horizontally through any combination of the following: · Reducing the required rear yard (from 30% down to 25% rear yard or 20 feet, whichever is greater). · Reducing the rear yard on the ground floor to 18% or 15 ft, whichever is greater. · Building into the required side yard, where applicable. · Reducing the required upper-story setback for additions to historic properties, from 15 feet down to 10 feet. (Preservation Design Standard P.5.1.1). In addition, projects that are providing an in-home childcare space may receive a waiver of their childcare fee obligation (Section 414A).	PC recommendation
9		206.10(d)(1)(F)	Remove usable open space requirement for projects using the Local Program. Projects are still subject to applicable rear yard requirements.	PC recommendation
10		206.10(d)(1)(G)	Remove Planning Code exposure requirements for projects using the Local Program.	PC recommendation
11		206.10(d)(1)(K)	Add an additional Height Bonus available for projects in the Local Program, comprised of additional square footage for providing tenant improvements (e.g., a "warm shell").	PC recommendation

12		206.10(d)(1)(K)	Square Footage Bonus and Code Flexibility for Preservation of historic structures. Add a bonus and code flexibility for adaptive reuse on sites with historic structures (which could include Category A buildings, designated Article 10/11 landmarks, and listed resources in the State or National historic registers) in districts other than R districts and in the RTO-C district that do not demolish the resource and comply with the Preservation Design Standards in ways that preserve the resource and reduce the volume of the project within the otherwise permitted building envelope not accounting for the historic structure. The bonus square footage shall be equivalent to 1.5 times the square footage foregone through setback or unused volume above the footprint of the historic structure. This volume can be used to expand the allowed volume of a building horizontally or vertically, not to exceed a certain additional number of stories (to be determined) or reduce the required rear yard above the ground floor to less than 15 feet where abutting the rear yard of parcels containing residential uses.	PC recommendation
13		206.10(d)(1)	State that future revisions to the Housing Choice SF program must satisfy two conditions: 1) Any proposed new or increased government constraints in the Housing Choice SF program must be offset by decreasing constraints; and, 2) Substantive changes to the applicability and/or development standards in the Local Program must be analyzed for consistency with Housing Element statute in Government Code 65583(a)(3).	PC recommendation

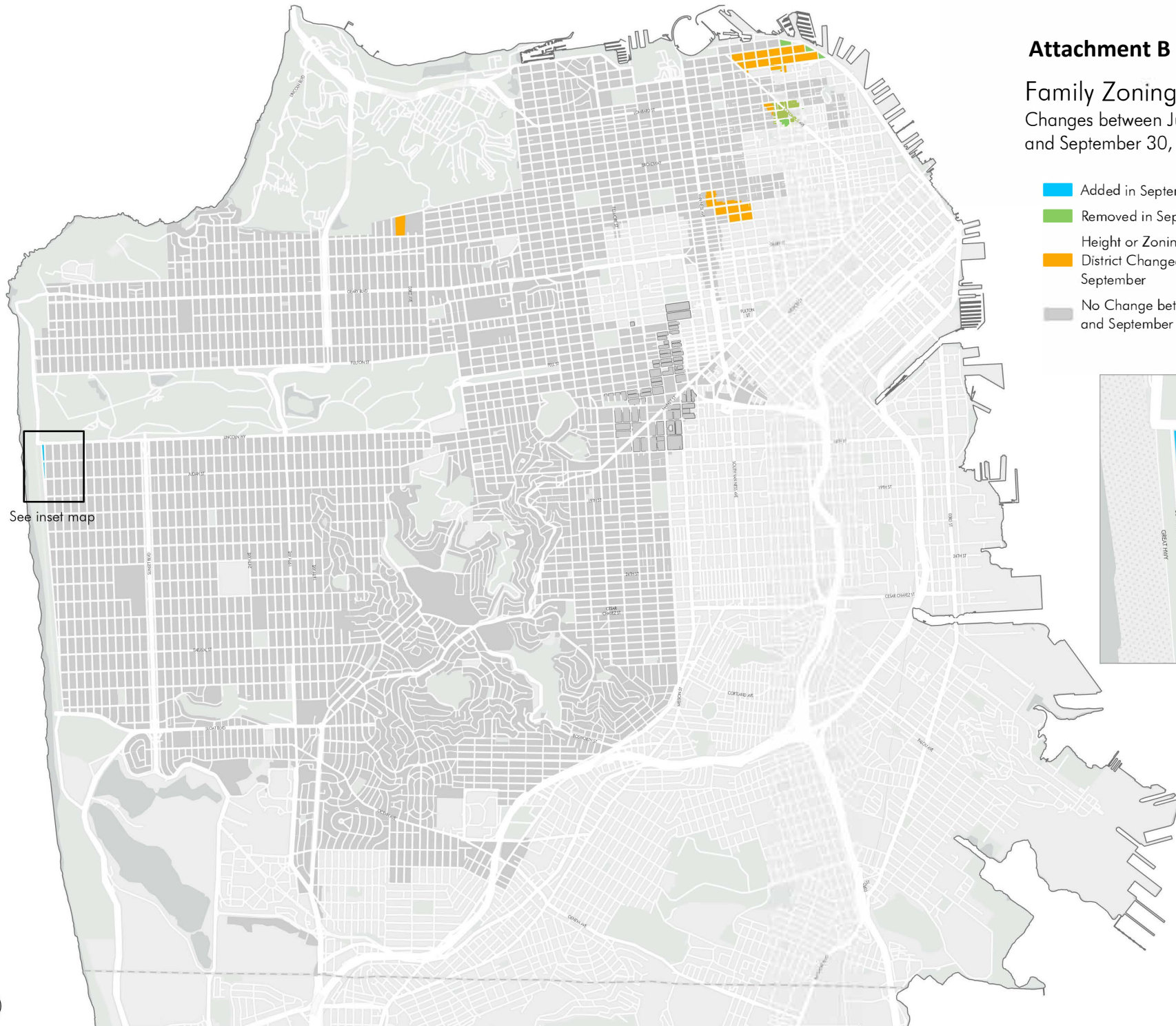
14		209.4	Edit the Use Size Control for the RTO-C district and delete the first clause ("P: up to 4,999 gross square feet per lot") so that it reads as follows: "P: Non-Residential use of any size that is part of a project where at least 2/3 of the floor area contains Residential uses. C: Non-residential use in new development, changes of use, or addition of more than 20% to an existing structure, in which the non-residential uses constitute more than 1/3 of the gross square footage of the proposed new, converted, or enlarged structure(s)."	clean-up
15		311	Codify early notification for commercial tenants. Upon receipt of a development application on a commercial corridor, the Planning Department will send mailed notice to the address (to notify any commercial tenants) and notify the Office of Small Business.	PC recommendation
16		317(c)(12)	Edit the proposed language to read: (12) Residential Flats. Notwithstanding anything to the contrary in this Section 317, projects that propose the Merger, Reconfiguration or Reduction in size of Residential Flats shall not require a Conditional Use Authorization if the project would increase the number of units on the property.	clean-up; previous draft language inadvertently allowed demo without CU
17		Various	Clean up Planning Code Section 151 references and supersede those with 151.1 references. PC 151.1 is the only remaining off-street parking section.	clean-up

18		207.9	Add Reused/Low Income sites ministerial to the purpose subsection. Add provision that Planning Dept must maintain a publicly available list and information online of HE reused/LI sites subject to this.	Meet HCD requirements/requests.
19		Ordinance uncoded	Add clause to ordinance re:LCP "in cases of conflict between the existing IP and this amendment, this amendment shall prevail."	CCC request
20		206.10(d)(1)(M)	Add language to the 15% catchall that rear yard in any district is not eligible beyond what the LC already provides for.	clean-up
21		334(d)(3)	Revsie Major Mod "Exclusions" language to remove specific Code section references related to height, parking, wind, and min density to read as follows: "...to the following requirements: maximum permitted building height; maximum permitted accessory off-street parking amounts; wind standards; minimum density requirements; Floor Area Ratio limits;..."	clean-up
		Ordinance uncoded	Uncoded findings that the new list of rezoning sites and low-income sites are compliant with Housing Element and state law and will be eligible	Meet HCD requirements/requests.
		Ordinance uncoded	Add uncoded language re: consistency with Coastal act affordability goals	CCC request

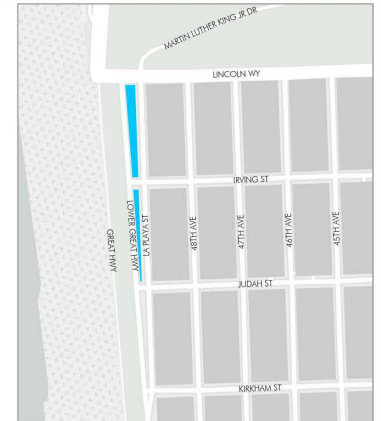
Attachment B

Family Zoning Plan Changes between July 29, 2025 and September 30, 2025

- Added in September
- Removed in September
- Height or Zoning Use
- District Changed in September
- No Change between July and September



See inset map



BOARD of SUPERVISORS



City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102-4689
Tel. No. (415) 554-5184
Fax No. (415) 554-5163
TDD/TTY No. (415) 554-5227

MEMORANDUM

Date: October 16, 2025
To: Planning Department/Planning Commission
From: John Carroll, Assistant Clerk, Land Use and Transportation Committee
Subject: Board of Supervisors Legislation Referral - File No. 250966
General Plan Amendments - Family Zoning Plan

- ☒ California Environmental Quality Act (CEQA) Determination
(*California Public Resources Code, Sections 21000 et seq.*) CEQA clearance under the September 2, 2025 Addendum No. 1 to Environmental Impact Report for the San Francisco Housing Element 2022 Update (Planning Department Case No.2019-016231ENV certified November 17, 2022).
- ☒ Ordinance / Resolution
- ☐ Ballot Measure
- 10/16/2025 *Joy Navarrete*
- ☐ Amendment to the Planning Code, including the following Findings:
(*Planning Code, Section 302(b): 90 days for Planning Commission review*)
- ☐ General Plan ☐ Planning Code, Section 101.1 ☐ Planning Code, Section 302
- ☐ Amendment to the Administrative Code, involving Land Use/Planning
(*Board Rule 3.23: 30 days for possible Planning Department review*)
- ☐ General Plan Referral for Non-Planning Code Amendments
(*Charter, Section 4.105, and Administrative Code, Section 2A.53*)
(Required for legislation concerning the acquisition, vacation, sale, or change in use of City property; subdivision of land; construction, improvement, extension, widening, narrowing, removal, or relocation of public ways, transportation routes, ground, open space, buildings, or structures; plans for public housing and publicly-assisted private housing; redevelopment plans; development agreements; the annual capital expenditure plan and six-year capital improvement program; and any capital improvement project or long-term financing proposal such as general obligation or revenue bonds.)
- ☐ Historic Preservation Commission
- ☐ Landmark (*Planning Code, Section 1004.3*)
- ☐ Cultural Districts (*Charter, Section 4.135 & Board Rule 3.23*)
- ☐ Mills Act Contract (*Government Code, Section 50280*)
- ☐ Designation for Significant/Contributory Buildings (*Planning Code, Article 11*)

Please send the Planning Department/Commission recommendation/determination to John Carroll at john.carroll@sfgov.org.

BOARD of SUPERVISORS



City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102-4689
Tel. No. (415) 554-5184
Fax No. (415) 554-5163
TDD/TTY No. (415) 554-5227

NOTICE OF PUBLIC HEARING
LAND USE AND TRANSPORTATION COMMITTEE
BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO

NOTICE IS HEREBY GIVEN THAT the Board of Supervisors of the City and County of San Francisco's Land Use and Transportation Committee will hold a public hearing to consider the following proposals and said public hearing will be held as follows, at which time all interested parties may attend and be heard:

Date: **Monday, October 20, 2025**

Time: **1:30 p.m.**

Location: **Legislative Chamber, Room 250, located at City Hall**
1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102

Subject: **File No. 250700.** Ordinance amending the Zoning Map to implement the Family Zoning Plan by: amending the Zoning Use District Maps to: 1) reclassify certain properties currently zoned as various types of Residential to Residential Transit Oriented - Commercial (RTO-C); 2) reclassify properties currently zoned Residential Transit Oriented (RTO) to Residential Transit Oriented - 1 (RTO-1); 3) reclassify certain properties from Residential districts other than RTO to RTO-1; 4) reclassify certain properties currently zoned Neighborhood Commercial (NC) or Public (P) to Community Business (C-2); and 5) reclassify certain properties from Public to Mixed-Use or Neighborhood Commercial Districts; amending the Height and Bulk Map to: 1) reclassify properties in the Family Zoning Plan to R-4 Height and Bulk District; 2) change the height limits on certain lots in the R-4 Height and Bulk District; and 3) designating various parcels to be included in the Non-Contiguous San Francisco Municipal Transportation Agency Sites Special Use District (SFMTA SUD); amending the Local Coastal Program to: 1) reclassify all properties in the Coastal Zone to R-4 Height and Bulk District; 2) reclassify certain properties to RTO-C and Neighborhood Commercial District; 3) designate one parcel as part of the SFMTA SUD; and 4) directing the Planning Director to transmit the Ordinance to the Coastal Commission upon enactment; affirming the Planning Department's determination under the California Environmental Quality Act; making findings of public necessity, convenience, and welfare under Planning Code, Section 302; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and making findings under the City's Local Coastal Program and the California Coastal Act of 1976.

NOTICE OF PUBLIC HEARING

File No. 250700 (Zoning Map Amendment)

File No. 250701 (Local Coastal Program Amendment)

File No. 250966 (General Plan Amendment)

Hearing Date: October 20, 2025

Page 2

Subject: **File No. 250701.** Ordinance amending the Planning Code to: 1) create the Housing Choice-San Francisco Program to incent housing development through a local bonus program and by adopting a Housing Sustainability District, 2) modify height and bulk limits to provide for additional capacity in well-resourced neighborhoods, and to allow additional height and bulk for projects using the local bonus program, 3) require only buildings taller than 85 feet in certain Districts to reduce ground level wind currents, 4) make conforming changes to the RH (Residential, House), RM (Residential, Mixed), and RC (Residential-Commercial) District zoning tables to reflect the changes to density controls, and parking requirements made in this ordinance, 5) create the RTO-C (Residential Transit Oriented-Commercial) District, 6) implement the Metropolitan Transportation Commission's Transit-Oriented Communities Policy by making changes to parking requirements, minimum residential densities, and minimum office intensities, and requiring maximum dwelling unit sizes, 7) revise off-street parking and curb cut obligations citywide, 8) create the Non-contiguous San Francisco Municipal Transportation Agency Sites Special Use District, 9) permit businesses displaced by new construction to relocate without a conditional use authorization and waive development impact fees for those businesses, 10) make technical amendments to the Code to implement the above changes, 11) make conforming changes to zoning tables in various Districts, including the Neighborhood Commercial District and Mixed Use Districts, and 12) reduce usable open space and bicycle parking requirements for senior housing; amending the Business and Tax Regulations Code regarding the Board of Appeals' review of permits in the Housing Choice Program Housing Sustainability District; also, amending the Local Coastal Program to implement the Housing Choice-San Francisco Program and other associated changes in the City's Coastal Zone, and directing the Planning Director to transmit the ordinance to the Coastal Commission upon enactment; affirming the Planning Department's determination under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and making public necessity, convenience, and welfare findings under Planning Code, Section 302.

Subject: **File No. 250966.** Ordinance amending the General Plan to revise the Urban Design Element, Commerce and Industry Element, Transportation Element, Balboa Park Station Area Plan, Glen Park Community Plan, Market and Octavia Area Plan, Northeastern Waterfront Plan, Van Ness Avenue Area Plan, Western SoMa (South of Market) Area Plan, Western Shoreline Area Plan, Downtown Area Plan, and Land Use Index, to implement the Family Housing Zoning Program, including the Housing Choice-San Francisco Program, by adjusting guidelines regarding building heights, density, design, and other matters; amending the City's Local Coastal Program to implement the Housing Choice-San Francisco Program and other associated changes in the City's Coastal Zone, and directing the Planning Director to transmit the Ordinance to the Coastal Commission upon enactment; affirming the Planning Department's determination under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and adopting findings of public necessity, convenience, and welfare under Planning Code, Section 340.

NOTICE OF PUBLIC HEARING

File No. 250700 (Zoning Map Amendment)

File No. 250701 (Local Coastal Program Amendment)

File No. 250966 (General Plan Amendment)

Hearing Date: October 20, 2025

Page 3

In accordance with Administrative Code, Section 67.7-1, persons who are unable to attend the hearing on these matters may submit written comments. These comments will be added to the official public record in these matters and shall be brought to the attention of the Board of Supervisors. Written comments should be addressed to Angela Calvillo, Clerk of the Board, City Hall, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA, 94102 or sent via email (bos@sfgov.org). Information relating to these matters are available with the Office of the Clerk of the Board or the Board of Supervisors' Legislative Research Center (<https://sfbos.org/legislative-research-center-lrc>). Agenda information relating to these matters will be available for public review on Friday, October 17, 2025.

For any questions about this hearing, please contact the Assistant Clerk for the Land Use and Transportation Committee:

John Carroll (john.carroll@sfgov.org) ~ (415) 554-4445



Angela Calvillo
Clerk of the Board of Supervisors
City and County of San Francisco

jec:bjj:ams

GOVERNMENT

NOTICE OF PUBLIC HEARING BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO LAND USE AND TRANSPORTATION COMMITTEE MONDAY OCTOBER 20, 2025 - 1:30 PM Legislative Chamber, Room 250, City Hall 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102

NOTICE IS HEREBY GIVEN THAT the Board of Supervisors of the City and County of San Francisco's Land Use and Transportation Committee will hold a public hearing to consider the following proposals and said public hearing will be held as follows, at which time all interested parties may attend and be heard:

File No. 250700. Ordinance amending the Zoning Map to implement the Family Zoning Plan by: amending the Zoning Use District Maps to: 1) reclassify certain properties currently zoned as various types of Residential to Residential Transit Oriented - Commercial (RTO-C); 2) reclassify properties currently zoned Residential Transit Oriented (RTO) to Residential Transit Oriented - 1 (RTO-1); 3) reclassify certain properties from Residential districts other than RTO to RTO-1; 4) reclassify certain properties currently zoned Neighborhood Commercial (NC) or Public (P) to Community Business (C-2); and 5) reclassify certain properties from Public to Mixed-Use or Neighborhood Commercial Districts; amending the Height and Bulk Map to: 1) reclassify properties in the Family Zoning Plan to R-4 Height and Bulk District; 2) change the height limits on certain lots in the R-4 Height and Bulk District; and 3) designating various parcels to be included in the Non-Contiguous San Francisco Municipal Transportation Agency Sites Special Use District (SFMTA SUD); amending the Local Coastal Program to: 1) reclassify all properties in the Coastal Zone to R-4 Height and Bulk District; 2) reclassify certain properties to RTO-C and Neighborhood Commercial District; 3) designate one parcel as part of the SFMTA SUD; and 4) directing the Planning Director to transmit the Ordinance to the Coastal Commission upon enactment; affirming the Planning Department's determination under the California Environmental Quality Act; making findings of public necessity, convenience, and welfare under Planning Code, Section 302; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and making findings under the City's Local Coastal Program and the California Coastal Act of 1976.

File No. 250701. Ordinance amending the Planning Code to: 1) create the Housing Choice-San Francisco Program to incent housing development through a local bonus program and by adopting a Housing Sustainability District; 2) modify height and bulk limits to provide for additional capacity in well-resourced

neighborhoods, and to allow additional height and bulk for projects using the local bonus program; 3) require only buildings taller than 85 feet in certain Districts to reduce ground level wind currents; 4) make conforming changes to the RH (Residential, House), RM (Residential, Mixed), and RC (Residential-Commercial) District zoning tables to reflect the changes to density controls, and parking requirements made in this ordinance; 5) create the RTO-C (Residential Transit Oriented-Commercial) District; 6) implement the Metropolitan Transportation Commission's Transit-Oriented Communities Policy by making changes to parking requirements, minimum residential densities, and minimum office intensities, and requiring maximum dwelling unit sizes; 7) revise off-street parking and curb cut obligations citywide; 8) create the Non-contiguous San Francisco Municipal Transportation Agency Sites Special Use District; 9) permit businesses displaced by new construction to relocate without a conditional use authorization and waive development impact fees for those businesses; 10) make technical amendments to the Code to implement the above changes; 11) make conforming changes to zoning tables in various Districts, including the Neighborhood Commercial District and Mixed Use Districts; and 12) reduce usable open space and bicycle parking requirements for senior housing; amending the Business and Tax Regulations Code regarding the Board of Appeals' review of permits in the Housing Choice Program Housing Sustainability District; also, amending the Local Coastal Program to implement the Housing Choice-San Francisco Program and other associated changes in the City's Coastal Zone, and directing the Planning Director to transmit the ordinance to the Coastal Commission upon enactment; affirming the Planning Department's determination under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and making public necessity, convenience, and welfare findings under Planning Code, Section 302.

File No. 250966. Ordinance amending the General Plan to revise the Urban Design Element, Commerce and Industry Element, Transportation Element, Balboa Park Station Area Plan, Glen Park Community Plan, Market and Octavia Area Plan, Northeastern Waterfront Plan, Van Ness Avenue Area Plan, Western SoMa (South of Market) Area Plan, Western Shoreline Area Plan, Downtown Area Plan, and Land Use Index, to implement the Family Housing Zoning Program, including the Housing Choice-San Francisco Program, by adjusting guidelines regarding building heights, density, design, and other matters; amending the City's Local Coastal Program to implement the Housing Choice-San Francisco Program and other associated changes in the City's Coastal Zone, and directing the Planning Director to transmit the Ordinance to the Coastal Commission upon enactment; affirming

the Planning Department's determination under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and adopting findings of public necessity, convenience, and welfare under Planning Code, Section 340.

In accordance with Administrative Code, Section 67.7-1, persons who are unable to attend the hearing on these matters may submit written comments. These comments will be added to the official public record in these matters and shall be brought to the attention of the Board of Supervisors. Written comments should be addressed to Angela Calvillo, Clerk of the Board, City Hall, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA, 94102 or sent via email (bos@sfgov.org). Information relating to these matters are available with the Office of the Clerk of the Board or the Board of Supervisors' Legislative Research Center (https://sfbos.org/legislative-research-center-lrc). Agenda information relating to these matters will be available for public review on Friday, October 17, 2025.

For any questions about this hearing, please contact the Assistant Clerk for the Land Use and Transportation Committee: John Carroll (john.carroll@sfgov.org - (415) 554-4445)

EXM-3973931#

NOTICE OF REGULAR MEETING SAN FRANCISCO BOARD OF SUPERVISORS LAND USE AND TRANSPORTATION COMMITTEE CITY HALL, LEGISLATIVE CHAMBER, ROOM 250 1 DR. CARLTON B. GOODLETT PLACE, SAN FRANCISCO, CA 94102 MONDAY, OCTOBER 6, 2025 - 1:30 PM

The agenda packet and legislative files are available for review at https://sfbos.org/legislative-research-center-lrc, in Room 244 at City Hall, or by calling (415) 554-5184.

EXM-3973907#

NOTICE OF REGULAR MEETING SAN FRANCISCO BOARD OF SUPERVISORS RULES COMMITTEE CITY HALL, LEGISLATIVE CHAMBER, ROOM 250 1 DR. CARLTON B. GOODLETT PLACE, SAN FRANCISCO, CA 94102 October 6, 2025 - 10:00 AM

The agenda packet and legislative files are available for review at https://sfbos.org/legislative-research-center-lrc, in Room 244 at City Hall, or by calling (415) 554-5184.

EXM-3973812#

NOTICE OF SPECIAL MEETING SAN FRANCISCO BOARD OF SUPERVISORS GOVERNMENT AUDIT AND OVERSIGHT COMMITTEE CITY HALL, COMMITTEE ROOM 263 1 DR. CARLTON B. GOODLETT PLACE SAN FRANCISCO, CA 94102 October 6, 2025 - 12:00 PM

The agenda packet and legislative files are available for review at https://sfbos.org/legislative-research-center-lrc, in Room 244 at City Hall, or by calling (415) 554-5184.

EXM-3971474#

CIVIL

ORDER TO SHOW CAUSE FOR CHANGE OF NAME

Case No. 25CIV06662 Superior Court of California, County of SAN MATEO Petition of: AI ZHEN XIAN AKA JANE AIZHEN XIAN AKA AIZHEN XIAN for Change of Name

TO ALL INTERESTED PERSONS:

Petitioner AI ZHEN XIAN AKA JANE AIZHEN XIAN AKA AIZHEN XIAN filed a petition with this court for a decree changing names as follows: AI ZHEN XIAN AKA JANE AIZHEN XIAN AKA AIZHEN XIAN

The Court orders that all persons interested in this matter appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.

Notice of Hearing: Date: 11/18/2025, Time: 9:00 A.M., Dept.: MC, Room: N/A The address of the court is 400 COUNTY CENTER, REDWOOD CITY, CA 94063 (To appear remotely, check in advance of the hearing for information about how to do so on the court's website. To find your court's website, go to www.courts.ca.gov/find-my-court.htm.)

A copy of this Order to Show Cause must be published at least once each week for four successive weeks before the date set for hearing on the petition in a newspaper of general circulation, printed in this county: EXAMINER REDWOOD CITY TRIBUNE Date: 9/15/2025

----- Judge of the Superior Court 9/26, 10/3, 10/10, 10/17/25

SPEN-3971404# EXAMINER - REDWOOD CITY TRIBUNE

ORDER TO SHOW CAUSE FOR CHANGE OF NAME

Case No. CNC-25-56120 Superior Court of California, County of San Francisco Petition of: Azar Saeidi for Change of Name

TO ALL INTERESTED PERSONS:

Petitioner Azar Saeidi filed a petition with this court for a decree changing names as follows:

Azar Saeidi to Azar Sona Saeidi The Court orders that all persons interested in this matter appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be

granted. If no written objection is timely filed, the court may grant the petition without a hearing.

Notice of Hearing: Date: 11/04/2025, Time: 9 am, Dept.: 103, Room: 103

The address of the court is 400 McAllister Street San Francisco, CA-94102

A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: - SAN FRANCISCO EXAMINER

Date: 09/18/2025

Michelle Tong

Judge of the Superior Court 9/26, 10/3, 10/10, 10/17/25

CNS-3971228#

ORDER TO SHOW CAUSE FOR CHANGE OF NAME

Case No. CNC-25-560132 Superior Court of California, County of SAN FRANCISCO Petition of: JORDAN SUGAR-CARLSGAARD ON BEHALF OF MONROE MARGOT SUGAR-PICKLES, A MINOR for Change of Name

TO ALL INTERESTED PERSONS:

Petitioner JORDAN SUGAR-CARLSGAARD filed a petition with this court for a decree changing names as follows: MONROE MARGOT SUGAR-PICKLES to MONROE MARGOT SUGAR

The Court orders that all persons interested in this matter appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.

Notice of Hearing: Date: NOVEMBER 6, 2025, Time: 9:00 A.M., Dept.: 103, Room: 103

The address of the court is 400 MCALLISTER STREET, SAN FRANCISCO, CA 94102 (To appear remotely, check in advance of the hearing for information about how to do so on the court's website. To find your court's website, go to www.courts.ca.gov/find-my-court.htm.)

A copy of this Order to Show Cause must be published at least once each week for four successive weeks before the date set for hearing on the petition in a newspaper of general circulation, printed in this county: SAN FRANCISCO EXAMINER

Date: SEPTEMBER 23, 2025

MICHELLE TONG

Judge of the Superior Court 10/3, 10/10, 10/17, 10/24/25

CNS-3971201# SAN FRANCISCO EXAMINER

ORDER TO SHOW CAUSE FOR CHANGE OF NAME

Case No. CNC-25-560088 Superior Court of California, County of SAN FRANCISCO Petition of: MIA ROSE HAYNES for Change of Name TO ALL INTERESTED PERSONS: Petitioner MIA ROSE HAYNES filed a petition with this court for a decree changing names

as follows: MIA ROSE HAYNES to MIA ROSE OUSSET

The Court orders that all persons interested in this matter appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.

Notice of Hearing: Date: OCTOBER 21, 2025, Time: 9:00 A.M., Dept.: 103N, Room: 103N

The address of the court is 400 MCALLISTER STREET, SAN FRANCISCO, CA 94102 (To appear remotely, check in advance of the hearing for information about how to do so on the court's website. To find your court's website, go to www.courts.ca.gov/find-my-court.htm.)

A copy of this Order to Show Cause must be published at least once each week for four successive weeks before the date set for hearing on the petition in a newspaper of general circulation, printed in this county: SAN FRANCISCO EXAMINER

Date: SEPTEMBER 5, 2025

MICHELLE TONG

Judge of the Superior Court 9/12, 9/19, 9/26, 10/3/25

CNS-3966299# SAN FRANCISCO EXAMINER

FICTITIOUS BUSINESS NAMES

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2025-0407217

Fictitious Business Name(s)/

Trade Name (DBA):

OMEN & AETHER, 1640 KIRKHAM ST APT 8, SAN FRANCISCO, CA 94122 County of SAN FRANCISCO Registered Owner(s): MARIA KEEHN, 1640 KIRKHAM ST APT 8, SAN FRANCISCO, CA 94122

This business is conducted by: AN INDIVIDUAL The registrant commenced to transact business under the fictitious business name or names listed above on 9/02/2025.

I declare that all information in this statement is true and correct. (A registrant who declares as true any material matter pursuant to Section 17913 of the Business and Professions code that the registrant knows to be false is guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars (\$1,000).)

S/ MARIA KEEHN This statement was filed with the County Clerk of San Francisco County on 09/02/2025.

NOTICE-In accordance with Subdivision (a) of Section 17920, a Fictitious Name Statement generally expires at the end of five years from the date on which it was filed

in the office of the County Clerk, except, as provided in Subdivision (b) of Section 17920, where it expires 40 days after any change in the facts set forth in the statement pursuant to Section 17913 other than a change in the residence address of a registered owner. A new Fictitious Business Name Statement must be filed before the expiration. The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under federal, state, or common law (See Section 14411 et seq., Business and Professions Code). 10/3, 10/10, 10/17, 10/24/25 **CNS-3972840# SAN FRANCISCO EXAMINER**

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2025-0407319

Fictitious Business Name(s)/

Trade Name (DBA):

AFFIRM, 650 CALIFORNIA ST. 12TH FLOOR, SAN FRANCISCO, CA 94108 County of SAN FRANCISCO Registered Owner(s): AFFIRM, INC., (DE) 650 CALIFORNIA ST., 12TH FLOOR, SAN FRANCISCO, CA 94108

This business is conducted by: A CORPORATION

The registrant commenced to transact business under the fictitious business name or names listed above on 2/5/2013.

I declare that all information in this statement is true and correct. (A registrant who declares as true any material matter pursuant to Section 17913 of the Business and Professions code that the registrant knows to be false is guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars (\$1,000).)

S/ KATHERINE ADKINS, SECRETARY

This statement was filed with the County Clerk of San Francisco County on 09/12/2025.

NOTICE-In accordance with Subdivision (a) of Section 17920, a Fictitious Name Statement generally expires at the end of five years from the date on which it was filed in the office of the County Clerk, except, as provided in Subdivision (b) of Section 17920, where it expires 40 days after any change in the facts set forth in the statement pursuant to Section 17913 other than a change in the residence address of a registered owner. A new Fictitious Business Name Statement must be filed before the expiration. The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under federal, state, or common law (See Section 14411 et seq., Business and Professions Code). 10/3, 10/10, 10/17, 10/24/25 **CNS-3972338# SAN FRANCISCO EXAMINER**

FICTITIOUS BUSINESS NAME STATEMENT

File No. M-301718

The following person(s) is

(are) doing business as:

Garcia Home and Office Solutions, 1532 Day Ave, San Mateo, CA 94403 County of California

Sonia Maribel Garcia, 1532 Day Ave, San Mateo, CA

94403 This business is conducted by an individual

The registrant(s) commenced to transact business under the fictitious business name or names listed above on 12/17/24.

I declare that all information in this statement is true and correct. (A registrant who declares as true information which he or she knows to be false is guilty of a crime.)

S/ Sonia Garcia,

This statement was filed with the County Clerk of San Mateo County on 09/23/2025. Mark Church, County Clerk [Deputy], Deputy Original

10/3, 10/10, 10/17, 10/24/25

NPEN-3972731# EXAMINER - BOUTIQUE & VILLAGER

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2025-0407333

Fictitious Business Name(s)/

Trade Name (DBA):

FANCY MONKEYS PUBLISHING, 385 10TH STREET, APT 3, SAN FRANCISCO, CA 94103 County of SAN FRANCISCO Registered Owner(s): ARIEL ONGOCO, 385 10TH STREET APT 3, SAN FRANCISCO, CA 94103

This business is conducted by: AN INDIVIDUAL

The registrant commenced to transact business under the fictitious business name or names listed above on 9/9/2025.

I declare that all information in this statement is true and correct. (A registrant who declares as true any material matter pursuant to Section 17913 of the Business and Professions code that the registrant knows to be false is guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars (\$1,000).)

S/ ARIEL ONGOCO

This statement was filed with the County Clerk of San Francisco County on 09/16/2025.

NOTICE-In accordance with Subdivision (a) of Section 17920, a Fictitious Name Statement generally expires at the end of five years from the date on which it was filed in the office of the County Clerk, except, as provided in Subdivision (b) of Section 17920, where it expires 40 days after any change in the facts set forth in the statement pursuant to Section 17913 other than a change in the residence address of a registered owner. A new Fictitious Business Name Statement must be filed before the expiration. The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under federal, state, or common law (See Section 14411 et seq., Business and Professions Code). 10/3, 10/10, 10/17, 10/24/25 **CNS-3971878# SAN FRANCISCO EXAMINER**

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2025-0407351

Fictitious Business Name(s)/

Trade Name (DBA):

SHINE FAMILY SERVICES, 970 FOLSOM ST, SAN FRANCISCO, CA 94107 County of SAN FRANCISCO Registered Owner(s): GREEN LIVING PLANET LLC, (CA), 970 FOLSOM ST,

CALIFORNIA NEWSPAPER SERVICE BUREAU

DAILY JOURNAL CORPORATION

Mailing Address : 915 E 1ST ST, LOS ANGELES, CA 90012
Telephone (800) 788-7840 / Fax (800) 464-2839
Visit us @ www.LegalAdstore.com

SF BOS (OFFICIAL) SF
CCSF BD OF SUPERVISORS (OFFICIAL NOTICES)
1 DR CARLTON B GOODLETT PL #244
SAN FRANCISCO, CA 94102

COPY OF NOTICE

Notice Type: GPN GOVT PUBLIC NOTICE

Ad Description

JEC - LUT HEARING - OCTOBER 20, 2025 - FILE NOS. 250700, 250701, and 250966

To the right is a copy of the notice you sent to us for publication in the SAN FRANCISCO EXAMINER. Thank you for using our newspaper. Please read this notice carefully and call us with ny corrections. The Proof of Publication will be filed with the County Clerk, if required, and mailed to you after the last date below. Publication date(s) for this notice is (are):

10/03/2025

The charge(s) for this order is as follows. An invoice will be sent after the last date of publication. If you prepaid this order in full, you will not receive an invoice.

Publication	\$1719.90
Set aside for CCSF Outreach Fund	\$191.10
Total	\$1911.00

EXM# 3973931

NOTICE OF PUBLIC HEARING BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO LAND USE AND TRANSPORTATION COMMITTEE
MONDAY OCTOBER 20, 2025 - 1:30 PM Legislative Chamber, Room 250, City Hall 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102

NOTICE IS HEREBY GIVEN THAT the Board of Supervisors of the City and County of San Francisco's Land Use and Transportation Committee will hold a public hearing to consider the following proposals and said public hearing will be held as follows, at which time all interested parties may attend and be heard:

File No. 250700. Ordinance amending the Zoning Map to implement the Family Zoning Plan by: amending the Zoning Use District Maps to: 1) reclassify certain properties currently zoned as various types of Residential to Residential Transit Oriented - Commercial (RTO-C); 2) reclassify properties currently zoned Residential Transit Oriented (RTO) to Residential Transit Oriented - 1 (RTO-1); 3) reclassify certain properties from Residential districts other than RTO to RTO-1; 4) reclassify certain properties currently zoned Neighborhood Commercial (NC) or Public (P) to Community Business (C-2); and 5) reclassify certain properties from Public to Mixed-Use or Neighborhood Commercial Districts; amending the Height and Bulk Map to: 1) reclassify properties in the Family Zoning Plan to R-4 Height and Bulk District; 2) change the height limits on certain lots in the R-4 Height and Bulk District; and 3) designating various parcels to be included in the Non-Contiguous San Francisco Municipal Transportation Agency Sites Special Use District (SFMTA SUD); amending the Local Coastal Program to: 1) reclassify all properties in the Coastal Zone to R-4 Height and Bulk District; 2) reclassify certain properties to RTO-C and Neighborhood Commercial District; 3) designate one parcel as part of the SFMTA SUD; and 4) directing the Planning Director to transmit the Ordinance to the Coastal Commission upon enactment; affirming the Planning Department's determination under the California Environmental Quality Act; making findings of public necessity, convenience, and

welfare under Planning Code, Section 302; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and making findings under the City's Local Coastal Program and the California Coastal Act of 1976.

File No. 250701. Ordinance amending the Planning Code to: 1) create the Housing Choice-San Francisco Program to incent housing development through a local bonus program and by adopting a Housing Sustainability District; 2) modify height and bulk limits to provide for additional capacity in well-resourced neighborhoods, and to allow additional height and bulk for projects using the local bonus program; 3) require only buildings taller than 85 feet in certain Districts to reduce ground level wind currents; 4) make conforming changes to the RH (Residential, House), RM (Residential, Mixed), and RC (Residential-Commercial) District zoning tables to reflect the changes to density controls, and parking requirements made in this ordinance; 5) create the RTO-C (Residential Transit Oriented-Commercial) District; 6) implement the Metropolitan Transportation Commission's Transit-Oriented Communities Policy by making changes to parking requirements, minimum residential densities, and minimum office intensities, and requiring maximum dwelling unit sizes; 7) revise off-street parking and curb cut obligations citywide; 8) create the Non-contiguous San Francisco Municipal Transportation Agency Sites Special Use District; 9) permit businesses displaced by new construction to relocate without a conditional use authorization and waive development impact fees for those businesses; 10) make technical amendments to the Code to implement the above changes; 11) make conforming changes to zoning tables in various Districts, including the Neighborhood Commercial District and Mixed Use Districts; and 12) reduce usable open space and bicycle parking requirements for senior housing; amending the Business and Tax Regulations Code regarding the Board of Appeals' review of permits in the Housing Choice Program Housing Sustainability District; also, amending the Local Coastal



* A 0 0 0 0 0 7 2 1 8 0 9 2 *

Program to implement the Housing Choice-San Francisco Program and other associated changes in the City's Coastal Zone, and directing the Planning Director to transmit the ordinance to the Coastal Commission upon enactment; affirming the Planning Department's determination under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and making public necessity, convenience, and welfare findings under Planning Code, Section 302.

File No. 250966. Ordinance amending the General Plan to revise the Urban Design Element, Commerce and Industry Element, Transportation Element, Balboa Park Station Area Plan, Glen Park Community Plan, Market and Octavia Area Plan, Northeastern Waterfront Plan, Van Ness Avenue Area Plan, Western SoMa (South of Market) Area Plan, Western Shoreline Area Plan, Downtown Area Plan, and Land Use Index, to implement the Family Housing Zoning Program, including the Housing Choice-San Francisco Program, by adjusting guidelines regarding building heights, density, design, and other matters; amending the City's Local Coastal Program to implement the Housing Choice-San Francisco Program and other associated changes in the City's Coastal Zone, and directing the Planning Director to transmit the Ordinance to the Coastal Commission upon enactment; affirming the Planning Department's determination under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and adopting findings of public necessity, convenience, and welfare under Planning Code, Section 340.

In accordance with Administrative Code, Section 67.7-1, persons who are unable to attend the hearing on these matters may submit written comments. These comments will be added to the official public record in these matters and shall be brought to the attention of the Board of Supervisors. Written comments should be addressed to Angela Calvillo, Clerk of the Board, City Hall, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA, 94102 or sent

via email (bos@sfgov.org). Information relating to these matters are available with the Office of the Clerk of the Board or the Board of Supervisors' Legislative Research Center (<https://sfbos.org/legislative-research-center-lrc>). Agenda information relating to these matters will be available for public review on Friday, October 17, 2025. For any questions about this hearing, please contact the Assistant Clerk for the Land Use and Transportation Committee: John Carroll (john.carroll@sfgov.org) ~ (415) 554-4445)

EXM-3973931#



NOTICE OF AVAILABILITY

LOCAL COASTAL PROGRAM AMENDMENT

(GENERAL PLAN AMENDMENT, PLANNING CODE TEXT AMENDMENT, ZONING MAP AMENDMENT)

NOTICE IS HEREBY GIVEN THAT in accordance with the applicable provisions of the California Coastal Act and implementing regulations, drafts of the proposed amendments to the San Francisco General Plan, Zoning Map, Planning Code, and **Local Coastal Program** are available for public review and inspection for a six-week public review period beginning August 1, 2025.

Documents are available at the following locations and online:

San Francisco Planning Code, Zoning Map, and Local Coastal Program Implementation Plan Amendments:

- San Francisco Planning Department 49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
- Office of the Clerk of the Board of Supervisors, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102
- <https://sfbos.org/legislative-research-center-lrc> (File Nos. 250700, 250701)
- [City and County of San Francisco - File #: 250700](#)
- [City and County of San Francisco - File #: 250701](#)

San Francisco General Plan and Local Coastal Program Land Use Plan Amendments:

- San Francisco Planning Department, 49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
- [https://citypln-m-extnl.sfgov.org/Commissions/CPC/7_17_2025/Commission Packet/2021-005878GPA.pdf](https://citypln-m-extnl.sfgov.org/Commissions/CPC/7_17_2025/Commission%20Packet/2021-005878GPA.pdf)

Ordinance and Local Coastal Program Amendment Description: Three Ordinances are proposed for adoption by the City. Because the Ordinances apply in part to property located in the Coastal Zone, enactment requires amending the Land Use Plan and Implementation Plan of the City's Local Coastal Program.

- 1) Board File No. 250700 - Ordinance amending the Zoning Map to implement the Family Zoning Plan by amending the Zoning Use District Maps to: 1) reclassify certain properties currently zoned as various types of Residential to Residential Transit Oriented - Commercial (RTO-C); 2) reclassify properties currently zoned Residential Transit Oriented (RTO) to Residential Transit Oriented - 1 (RTO-1); 3) reclassify certain properties from Residential districts other than RTO to RTO-1; 4) reclassify certain properties currently zoned Neighborhood Commercial (NC) or Public (P) to Community Business (C-2); and 5) reclassify certain properties from Public to Mixed-Use or Neighborhood Commercial Districts; amending the Height and Bulk Map to: 1) reclassify properties in the Family Zoning Plan to R-4 Height and Bulk District; 2) change the height limits on certain lots in the R-4 Height and Bulk District; and 3) designating various parcels to be included in the Non-Contiguous San Francisco Municipal Transportation Agency Special Use District (SFMTA SUD); **amending the Local Coastal Program to: 1) reclassify all properties in the Coastal Zone to R-4 Height and Bulk District; 2) reclassify certain properties to RTO-C and Neighborhood Commercial District; 3) designate one parcel as part of the SFMTA SUD; and 4) directing the Planning Director to transmit the Ordinance to the Coastal Commission upon enactment;**
- 2) Board File No. 250701 - Ordinance amending the Planning Code to: 1) create the Housing Choice-San Francisco Program to incent housing development through a local bonus program and by adopting a Housing Sustainability District, 2) modify height and bulk limits to provide for additional capacity in well-resourced neighborhoods, and to allow additional height and bulk for projects using the local bonus program, 3) require only buildings taller than 85 feet in

certain Districts to reduce ground level wind currents, 4) make conforming changes to the RH (Residential, House), RM (Residential, Mixed), and RC (Residential-Commercial) District zoning tables to reflect the changes to density controls, and parking requirements made in this ordinance, 5) create the RTO-C (Residential Transit Oriented-Commercial) District, 6) implement the Metropolitan Transportation Commission's Transit-Oriented Communities Policy by making changes to parking requirements, minimum residential densities, and minimum office intensities, and requiring maximum dwelling unit sizes, 7) revise off-street parking and curb cut obligations citywide, 8) create the Non-contiguous San Francisco Municipal Transportation Agency Sites Special Use District, 9) permit certain Legacy Businesses to relocate without a conditional use authorization and waive development impact fees for those businesses, 10) make technical amendments to the Code to implement the above changes, and 11) make conforming changes to zoning tables in various Districts, including the Neighborhood Commercial District and Mixed Use Districts; amending the Business and Tax Regulations Code regarding the Board of Appeals' review of permits in the Housing Choice Program Housing Sustainability District; **amending the Local Coastal Program to implement the Housing Choice-San Francisco Program and other associated changes in the City's Coastal Zone, and directing the Planning Director to transmit the Ordinance to the Coastal Commission upon enactment;**

- 3) Planning Commission Case Number 2021-005878GPA - Ordinance amending the General Plan to revise the Urban Design Element, Commerce and Industry Element, Transportation Element, Balboa Park Station Area Plan, Glen Park Community Plan, Market and Octavia Area Plan, Northeastern Waterfront Plan, Van Ness Avenue Area Plan, Western SoMa (South of Market) Area Plan, Western Shoreline Area Plan, Downtown Area Plan, and Land Use Index, to implement the Family Housing Zoning Program, including the Housing Choice-San Francisco Program, by adjusting guidelines regarding building heights, density, design, and other matters; **amending the City's Local Coastal Program to implement the Housing Choice- San Francisco Program and other associated changes in the City's Coastal Zone, and directing the Planning Director to transmit the ordinance to the Coastal Commission upon enactment;**

The Planning Commission will consider these Amendments on or after September 11, 2025. The Planning Commission recommendation on these Amendments will be advisory to the Board of Supervisors, which has final approval authority over the San Francisco General Plan, Planning Code, Zoning Map, and Local Coastal Program Amendments.

The final decision by the Board of Supervisors will occur no sooner than six weeks after the date of this notice; after which the City shall submit the Local Coastal Program Amendments to the California Coastal Commission for certification. The Ordinances and Local Coastal Program Amendments are not operative within the Coastal Zone until final certification by the California Coastal Commission. If the California Coastal Commission certifies these Local Coastal Program Amendments, subject to modifications, the Local Coastal Program Amendments shall become effective 30 days after enactment of the modifications.

All interested persons are invited to comment on the draft amendment either in person at the scheduled public hearing, or in writing to the San Francisco Planning Department, 49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103 before September 11, 2025. If you wish to challenge the City's action on the above proceedings in court, you may be limited to addressing only those issues you or someone else have raised at the public hearing described in this notice or written in correspondence to the City at or before the public hearing.

For any questions about this Notice of Availability, please contact Amnon Ben-Pazi, Planning Department staff, at Amnon.Ben-Pazi@sfgov.org or call (628) 652-7428.

From: [Ben-Pazi, Amnon \(CPC\)](#)
To: [Carroll, John \(BOS\)](#)
Cc: [GUALCO, GIULIA \(CAT\)](#)
Subject: FW: Notice of Availability of Local Coastal Program Amendment
Date: Monday, August 4, 2025 1:47:49 PM

John, FYI this is the email that went out 8/1.

Amnon Ben-Pazi, Senior Planner
Citywide Division

San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7428 | www.sfplanning.org
[San Francisco Property Information Map](#)

From: San Francisco Planning Department <CPC.PlanningNews@sfgov.org>
Sent: Friday, August 01, 2025 12:00 PM
To: Ben-Pazi, Amnon (CPC) <amnon.ben-pazi@sfgov.org>
Subject: Notice of Availability of Local Coastal Program Amendment

San Francisco Planning logo



**NOTICE OF AVAILABILITY: LOCAL COASTAL PROGRAM AMENDMENT
(GENERAL PLAN AMENDMENT, PLANNING CODE TEXT AMENDMENT,
ZONING MAP AMENDMENT)**

NOTICE IS HEREBY GIVEN THAT in accordance with the applicable provisions of the California Coastal Act and implementing regulations, drafts of the proposed amendments to the San Francisco General Plan, Zoning Map, Planning Code, and [Local Coastal Program](#) are available for public review and inspection for a six-week public review period beginning August 1, 2025.

Documents are available at the following locations and online:

- **San Francisco Planning Code, Zoning Map, and Local Coastal Program Implementation Plan Amendments:**
 - San Francisco Planning Department 49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
 - Office of the Clerk of the Board of Supervisors, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102
 - [Board Of Supervisors File #250700](#)

- [Board Of Supervisors File #250701](#)
- **San Francisco General Plan and Local Coastal Program Land Use Plan Amendments:**
 - San Francisco Planning Department, 49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
 - [Planning Commission Case Number 2021-005878GPA](#)

Ordinance and Local Coastal Program Amendment Description: Three Ordinances are proposed for adoption by the City. Because the Ordinances apply in part to property located in the Coastal Zone, enactment requires amending the Land Use Plan and Implementation Plan of the City's Local Coastal Program.

1. **[Board File No. 250700](#) - Ordinance amending the Zoning Map** to implement the Family Zoning Plan by amending the Zoning Use District Maps to: 1) reclassify certain properties currently zoned as various types of Residential to Residential Transit Oriented - Commercial (RTO-C); 2) reclassify properties currently zoned Residential Transit Oriented (RTO) to Residential Transit Oriented - 1 (RTO-1); 3) reclassify certain properties from Residential districts other than RTO to RTO-1; 4) reclassify certain properties currently zoned Neighborhood Commercial (NC) or Public (P) to Community Business (C-2); and 5) reclassify certain properties from Public to Mixed-Use or Neighborhood Commercial Districts; amending the Height and Bulk Map to: 1) reclassify properties in the Family Zoning Plan to R-4 Height and Bulk District; 2) change the height limits on certain lots in the R-4 Height and Bulk District; and 3) designating various parcels to be included in the Non-Contiguous San Francisco Municipal Transportation Agency Special Use District (SFMTA SUD); **amending the Local Coastal Program to: 1) reclassify all properties in the Coastal Zone to R-4 Height and Bulk District; 2) reclassify certain properties to RTO-C and Neighborhood Commercial District; 3) designate one parcel as part of the SFMTA SUD; and 4) directing the Planning Director to transmit the Ordinance to the Coastal Commission upon enactment;**
2. **[Board File No. 250701](#) - Ordinance amending the Planning Code** to: 1) create the Housing Choice-San Francisco Program to incent housing development through a local bonus program and by adopting a Housing Sustainability District, 2) modify height and bulk limits to provide for additional capacity in well-resourced neighborhoods, and to allow additional height and bulk for projects using the local bonus program, 3) require only buildings taller than 85 feet in certain Districts to reduce ground level wind currents, 4) make conforming changes to the RH (Residential, House), RM (Residential, Mixed), and RC (Residential-Commercial) District zoning tables to reflect the changes to density controls, and parking requirements made in this ordinance, 5) create the RTO-C (Residential Transit Oriented-Commercial) District, 6) implement the Metropolitan Transportation Commission's Transit-Oriented Communities Policy by making changes to parking requirements, minimum residential densities, and minimum office intensities, and requiring maximum dwelling unit sizes, 7) revise off-street parking and curb cut obligations citywide, 8) create the Non-contiguous San Francisco Municipal

Transportation Agency Sites Special Use District, 9) permit certain Legacy Businesses to relocate without a conditional use authorization and waive development impact fees for those businesses, 10) make technical amendments to the Code to implement the above changes, and 11) make conforming changes to zoning tables in various Districts, including the Neighborhood Commercial District and Mixed Use Districts; amending the Business and Tax Regulations Code regarding the Board of Appeals' review of permits in the Housing Choice Program Housing Sustainability District; **amending the Local Coastal Program to implement the Housing Choice-San Francisco Program and other associated changes in the City's Coastal Zone, and directing the Planning Director to transmit the Ordinance to the Coastal Commission upon enactment;**

3. [Planning Commission Case Number 2021-005878GPA](#) - Ordinance amending the **General Plan** to revise the Urban Design Element, Commerce and Industry Element, Transportation Element, Balboa Park Station Area Plan, Glen Park Community Plan, Market and Octavia Area Plan, Northeastern Waterfront Plan, Van Ness Avenue Area Plan, Western SoMa (South of Market) Area Plan, Western Shoreline Area Plan, Downtown Area Plan, and Land Use Index, to implement the Family Housing Zoning Program, including the Housing Choice-San Francisco Program, by adjusting guidelines regarding building heights, density, design, and other matters; **amending the City's Local Coastal Program to implement the Housing Choice- San Francisco Program and other associated changes in the City's Coastal Zone, and directing the Planning Director to transmit the ordinance to the Coastal Commission upon enactment;**

The Planning Commission will consider these Amendments on or after September 11, 2025. The Planning Commission recommendation on these Amendments will be advisory to the Board of Supervisors, which has final approval authority over the San Francisco General Plan, Planning Code, Zoning Map, and Local Coastal Program Amendments.

The final decision by the Board of Supervisors will occur no sooner than six weeks after the date of this notice; after which the City shall submit the Local Coastal Program Amendments to the California Coastal Commission for certification. The Ordinances and Local Coastal Program Amendments are not operative within the Coastal Zone until final certification by the California Coastal Commission. If the California Coastal Commission certifies these Local Coastal Program Amendments, subject to modifications, the Local Coastal Program Amendments shall become effective 30 days after enactment of the modifications.

All interested persons are invited to comment on the draft amendment either in person at the scheduled public hearing, or in writing to the San Francisco Planning Department, 49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103 before September 11, 2025. If you wish to challenge the City's action on the above proceedings in court, you may be limited to addressing only those issues you or someone else have raised at the public hearing described in this notice or written in correspondence to the City at or before the public hearing.

For any questions about this Notice of Availability, please contact Amnon Ben-Pazi,

Planning Department staff, at Amnon.Ben-Pazi@sfgov.org or call (628) 652-7428.

PLEASE DO NOT REPLY TO THIS AUTOMATED EMAIL.

中文詢問請電 (628) 652-7550.

Para información en Español llamar al (628) 652-7550.

Para sa impormasyon sa Tagalog tumawag sa (628) 652-7550.

[Manage](#) your preferences | [Opt Out](#) using TrueRemove™
Got this as a forward? [Sign up](#) to receive our future emails.
View this email [online](#).

49 South Van Ness | San Francisco, CA 94103 US

This email was sent to amnon.ben-pazi@sfgov.org.
To continue receiving our emails, add us to your address book.

From: [Board of Supervisors \(BOS\)](#)
To: [BOS-Supervisors](#); [BOS-Legislative Aides](#)
Cc: [Calvillo, Angela \(BOS\)](#); [Mchugh, Eileen \(BOS\)](#); [Ng, Wilson \(BOS\)](#); [Somera, Alisa \(BOS\)](#); [De Asis, Edward \(BOS\)](#); [BOS-Operations](#); [Board of Supervisors \(BOS\)](#); [Carroll, John \(BOS\)](#)
Subject: Family Zoning Plan File Nos 250700, 250701, 250966 -17 letters
Date: Friday, October 17, 2025 9:06:54 AM
Attachments: [17 letters - Family Zoning.pdf](#)

Dear Supervisors,

Please see the attached 17 letters regarding File Nos:

250700: Zoning Map - Family Zoning Plan

250701: Planning, Business and Tax Regulations Codes - Family Zoning Plan

250966: General Plan Amendments - Family Zoning Plan

Regards,

Richard Lagunte
Office of the Clerk of the Board
San Francisco Board of Supervisors
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102
Voice (415) 554-5184 | Fax (415) 554-5163
bos@sfgov.org | www.sfbos.org

Pronouns: he, him, his

Disclosures: *Personal information that is provided in communications to the Board of Supervisors is subject to disclosure under the California Public Records Act and the San Francisco Sunshine Ordinance. Personal information provided will not be redacted. Members of the public are not required to provide personal identifying information when they communicate with the Board of Supervisors and its committees. All written or oral communications that members of the public submit to the Clerk's Office regarding pending legislation or hearings will be made available to all members of the public for inspection and copying. The Clerk's Office does not redact any information from these submissions. This means that personal information—including names, phone numbers, addresses and similar information that a member of the public elects to submit to the Board and its committees—may appear on the Board of Supervisors' website or in other public documents that members of the public may inspect or copy.*

From: brideynewman@everyactioncustom.com on behalf of [Bridget Newman](#)
To: [Board of Supervisors \(BOS\)](#)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701, 250966]
Date: Thursday, October 16, 2025 9:46:14 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Board of Supervisors,

As a San Franciscan, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

We call on you to:

- Drastically scale back the Mayor's upzoning maps
- Request a postponement of the arbitrary January 2026 upzoning deadline

Mayor Lurie's upzoning maps would impose permanent, irreversible changes to San Francisco's land use — going far beyond what is required, with zero affordability guarantees.

In 2022, the Budget and Legislative Analyst's Policy Analysis Report stated "With . . . one year remaining to meet RHNA goals for 2015-2023, San Francisco is 10,617 units short for affordable housing, but has produced 6,000 units with market rate housing in excess of RHNA target. In 2020, only 20% of 4,044 housing units added were for very low, low or moderate income households." What provisions in the Family Zoning Plan, with its generous give-aways to developers who build BIGGER prevent the occurrence of this same scenario?

Additionally, if rent-controlled housing is demolished to make way for new condo towers (more human warehouses than "homes"), even IF some of the units are for very low, low or moderate income, what will happen to the rental protections for those tenants displaced?

Very perfunctory research indicates that the diverse, eclectic neighborhoods of San Francisco are among the top five reasons tourists come to our city. If they all become filled with boxes of undifferentiated, characterless tall towers that block the sky and foster wind tunnels, what will there be to see in our neighborhoods?

Finally, transit has been cut back; many of these planned behemoths offer little to no parking. What kind of terrible tangle and road rage does this presage for our streets?

Together, these plans clear the way for mass demolition and luxury towers, prioritizing the interests of developers and billionaire investors while silencing the voices of the very communities they are supposed to represent. This is not planning — it is displacement disguised as progress.

ADDITIONAL COMMENTS (optional):

Sincerely,
Bridget Newman
San Francisco, CA 94121

From: natashjadewolf@everyactioncustom.com on behalf of [Natashja Dewolfe](#)
To: [Board of Supervisors \(BOS\)](#)
Subject: Request for a Committee of the Whole Hearing [Files: 250700, 250701, 250966]
Date: Thursday, October 16, 2025 3:17:55 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Board of Supervisors,

I urge you to hold a Committee of the Whole hearing on Mayor Lurie's "Family Zoning Plan".

This proposal represents the most significant, consequential and irreversible land use changes in San Francisco's history. It should not move forward without every member of the Board hearing directly from the public, and the public hearing directly from all 11 Supervisors.

Limiting public comment to the 3-member Land Use Committee is not acceptable. The full Board must be accountable for this decision.

Please call a Committee of the Whole hearing before any final vote!

Additional comments: I have lived in San Francisco since 1971 and I have never seen such a horrible, detrimental plan. Please, this is not tenable! Don't ruin San Francisco!

Sincerely,
Natashja Dewolfe
San Francisco, CA 94122

From: KAYECHANDLEY@everyactioncustom.com on behalf of [Kaye Handley](#)
To: [Board of Supervisors \(BOS\)](#)
Subject: Request for a Committee of the Whole Hearing [Files: 250700, 250701, 250966]
Date: Thursday, October 16, 2025 3:18:56 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Board of Supervisors,

I urge you to hold a Committee of the Whole hearing on Mayor Lurie's "Family Zoning Plan".

This proposal represents the most significant, consequential and irreversible land use changes in San Francisco's history. It should not move forward without every member of the Board hearing directly from the public, and the public hearing directly from all 11 Supervisors.

Limiting public comment to the 3-member Land Use Committee is not acceptable. The full Board must be accountable for this decision.

Please call a Committee of the Whole hearing before any final vote!

Additional comments:

My husband and I recently bought an apartment in Cow Hollow area which would be severely impacted by high rises and significantly increased density.

WE chose the neighborhood for its character and do not want a dense city landscape.

We also don't see how this type of new high rises in affluent neighborhoods will do anything to alleviate the homeless situation.

We ask you to respect and preserve the character of ours and other neighborhoods by reducing new height limits and crating true affordable housing in areas where it can make economic sense.

Sincerely,
Kaye Handley
San Francisco, CA 94123

From: barbara.barbhand@everyactioncustom.com on behalf of [Barbara Handler](#)
To: [Board of Supervisors \(BOS\)](#)
Subject: Request for a Committee of the Whole Hearing [Files: 250700, 250701, 250966]
Date: Thursday, October 16, 2025 3:22:51 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Board of Supervisors,

I am immediately affected by the so-called "Family Zoning Plan" as my picture window looks out on what will soon be a 6 story building thanks to Scott Weiner's actions. There needs to be a Committee of the Whole hearing on Mayor Lurie's "Family Zoning Plan". San Franciscans do not want the Manhattanization of our communities!

This proposal represents the most significant, consequential and irreversible land use changes in San Francisco's history. It should not move forward without every member of the Board hearing directly from the public, and the public hearing directly from all 11 Supervisors.

Limiting public comment to the 3-member Land Use Committee is not acceptable. The full Board must be accountable for this decision.

Please call a Committee of the Whole hearing before any final vote!

Additional comments:

Sincerely,
Barbara Handler
San Francisco, CA 94110

From: noguera@everyactioncustom.com on behalf of [Hatun Noguera](#)
To: [Board of Supervisors \(BOS\)](#)
Subject: Request for a Committee of the Whole Hearing [Files: 250700, 250701, 250966]
Date: Thursday, October 16, 2025 3:25:30 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Board of Supervisors,

I urge you to hold a Committee of the Whole hearing on Mayor Lurie's "Family Zoning Plan".

This proposal represents the most significant, consequential and irreversible land use changes in San Francisco's history. It should not move forward without every member of the Board hearing directly from the public, and the public hearing directly from all 11 Supervisors.

Limiting public comment to the 3-member Land Use Committee is not acceptable. The full Board must be accountable for this decision.

Please call a Committee of the Whole hearing before any final vote!

Additional comments: "recall fever" is still spreading.

Sincerely,
Hatun Noguera
San Francisco, CA 94127

From: bilgepump100@everyactioncustom.com on behalf of [Robert Hall](#)
To: [Board of Supervisors \(BOS\)](#)
Subject: Request for a Committee of the Whole Hearing [Files: 250700, 250701, 250966]
Date: Thursday, October 16, 2025 3:52:30 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Board of Supervisors,

I urge you to hold a Committee of the Whole hearing on Mayor Lurie's "Family Zoning Plan".

This proposal represents the most significant, consequential and irreversible land use changes in San Francisco's history. It should not move forward without every member of the Board hearing directly from the public, and the public hearing directly from all 11 Supervisors.

Limiting public comment to the 3-member Land Use Committee is not acceptable. The full Board must be accountable for this decision.

Please call a Committee of the Whole hearing before any final vote!

Additional comments:

Sincerely,
Robert Hall
San Francisco, CA 94117

From: khoegger2@everyactioncustom.com on behalf of [Ken Hoegger](#)
To: [Board of Supervisors \(BOS\)](#)
Subject: Request for a Committee of the Whole Hearing [Files: 250700, 250701, 250966]
Date: Thursday, October 16, 2025 4:02:41 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Board of Supervisors,

I urge you to hold a Committee of the Whole hearing on Mayor Lurie's "Family Zoning Plan".

This proposal represents the most significant, consequential and irreversible land use changes in San Francisco's history. It should not move forward without every member of the Board hearing directly from the public, and the public hearing directly from all 11 Supervisors.

Limiting public comment to the 3-member Land Use Committee is not acceptable. The full Board must be accountable for this decision.

Please call a Committee of the Whole hearing before any final vote!

Additional comments: As a realtor broker for 45 years, I foresee the Laurie-Weiner "Family Zoning Plan" as creating a Gold Rush for speculators; many of which will be corporate interests with limited concerns for San Francisco's community interests. We need a plan that addresses affordability and retains the unique character of each of our neighborhoods.

Many options exist for achieving the above goals while meeting the State Housing Mandate: up-zoning intense transit corridors, incentivizing ADU's especially for seniors, City bond programs to finance affordability. San Francisco has historically been a leader in innovation, let us continue to be proud of our heritage.

Sincerely,
Ken Hoegger
San Francisco, CA 94127

From: neil@everyactioncustom.com on behalf of [neil maclean](#)
To: [Board of Supervisors \(BOS\)](#)
Subject: Request for a Committee of the Whole Hearing [Files: 250700, 250701, 250966]
Date: Thursday, October 16, 2025 4:42:37 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Board of Supervisors,

I urge you to hold a Committee of the Whole hearing on Mayor Lurie's "Up Zoning Plan".

This proposal represents the most significant, consequential and irreversible land use changes in San Francisco's modern history. It should not move forward without every member of the Board hearing directly from the public, and the public hearing directly from all 11 Supervisors.

Limiting public comment to the 3-member Land Use Committee is a way of hiding from the public. Please call a Committee of the Whole hearing before any final vote!

I was born in this city and I am proud of how we contribute to regional and national politics. Our rent, health and environmental protections set us apart from the rest of country. This move, should it pass, models our city after Las Vegas.

Sincerely,
neil maclean
San Francisco, CA 94110

From: rosenstein.jacob@everyactioncustom.com on behalf of [JACOB ROSENSTEIN](#)
To: [Board of Supervisors \(BOS\)](#)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701, 250966]
Date: Thursday, October 16, 2025 4:53:37 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Board of Supervisors,

As a San Franciscan, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

We call on you to:

- Drastically scale back the Mayor's upzoning maps
- Request a postponement of the arbitrary January 2026 upzoning deadline

Mayor Lurie's upzoning maps would impose permanent, irreversible changes to San Francisco's land use — going far beyond what is required, with zero affordability guarantees.

Together, these plans clear the way for mass demolition and luxury towers, prioritizing the interests of developers and billionaire investors while silencing the voices of the very communities they are supposed to represent. This is not planning — it is displacement disguised as progress.

ADDITIONAL COMMENTS (optional): As a Noe Valley resident, I'm alarmed that demolished homes of charm may destroy the quaint nature of my neighborhood. I urge you to reject the extreme upzoning plan of the State of California.

Sincerely,
JACOB ROSENSTEIN
San Francisco, CA 94131

From: margaret@everyactioncustom.com on behalf of [margaret bradley](#)
To: [Board of Supervisors \(BOS\)](#)
Subject: Request for a Committee of the Whole Hearing [Files: 250700, 250701, 250966]
Date: Thursday, October 16, 2025 5:18:30 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Board of Supervisors,

Dear SF Leadership,

We are very concerned for the entire city, it appears the due diligence necessary to make such sweeping changes hasn't been addressed. The ingress/egress issues along major arteries into and out of the city are already challenging, especially on 19th Ave and Lombard. The subsidence issues with building weights is also of big concern, especially when it comes to the sewer system in the city. See Wired Magazine article (May 23, 2023) regarding irreversible issues on the east coast:

New York City Is Sinking. It's Far From Alone

Subsidence is a hidden vulnerability for coastal cities—models that project how much sea levels will rise in a given area don't yet take it into account. By 2050, average sea levels in the US will go up a foot, and by that time, 70 percent of the world's people will be urbanites, up from 56 percent today. In coastal cities, that boom will exacerbate the issue because more people will need to extract more groundwater and will need more buildings and roads, which will in turn increase the pressure on sediments.

"If that coastal migration correlates with building new infrastructure along the coast, it's very likely that we will see a change in land elevation," says Virginia Tech environmental security expert Manoochehr Shirzaei, who did the previous study of subsidence on the East Coast. (He wasn't part of this research team but reviewed their paper for the journal.)

A major concern for coastal areas, Shirzaei says, is the deformation of floodplains. "The area has to have a certain slope, so if there is heavy precipitation, water drains," Shirzaei says. "But when you have structures that create localized subsidence, it temporarily changes the slope of the floodplains. So it means that water would sit there for longer periods of time." This essentially creates a great big bowl for heavy rainfall to fill, which can flood roads and buildings. Even worse, climate change is already causing fiercer rainfall and hurricanes, along with stronger storm surges that push walls of water inland.

And this article in
Wired Magazine on Jan 5, 2025

Critical Infrastructure Is Sinking Along the US East Coast

Up and down the Atlantic Coast, the land is steadily sinking, or subsiding. That's destabilizing levees, roads, and airports, just as sea levels are rising.

We are also having a hard time understanding why we would give away our local power to address an issue as important as this one. Developers, we fear, will be the only ones to win.

We are all for affordable housing but the developers I know say this isn't the answer for affordable housing, it's a coup for luxury.

We also understand there are many projects in the pipeline negating the need to build as much housing that is required by the state.

I urge you to hold a Committee of the Whole hearing on Mayor Lurie's "Family Zoning Plan".

This proposal represents the most significant, consequential and irreversible land use changes in San Francisco's history. It should not move forward without every member of the Board hearing directly from the public, and the public hearing directly from all 11 Supervisors.

Limiting public comment to the 3-member Land Use Committee is not acceptable. The full Board must be accountable for this decision.

Please call a Committee of the Whole hearing before any final vote!

Thank you for your thoughtful consideration on such an important matter.

Sincerely,
margaret bradley
San Francisco, CA 94123

From: marlabastienknight@everyactioncustom.com on behalf of [Marla Knight](#)
To: [Board of Supervisors \(BOS\)](#)
Subject: Request for a Committee of the Whole Hearing [Files: 250700, 250701, 250966]
Date: Thursday, October 16, 2025 5:57:05 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Board of Supervisors,

I urge you to hold a Committee of the Whole hearing on Mayor Lurie's "Family Zoning Plan".

This proposal represents the most significant, consequential and irreversible land use changes in San Francisco's history. It should not move forward without every member of the Board hearing directly from the public, and the public hearing directly from all 11 Supervisors.

Limiting public comment to the 3-member Land Use Committee is not acceptable. The full Board must be accountable for this decision.

Please call a Committee of the Whole hearing before any final vote!

Additional comments:

Sincerely,
Marla Knight
San Francisco, CA 94133

From: jim-connelly@everyactioncustom.com on behalf of [jim connelly](#)
To: [Board of Supervisors \(BOS\)](#)
Subject: Request for a Committee of the Whole Hearing [Files: 250700, 250701, 250966]
Date: Thursday, October 16, 2025 6:28:41 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Board of Supervisors,

The current Upzoning Plan and recently passed SB 79 could be devastating for our Cow Hollow neighborhood impacted by both Bills.

I urge you to hold a Committee of the Whole hearing on Mayor Lurie's "Family Zoning Plan".

This proposal represents the most significant, consequential and irreversible land use changes in San Francisco's history. It should not move forward without every member of the Board hearing directly from the public, and the public hearing directly from all 11 Supervisors.

Limiting public comment to the 3-member Land Use Committee is not acceptable. The full Board must be accountable for this decision.

Please call a Committee of the Whole hearing before any final vote!

Additional comments:

Sincerely,
jim connelly
San Francisco, CA 94123

From: kielygomes@everyactioncustom.com on behalf of [Karen Schwartz](#)
To: [Board of Supervisors \(BOS\)](#)
Subject: Request for a Committee of the Whole Hearing [Files: 250700, 250701, 250966]
Date: Thursday, October 16, 2025 6:57:37 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Board of Supervisors,

I urge you to hold a Committee of the Whole hearing on Mayor Lurie's "Family Zoning Plan".

This proposal represents the most significant, consequential and irreversible land use changes in San Francisco's history. It should not move forward without every member of the Board hearing directly from the public, and the public hearing directly from all 11 Supervisors.

Limiting public comment to the 3-member Land Use Committee is not acceptable. The full Board must be accountable for this decision.

Please call a Committee of the Whole hearing before any final vote!

Additional comments:

Sincerely,
Karen Schwartz
San Francisco, CA 94114

From: kcogorman@everyactioncustom.com on behalf of [KEVIN O"GORMAN](#)
To: [Board of Supervisors \(BOS\)](#)
Subject: Request for a Committee of the Whole Hearing [Files: 250700, 250701, 250966]
Date: Thursday, October 16, 2025 7:22:37 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Board of Supervisors,

Please hold a Committee of the Whole hearing on Mayor Lurie's "Family Zoning Plan".

The current proposal is not weell vetted by many homeowners effected. It decimates the character of neighborhoods, does not alleviate low-income access, overbuilds, and paves the way for the kind of demolition we still regret from the 60s 'development' fiasco. Thousands of homeowners are unaware of the impact of this plan due to tepid outreach. It should not move forward without every member of the Board hearing directly from the public, and the public hearing directly from all 11 Supervisors.

Limiting public comment to the 3-member Land Use Committee is not acceptable. The full Board must be accountable for this decision.

Please call a Committee of the Whole hearing before any final vote!

Additional comments:

Sincerely,
KEVIN O"GORMAN
San Francisco, CA 94121

From: zano999@everyactioncustom.com on behalf of [Martin Zanfardino Zanfardino](#)
To: [Board of Supervisors \(BOS\)](#)
Subject: Request for a Committee of the Whole Hearing [Files: 250700, 250701, 250966]
Date: Thursday, October 16, 2025 9:25:35 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Board of Supervisors,

I urge you to hold a Committee of the Whole hearing on Mayor Lurie's "Family Zoning Plan".

This proposal represents the most significant, consequential and irreversible land use changes in San Francisco's history. It should not move forward without every member of the Board hearing directly from the public, and the public hearing directly from all 11 Supervisors.

Limiting public comment to the 3-member Land Use Committee is not acceptable. The full Board must be accountable for this decision.

Please call a Committee of the Whole hearing before any final vote!

The Mayor's plan in conjunction with Scott Weiner and Danny Sauter is completely flawed. Sauter without any input from his constituents added North Beach and surrounding areas to the up zoning plan. He also halted the long ongoing appeal for North Beach and Telegraph Hill to be designated Historic Districts as is Jackson Square. I have been to meetings where Sauter totally disregards constituents questions and concerns and seems to power through his self serving political agenda. He obviously does not understand the specific special spirit of the District. Rather than ruin the waterfront of Fishermans Wharf and the character of NB and Telegraph Hill he has made it obvious he is in support of the developers (local and not) rather than preserving the History of his neighborhood. Lifting the special use protections for the area is also another travesty.

Sincerely,
Martin Zanfardino Zanfardino
San Francisco, CA 94133

From: frankblanket@everyactioncustom.com on behalf of [Derrick Scocchera](#)
To: [Board of Supervisors \(BOS\)](#)
Subject: Request for a Committee of the Whole Hearing [Files: 250700, 250701, 250966]
Date: Thursday, October 16, 2025 9:27:16 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Board of Supervisors,

It's essential to hold a Committee of the Whole hearing on Mayor Lurie's disastrous "Family Zoning Plan".

This proposal represents the most significant, consequential and irreversible land use changes in San Francisco's history. It should not move forward without every member of the Board hearing directly from the public, and the public hearing directly from all 11 Supervisors.

Limiting public comment to the 3-member Land Use Committee is not acceptable. The full Board must be accountable for this decision.

Please call a Committee of the Whole hearing before any final vote!

Sincerely,
Derrick Scocchera
San Francisco, CA 94133

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

I am a 25+ year resident of SF, a clinical and school psychologist - working in leadership and organization development and living in Clarendon Heights. I am VERY concerned and saddened about this upcoming proposal. I am not against development - and support affordable housing but this proposal is negligent and doesn't consider factors which played a big part in many people moving to and staying in San Francisco - including quality of life - clean air, beauty, being able to see the sky and overall physical and psychological health. I moved from NYC city - manhattan in 2002 and was so relieved to be in a city that was affordable, beautiful and valued quality of life. That has changed significantly - our skyline of downtown has completely changed - and the city has been overtaken by the wealthy - but there's still time to make important changes. Let's not become the next Athens, Greece - which was destroyed by the developers in the 60's by antipatriarch and now residents continually complain about the destruction, pollution and terrible quality of life.

<https://www.urbanclan.com/cv2/r01/> https://www.bbc.com/culture/2019/01/the-surprising-story-of-the-architecture-architecture_YXAAOnZmH2Qy0mE6bpzZGNINGeYtZzmMGkNzVNDYdOkDYxMDAMxN2E0D0e3ojgJmJm6DzB2WzhY2Y3mJY3OGNiM2E5ZTQ3mUwYTAzNmQyYjUwMTkzOWZjYmMlMmZmSjYkzOTJOTJNjQ0ZGJjYTMlODpwOlQ6tG <https://www.urbanclan.com/cv2/r01/> https://www.theguardian.com/culture/2017/05/12/olympic-modern-heritage-austerity-neoclassical-architecture-megacorporations_YXAAOnZmH2Qy0mE6bpzZGNINGeYtZzmMGkNzVNDYdOkDYxMDAMxN2E0D0e3ojgJmJm6DzB2WzhY2Y3mJY3OGNiM2E5ZTQ3mUwYTAzNmQyYjUwMTkzOWZjYmMlMmZmSjYkzOTJOTJNjQ0ZGJjYTMlODpwOlQ6tG

I urge you to hold a Committee of the Whole hearing on Mayor Lurie's "Family Zoning Plan".

Limiting public comment to the 3-member Land Use Committee is not acceptable. The full Board must be accountable for this decision.

Please call a Committee of the Whole hearing before any final vote!

Sincerely,
Nicole Lambrou
San Francisco, CA 94114

From: [Board of Supervisors \(BOS\)](#)
To: [BOS-Supervisors](#); [BOS-Legislative Aides](#)
Cc: [Calvillo, Angela \(BOS\)](#); [Somera, Alisa \(BOS\)](#); [Ng, Wilson \(BOS\)](#); [De Asis, Edward \(BOS\)](#); [Entezari, Mehran \(BOS\)](#); [Carroll, John \(BOS\)](#)
Subject: FW: Public Comment: Requested Amendments to Mayor Lurie's Upzoning Plan
Date: Thursday, October 16, 2025 3:01:38 PM

Dear Supervisors,

Please see the below communication regarding File Nos:

250700: Zoning Map - Family Zoning Plan

250701: Planning, Business and Tax Regulations Codes - Family Zoning Plan

250966: General Plan Amendments - Family Zoning Plan

Thank you.

Eileen McHugh
Executive Assistant
Office of the Clerk of the Board
Board of Supervisors
1 Dr. Carlton B. Goodlett Place, City Hall, Room 244
San Francisco, CA 94102-4689
Phone: (415) 554-7703 | Fax: (415) 554-5163
eileen.e.mchugh@sfgov.org | www.sfbos.org

From: Lydia Bruno <lydia.e.bruno@gmail.com>
Sent: Thursday, October 16, 2025 2:53 PM
To: Lurie, Daniel (MYR) <daniel.lurie@sfgov.org>; Board of Supervisors (BOS) <board.of.supervisors@sfgov.org>; BOS-Supervisors <bos-supervisors@sfgov.org>; BOS-Legislative Aides <bos-legislative_aides@sfgov.org>
Subject: Public Comment: Requested Amendments to Mayor Lurie's Upzoning Plan

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Hello,

My partner and I are longtime residents and District 4 voters. We've lived in SF for almost 2 decades and in our current home for almost 15 years. We are deeply active in our community, volunteering in our local parks almost every weekend and organizing free bird field trips. We

know our neighbors by name, shop regularly at local businesses and belong to the local community garden.

Rent control has allowed us to remain in SF and in our beloved home and find stability and community. We've truly found our place in the world and built a life in SF grounded deeply in community service.

We urge the board of supervisors to ensure Mayor Lurie's upzoning plan includes the affordable housing requirements below.

1. Prohibit the demolition of rent controlled buildings and buildings with small businesses
2. Expand rent control
3. Enforce the vacancy tax
4. Landbank public sites for affordable housing for seniors, families and the public workforce
5. Build pipelines for local employment using prevailing wage requirements, and pipelines for creative financing

Remember, there are over 40,000 vacant units in San Francisco and 8,000 unhoused people. We have the housing, we just need it to be affordable, accessible and stable!

Thank you for making sure SF communities are not displaced!

Lydia Bruno & Travis Smith
District 4 Residents

From: [Board of Supervisors \(BOS\)](#)
To: [BOS-Supervisors](#); [BOS-Legislative Aides](#)
Cc: [Calvillo, Angela \(BOS\)](#); [Mchugh, Eileen \(BOS\)](#); [Ng, Wilson \(BOS\)](#); [Somera, Alisa \(BOS\)](#); [De Asis, Edward \(BOS\)](#); [BOS-Operations](#); [Board of Supervisors \(BOS\)](#); [BOS Legislation, \(BOS\)](#); [Carroll, John \(BOS\)](#)
Subject: FW: San Francisco Needs More Housing Options: Support Family Zoning Plan - File Nos. 250700, 250701, 250966
Date: Thursday, October 16, 2025 12:26:09 PM

Dear Supervisors,

Please see below, from Jason Zhang, regarding File Nos:

[250700](#): Zoning Map - Family Zoning Plan

[250701](#): Planning, Business and Tax Regulations Codes - Family Zoning Plan

[250966](#): General Plan Amendments - Family Zoning Plan

Regards,

Richard Lagunte
Office of the Clerk of the Board
San Francisco Board of Supervisors
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102
Voice (415) 554-5184 | Fax (415) 554-5163
bos@sfgov.org | www.sfbos.org

Pronouns: he, him, his

***Disclosures:** Personal information that is provided in communications to the Board of Supervisors is subject to disclosure under the California Public Records Act and the San Francisco Sunshine Ordinance. Personal information provided will not be redacted. Members of the public are not required to provide personal identifying information when they communicate with the Board of Supervisors and its committees. All written or oral communications that members of the public submit to the Clerk's Office regarding pending legislation or hearings will be made available to all members of the public for inspection and copying. The Clerk's Office does not redact any information from these submissions. This means that personal information—including names, phone numbers, addresses and similar information that a member of the public elects to submit to the Board and its committees—may appear on the Board of Supervisors' website or in other public documents that members of the public may inspect or copy.*

From: Jason Zhang <noreply@adv.actionnetwork.org>
Sent: Wednesday, October 15, 2025 7:45 PM
To: Board of Supervisors (BOS) <board.of.supervisors@sfgov.org>
Subject: San Francisco Needs More Housing Options: Support Family Zoning Plan

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Clerk of the Board Angela Calvillo,

Dear San Francisco Supervisors,

I'm writing to express my strong support for the Family Zoning Plan.

San Francisco urgently needs more homes — and this plan moves us in the right direction. It will expand housing choices across the city, especially in high-opportunity areas near transit, jobs, and schools. It gives families the flexibility to build backyard units, in-law apartments, and small buildings that allow them to stay close to the people they love.

This is a thoughtful, community-informed proposal that aligns with our Housing Element goals while addressing the real, everyday needs of San Franciscans. I urge you to support the Family Zoning Plan and to continue working toward a housing system that is fair, inclusive, and responsive to the city's future.

Let's build a San Francisco where everyone can belong. Thank you for your partnership and collaboration.

Jason Zhang

jasonz0762@gmail.com

520 Cayuga St

San Francisco, California 94112

From: [Bullock, John \(BOS\)](#)
To: [BOS-Supervisors](#); [BOS-Legislative Aides](#)
Cc: [BOS-Operations](#); [Carroll, John \(BOS\)](#); [BOS Legislation, \(BOS\)](#); [Calvillo, Angela \(BOS\)](#); [De Asis, Edward \(BOS\)](#); [Entezari, Mehran \(BOS\)](#); [Mchugh, Eileen \(BOS\)](#); [Ng, Wilson \(BOS\)](#); [Somera, Alisa \(BOS\)](#)
Subject: 40 Letters Regarding File Nos. 250700, 250701 and 250966
Date: Wednesday, October 15, 2025 4:04:55 PM
Attachments: [40 Letters Regarding File Nos. 250700 701 966.pdf](#)

Hello,

Please see attached 40 letters regarding File Nos.:

[250700](#): Zoning Map - Family Zoning Plan

[250701](#): Planning, Business and Tax Regulations Codes - Family Zoning Plan

[250966](#): General Plan Amendments - Family Zoning Plan

Regards,

John Bullock
Office of the Clerk of the Board
San Francisco Board of Supervisors
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102
(415) 554-5184
BOS@sfgov.org | www.sfbos.org

Disclosures: *Personal information that is provided in communications to the Board of Supervisors is subject to disclosure under the California Public Records Act and the San Francisco Sunshine Ordinance. Personal information provided will not be redacted. Members of the public are not required to provide personal identifying information when they communicate with the Board of Supervisors and its committees. All written or oral communications that members of the public submit to the Clerk's Office regarding pending legislation or hearings will be made available to all members of the public for inspection and copying. The Clerk's Office does not redact any information from these submissions. This means that personal information—including names, phone numbers, addresses and similar information that a member of the public elects to submit to the Board and its committees—may appear on the Board of Supervisors website or in other public documents that members of the public may inspect or copy.*

From: [JANIS and BOB HARRER](#)
To: [Carroll, John \(BOS\)](#)
Cc: [Board of Supervisors \(BOS\)](#); [Dennis Phillips, Sarah \(CPC\)](#); [Tanner, Rachael \(CPC\)](#); [Chen, Lisa \(CPC\)](#); [Andrews, Michelle \(BOS\)](#); [Mary Jane Large](#)
Subject: Land Use and Transportation Committee Meeting on Family zoning Plan
Date: Wednesday, October 15, 2025 2:28:24 PM
Attachments: [BOS Land Use Com 10152025.pdf](#)

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

On behalf of the Barbary Coast Neighborhood Association, I am forwarding the attached letter to the Land Use and Transportation Committee. The letter provides comments on the Family Zoning Plan, which we understand will be discussed at the Committee's meeting on Monday October 20. Thank you for your consideration.

Regards,
Bob Harrer
BCNA board member



BARBARY COAST NEIGHBORHOOD ASSOCIATION

BCNA
PO Box 2045
San Francisco, CA 94126
BCNA@bcnasf.org
www.bcnasf.org

BOARD OF DIRECTORS

OFFICERS

Mary Jane Large, Pres.
Marcy Albert, 1st VP
Michele Hennessey, 2nd VP
Philippe Sonne, Treas.
Bill Hannan, Secy.

MEMBERS AT LARGE

David Albert
Bob Harrer
Lee Robbins
James Seff
Diana Taylor

Via email

Board of Supervisors Land Use and Transportation Committee
1 Dr. Carlton Goodlett Place
City Hall
San Francisco CA, 94102-4689
c/o Clerk John Carroll
John.Carroll@sfgov.org

Re: Land Use and Transportation Committee, October 20, 2025 Hearing
Item: Family Zoning Plan

Dear Supervisors Melgar, Chen and Mahmood:

On behalf of the Barbary Coast Neighborhood Association (BCNA), this letter submits our comments on the most recent September 30, 2025, version of the Family Zoning Plan (the Plan) issued by the Planning Commission and posted on its website. BCNA serves the residents and businesses in the northeastern waterfront along the Embarcadero from Bay Street to Clay Street. The residents of our densely populated, mixed use neighborhood live in a wide variety of housing, including the Gateway, one of San Francisco's largest rent-controlled apartment complexes, the income-restricted Broadway Cove and 735 Davis Street offering housing for families and seniors, the Broadway Family Apartments and the Broadway Sansome complex, as well as an array of market rate condominiums, apartments and flats. In a very real sense, the BCNA neighborhood has been living and exemplifying the announced goals of the Plan for many years.

Backing onto the Embarcadero as we do, our membership takes great enjoyment and pride in our location along one of the nation's, if not the world's, most scenic waterfronts. Since our formation, we have been very active in issues impacting the entire northeastern waterfront, and especially have sought to protect the expansive views and feeling of openness provided by the Embarcadero's unique promenade for both residents and tourists alike. This has included continuing support for the existing 40-foot height limit along the City's waterfront. It is our concern for the protection of the Embarcadero and the northeastern waterfront that leads BCNA to make a very targeted request of the Land Use and Transportation Committee. For the reasons set forth below, we request that the block labeled #4 on the accompanying map be removed from coverage by the Family Zoning Plan entirely and be zoned to exclude the construction of any housing on it.

October 15, 2025

Our September 9, 2025, initial comment letter to the Planning Commission on the Family Zoning Plan centered on the impact that the July 29 version of the Plan would have had on the triangle of lots bordered by the Embarcadero, Bay Street and Powell Street. We continue to believe, as expressed in that letter, that the best way to protect the unique importance of the Embarcadero is with a firm 40-foot height limit for all housing within that triangle. We appreciate and wish to commend the September 30 version of the Plan on its implicit acknowledgment of the importance of protecting of the Embarcadero and the northeastern waterfront embodied in its:

1. Reduction of the base height for that entire triangle to 40 feet; and
2. Removal of the lots numbered 1-3 on the attached map from coverage by the Plan altogether.

However, we remain seriously concerned about the Plan's treatment of the block labeled #4 on the enclosed map. That block sits directly across the Embarcadero from the major tourist attractions of Pier 39 and the Plaza de California. While we appreciate that the September 30 version of the Plan now lowers the proposed local program height limit on block #4 from 85 feet to 65 feet, we don't believe that is sufficient to protect this unique location. Left unchanged, applying the state program's 100% density bonus to the 40-foot base height in combination with density decontrol could allow a 12-story tower on block #4. Density decontrol is available because it accompanies the block's inclusion in a proposed commercial/mixed use district. We view this as an unnecessary and unacceptable threat to the preservation of the human scale and singular attractiveness of the Embarcadero promenade. A 12-story tower would be a particular affront to, and an unfortunate greeting for, Pier 39 visitors and those arriving at the Cruise Ship Terminal, who come expecting the welcoming human scale and street level ambiance that make San Francisco San Francisco. As the Supervisors are well aware, tourism is a vital contributor to San Francisco's economy and brought in over \$9 billion last year, per SF Travel.

We therefore are requesting that Block #4 be removed from coverage of the Family Zoning Plan and that the construction of residential units on Block #4 be expressly prohibited. We recognize that this request may appear unusual. However, given the impact density decontrol could have on this critical location, and the resultant potential for an inadvertent disadvantage to the local program vis a vis the state program, we fail to see any other approach that will bring the appropriate level of certainty that the future built environment of block #4 will not mar this vital section of the Embarcadero and the waterfront.

There can be no doubt that strong protection of the Embarcadero and the waterfront is of vital interest to all San Franciscans. Starting with public opposition to the Fontana Towers in the early 1960's through the removal of the Embarcadero Freeway to the comments received by the Port of San Francisco in Spring 2024 on its draft Waterfront Resilience Program that "[t]he Embarcadero Promenade is viewed as a critical asset and there is a strong desire to preserve and enhance it", San Francisco voters have made it clear that they do not support development that diminishes access to and enjoyment of the expansiveness of the Embarcadero and its connection to the Bay.

The mantra regarding real estate from time immemorial has been "location, location, location". Real estate is not a fungible asset where one parcel is the functional equivalent of another. For better or worse, the Family Zoning Plan will impact thousands of parcels across San Francisco. But only a very few of those parcels can negatively impact the experience of San Francisco's incomparable Embarcadero. Block #4 is one of those parcels. Mayor Lurie, various members of the Board of Supervisors and other city officials in recent days have stressed that passage of the Family Zoning Plan is the only way for San Francisco to maintain local control over building decisions and to use local knowledge to guide thoughtful residential development. But deciding where not to build also can be an important exercise of local control and knowledge. Protection of the irreplaceable public asset of the Embarcadero and the northeastern waterfront is a value historically held by all San Franciscans, and

we therefore urge the Land Use and Transportation Committee to express that value by removing Block #4 from coverage by the Family Zoning Plan and by prohibiting the construction of any residential units on that block in the future.

We further request this letter be entered into the record of the Land Use and Transportation's October 20 hearing on the Family Zoning Plan. Please contact Bob Harrer with questions or comments on our request and this comment letter.

Sincerely,

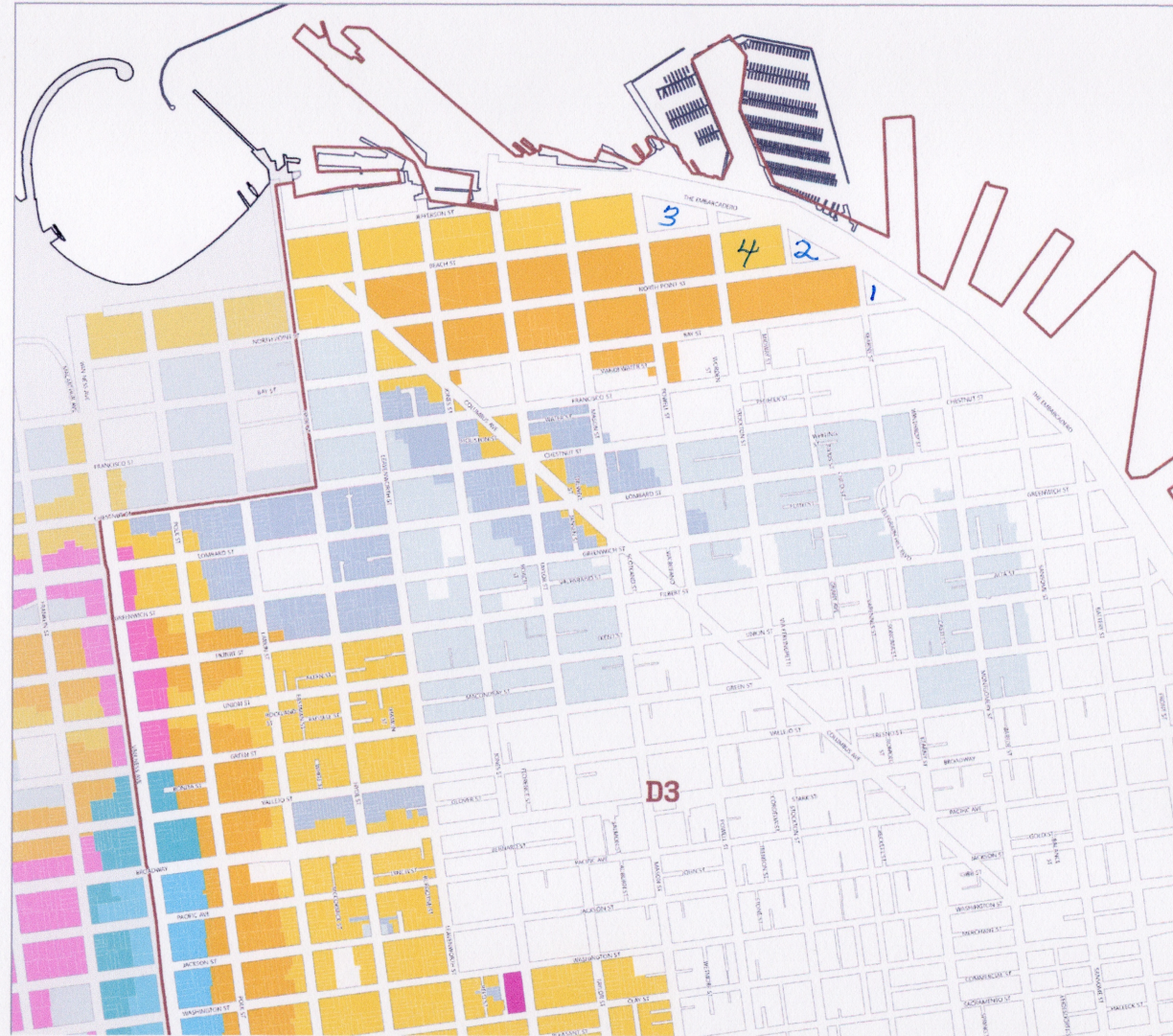
BCNA Board of Directors, by
Mary Jane Large, President
maryjanelarge@me.com

Robert Harrer, Former President and Board Member
theharrers@aol.com

cc: All other members of the Board of Supervisors, Board.of.Supervisors@sfgov.org
Sarah Dennis-Phillips, Planning Director, sarah.dennis-phillips@sfgov.org
Rachael Tanner, Planner rachael.tanner@sfgov.org
Lisa Chen, Planner lisa.chen@sfgov.org
Michelle Andrews, legislative aide, Supervisor Sauter, Michelle.Andrews@sfgov.org

**Family Zoning Plan Zoning Map Ordinance:
Proposed Local Program Height Limits**

**September 30, 2025
Supervisory District 3**



From: [Kleanthes Koniaris](#)
To: [SauterStaff](#)
Cc: [Board of Supervisors \(BOS\)](#); [Andrews, Michelle \(BOS\)](#); [Bell, Tita \(BOS\)](#)
Subject: District 3 zoning impact – Bay St. 105-foot height limit
Date: Friday, October 10, 2025 7:34:55 PM
Attachments: [Screenshot 2025-10-10 at 18.33.24.png](#)

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Supervisor Sauter and Colleagues,

I live at 222 Francisco Street in District 3. My building sadly lost a lot of value during COVID that hasn't come back. It still has its north-facing water view, however.

Under the Mayor's proposed *Family Zoning Plan*, parcels directly north of me are slated for **105-foot buildings**. If those are built, my view of the water will be entirely blocked. Based on comparable sales data in similar circumstances, I estimate this would result in an additional **30% loss in property value**. I've attached a zoning map illustrating the issue.

I understand that the intent of the plan is to increase housing, but this **dramatic height increase** seems both unnecessary and harmful to the neighborhood. Developers will naturally build to the maximum allowed height, especially on parcels so close to the waterfront — locking in their own views while everyone south loses theirs. Meanwhile, this area already faces severe transportation constraints (the Embarcadero and Bay Street are chokepoints), so additional density would bring more congestion, less parking, and a lower overall quality of life.

I respectfully ask that you **either oppose the Family Zoning Plan in its current form or amend it to reduce the 105-foot height limit north of Bay Street**. In my case, SB 79 would actually be less damaging.

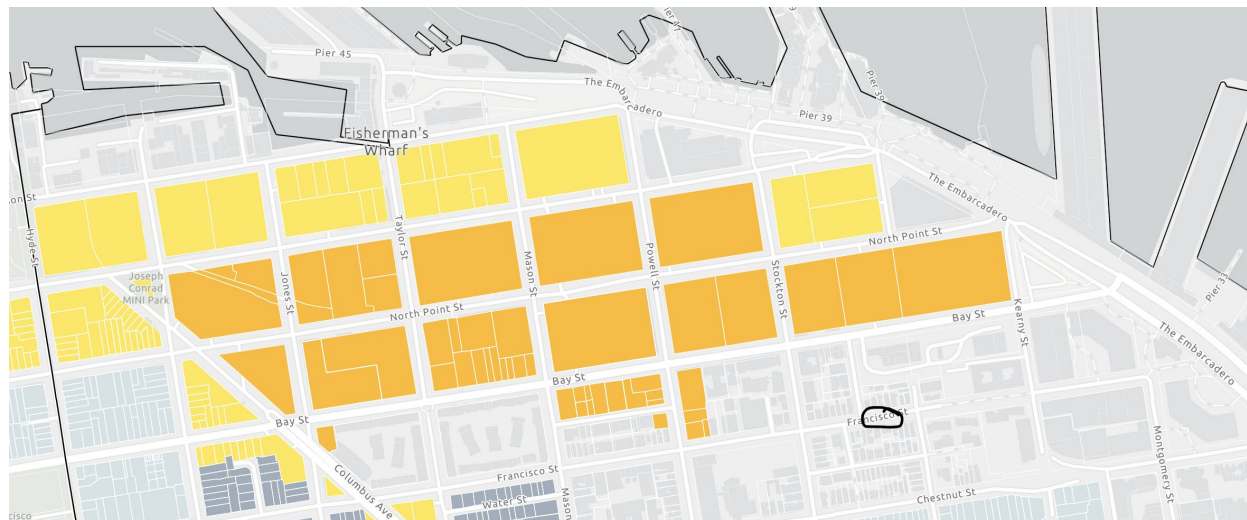
I believe many of my neighbors share these concerns, and that there is room for a **reasonable zoning compromise** that allows for growth without devastating existing communities.

Best Regards,

Kleanthes Koniaris

222 Francisco Street

San Francisco, CA 94133



From: [Zack Subin](#)
To: [Board of Supervisors \(BOS\)](#)
Subject: San Francisco Needs More Housing Options: Support Family Zoning Plan
Date: Sunday, October 12, 2025 9:06:15 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Clerk of the Board Angela Calvillo,

Dear San Francisco Supervisors & Commissioners,

As a D11 resident, I am excited to see more homes near Ocean Ave to support our small businesses and transit!

I'm writing to express my strong support for the Family Zoning Plan.

San Francisco urgently needs more homes — and this plan moves us in the right direction. It will expand housing choices across the city, especially in high-opportunity areas near transit, jobs, and schools. It gives families the flexibility to build backyard units, in-law apartments, and small buildings that allow them to stay close to the people they love.

This is a thoughtful, community-informed proposal that aligns with our Housing Element goals while addressing the real, everyday needs of San Franciscans. I urge you to support the Family Zoning Plan and to continue working toward a housing system that is fair, inclusive, and responsive to the city's future.

Let's build a San Francisco where everyone can belong. Thank you for your partnership and collaboration.

Zack Subin
zack.subin@fastmail.fm
192 Caine Ave
San Francisco, California 94112

From: [Barbara Heffernan](#)
To: [BOS-Supervisors](#)
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Monday, October 13, 2025 1:22:30 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Members of the Board of Supervisors,

Mayor Lurie's blanket upzoning proposal will not solve San Francisco's affordability crisis – it will make it worse by displacing renters and small businesses, and prioritizing luxury development over the housing our communities need.

That's why the Alliance for Affordable Neighborhoods – a coalition of tenants, small businesses, neighborhood groups, and housing advocates – is calling on you to support a better plan for San Francisco's future.

As a constituent, I urge you to include these policies in any upzoning plan:

Build the pipeline without displacement: Use creative financing and local jobs to construct already-approved projects while protecting existing communities.

Landbank public sites: Reserve public land for affordable workforce, senior, family, and community-serving housing, as well as large "soft sites" in high-displacement neighborhoods. Guarantee real affordability: Increase inclusionary housing requirements, expand rent control, and adopt an Affordability Financing Plan before the next tech boom – including releasing voter mandated funds for affordable housing.

Protect families: Require minimum and maximum family-sized units in designated "family zones" and remove permanent "density decontrol" giveaways to developers.

Protect small businesses and rent-controlled housing: Prohibit demolition without true one-for-one replacement or relocation packages that reflect real costs (including "warm shells"), and enforce a vacancy tax.

San Francisco deserves thoughtful, community-driven planning, not rushed deregulation that repeats the mistakes of the past. I am urging you to work with us to make this a real community plan that delivers housing for families, seniors, and workers.

Sincerely,
Barbara Heffernan

Barbara
California

From: [Allison Ettenger](#)
To: [Mandelman, Rafael \(BOS\)](#); [MandelmanStaff \(BOS\)](#)
Cc: [Tanner, Rachael \(CPC\)](#); [Chen, Lisa \(CPC\)](#); [Segal, Ned \(MYR\)](#); [Bonde, Aly \(MYR\)](#); [Calvillo, Angela \(BOS\)](#)
Subject: District 8 Resident Supporting Family Zoning Plan
Date: Tuesday, October 14, 2025 11:40:13 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Hello Supervisor Mandelman,

I recently moved into District 8 with my family after living in District 9 (where I lived for 10 years). We love living in District 8 (Upper Noe Valley) and that we can access Muni lines (the J, 24, 36, and many others) and also can walk to my daughter's preschool and Upper Noe Recreation Center. We nearly relocated to the East Bay this past year due to a lack of suitable housing options. But we're so glad we stayed in SF, and I am looking forward to finding a kindergarten program for my daughter in SFUSD (hopefully at Alvarado or Dolores Huerta) to keep deepening our roots in the community.

I'm writing to ask you to support the Family Zoning Plan which is coming to the Board of Supervisors soon. By allowing small- and mid-scale apartments across more neighborhoods—especially along safe, transit-served corridors—it helps deliver the types of homes families actually use: multi-bedroom units close to childcare, after-school programs, and open space. This is essential to keeping families tied to the community and increases our well-being.

My friends and neighbors (in Districts 8 and 9, both current and former) are following this legislation closely. We are hopeful you and your colleagues can make real progress on the city's housing shortage.

Many thanks for your time.

Sincerely,
Allison Ettenger

From: [Tim Omi](#)
To: [Lurie, Daniel \(MYR\)](#)
Cc: [Board of Supervisors \(BOS\)](#); [Segal, Ned \(MYR\)](#); alyssa@talaryabrands.com; [Dorsey, Matt \(BOS\)](#); [Engardio, Joel \(BOS\)](#); [Felder, Jackie \(BOS\)](#); [Mahmood, Bilal \(BOS\)](#); [Mandelman, Rafael \(BOS\)](#); [Melgar, Myrna \(BOS\)](#); [Sauter, Danny \(BOS\)](#); [Sherrill, Stephen \(BOS\)](#); [Walton, Shamann \(BOS\)](#); [Tang, Katy \(ECN\)](#); [commissionstreamlining](#)
Subject: SFCDMA Support for the Mayor's Family Zoning Plan
Date: Friday, October 10, 2025 10:33:38 AM
Attachments: [CDMA Letter of Support Family Zoning .pdf](#)

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Timothy Omi
tim@sfcdma.org
1-415-590-0930
President, San Francisco Council of District Merchants Associations
President, Fillmore Merchant Association



Dear Mayor Lurie and Members of the Board of Supervisors,

I am writing to inform you that the San Francisco Council of District Merchants Associations (SFCDMA) has formally voted to support the Mayor's Family Zoning Plan. After extensive deliberation and numerous conversations with the Planning Department, Supervisors, and Mayors office a majority of our board reached consensus in favor of this important measure.

Back in August, SFCDMA proposed three key additions to the Family Zoning Plan aimed at mitigating small business displacement and reducing the potential negative impacts of large construction projects on our commercial corridors. These corridors form the backbone of San Francisco's neighborhoods — they are where small businesses give our city its identity, culture, and sense of community.

We deeply appreciate the collaborative process that has allowed merchants and community leaders to engage directly with the Mayor's Office and members of the Board. The open dialogue and responsiveness we have experienced mark a positive new chapter in how small businesses participate in shaping city policy.

We are also encouraged that Supervisor Melgar's proposals — including restaurant displacement assistance, expanded buildout support, and an increase to the small business displacement cap — will be incorporated into the plan. Additionally, we urge the City to move quickly to establish a Small Business Displacement Fund in good faith and to implement the incentive for in-kind commercial space replacement within the developer incentive program, as discussed with the Planning Department.

Thank you for your partnership and for ensuring that San Francisco's growth continues to include — and protect — the small businesses that make our city vibrant.

Sincerely,
Timothy Omi
President

San Francisco Council of District Merchants Associations

From: [Justin Truong](#)
To: [Board of Supervisors \(BOS\)](#)
Subject: San Francisco Needs More Housing Options: Support Family Zoning Plan
Date: Saturday, October 4, 2025 10:21:19 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Clerk of the Board Angela Calvillo,

Dear San Francisco Supervisors & Commissioners,

I'm writing to express my strong support for the Family Zoning Plan.

San Francisco urgently needs more homes — and this plan moves us in the right direction. It will expand housing choices across the city, especially in high-opportunity areas near transit, jobs, and schools. It gives families the flexibility to build backyard units, in-law apartments, and small buildings that allow them to stay close to the people they love.

This is a thoughtful, community-informed proposal that aligns with our Housing Element goals while addressing the real, everyday needs of San Franciscans. I urge you to support the Family Zoning Plan and to continue working toward a housing system that is fair, inclusive, and responsive to the city's future.

Let's build a San Francisco where everyone can belong. Thank you for your partnership and collaboration.

Justin Truong
justintruong56@gmail.com
33 Junior Terrace
San Francisco, California 94112

From: natashjadewolf@everyactioncustom.com on behalf of [Natashja Dewolfe](#)
To: [Board of Supervisors \(BOS\)](#)
Subject: Stand With Your Constituents! {Files: 250700, 250701, 250966}
Date: Sunday, October 5, 2025 8:58:34 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Board of Supervisors,

Mayor Lurie's upzoning map is fundamentally flawed. Blanket upzoning will not deliver affordability — it will fuel speculation, displacement, and higher housing costs.

The city needs more time to get this right. Rushing a permanent land use change without full public awareness is reckless and unacceptable.

As the largest rezoning and wealth redistribution in San Francisco's history, I urge you to withhold support unless the map is significantly revised to reflect your constituents' concerns.

ADDITIONAL COMMENTS (optional):

Sincerely,
Natashja Dewolfe
San Francisco, CA 94122

From: natashjadewolf@everyactioncustom.com on behalf of [Natashja Dewolfe](#)
To: [Board of Supervisors \(BOS\)](#)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701, 250966]
Date: Sunday, October 5, 2025 8:58:45 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Board of Supervisors,

As a San Franciscan, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

We call on you to:

- Drastically scale back the Mayor's upzoning maps
- Request a postponement of the arbitrary January 2026 upzoning deadline

Mayor Lurie's upzoning maps would impose permanent, irreversible changes to San Francisco's land use — going far beyond what is required, with zero affordability guarantees.

Together, these plans clear the way for mass demolition and luxury towers, prioritizing the interests of developers and billionaire investors while silencing the voices of the very communities they are supposed to represent. This is not planning — it is displacement disguised as progress.

ADDITIONAL COMMENTS (optional):

Sincerely,
Natashja Dewolfe
San Francisco, CA 94122

From: kielygomes@everyactioncustom.com on behalf of [Karen Schwartz](#)
To: [Board of Supervisors \(BOS\)](#)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701, 250966]
Date: Sunday, October 5, 2025 9:04:01 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Board of Supervisors,

As a San Franciscan, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

We call on you to:

- Drastically scale back the Mayor's upzoning maps
- Request a postponement of the arbitrary January 2026 upzoning deadline

Mayor Lurie's upzoning maps would impose permanent, irreversible changes to San Francisco's land use — going far beyond what is required, with zero affordability guarantees.

Together, these plans clear the way for mass demolition and luxury towers, prioritizing the interests of developers and billionaire investors while silencing the voices of the very communities they are supposed to represent. This is not planning — it is displacement disguised as progress.

ADDITIONAL COMMENTS (optional):

Sincerely,
Karen Schwartz
San Francisco, CA 94114

From: diana.giampaoli@everyactioncustom.com on behalf of [Diana Giampaoli](#)
To: [Board of Supervisors \(BOS\)](#)
Subject: Stand With Your Constituents! {Files: 250700, 250701, 250966}
Date: Sunday, October 5, 2025 9:36:42 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Board of Supervisors,

Mayor Lurie's upzoning map is fundamentally flawed. Blanket upzoning will not deliver affordability — it will fuel speculation, displacement, and higher housing costs.

The city needs more time to get this right. Rushing a permanent land use change without full public awareness is reckless and unacceptable.

As the largest rezoning and wealth redistribution in San Francisco's history, I urge you to withhold support unless the map is significantly revised to reflect your constituents' concerns.

ADDITIONAL COMMENTS (optional): It will not be low income. It will just take away light and bring in more empty storefronts ruining our beautiful neighborhoods. Just making the builders richer and they don't care about anything but themselves. So many empty buildings in SF to fix and house people. Teachers, etc won't be able to afford these buildings.

Sincerely,
Diana Giampaoli
San Francisco, CA 94123

From: esens123@everyactioncustom.com on behalf of [Erik Sens](#)
To: [Board of Supervisors \(BOS\)](#)
Subject: Stand With Your Constituents! {Files: 250700, 250701, 250966}
Date: Sunday, October 5, 2025 10:39:01 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Board of Supervisors,

Mayor Lurie's upzoning map is fundamentally flawed. Blanket upzoning will not deliver affordability — it will fuel speculation, displacement, and higher housing costs.

The city needs more time to get this right. Rushing a permanent land use change without full public awareness is reckless and unacceptable.

As the largest rezoning and wealth redistribution in San Francisco's history, I urge you to withhold support unless the map is significantly revised to reflect your constituents' concerns.

ADDITIONAL COMMENTS (optional):

Sincerely,
Erik Sens
San Francisco, CA 94122

From: symondspaula@everyactioncustom.com on behalf of [Paula Symonds](#)
To: [Board of Supervisors \(BOS\)](#)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701, 250966]
Date: Sunday, October 5, 2025 11:13:16 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Board of Supervisors,

As a San Franciscan, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

We call on you to:

- Drastically scale back the Mayor's upzoning maps
- Request a postponement of the arbitrary January 2026 upzoning deadline

Mayor Lurie's upzoning maps would impose permanent, irreversible changes to San Francisco's land use — going far beyond what is required, with zero affordability guarantees.

Together, these plans clear the way for mass demolition and luxury towers, prioritizing the interests of developers and billionaire investors while silencing the voices of the very communities they are supposed to represent. This is not planning — it is displacement disguised as progress.

ADDITIONAL COMMENTS (optional): As a San Franciscan of 80+ years i know that our city has been known around the world for its jewel like beauty. We can add affordable housing without turning San Francisco into a high rise jungle. We need parks and trees. We do not need towers. We can find ways to add affordable housing using creativity but the bash and burn of our leaders seems to them to be easier. There is no imagination in this plan only ways for the rich to get richer.

Sincerely,
Paula Symonds
San Francisco, CA 94114

From: zano999@everyactioncustom.com on behalf of [martin.zanfardino](#)
To: [Board of Supervisors \(BOS\)](#)
Subject: Stand With Your Constituents! {Files: 250700, 250701, 250966}
Date: Sunday, October 5, 2025 10:23:33 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Board of Supervisors,

Mayor Lurie's upzoning map is fundamentally flawed. Blanket upzoning will not deliver affordability — it will fuel speculation, displacement, and higher housing costs.

The city needs more time to get this right. Rushing a permanent land use change without full public awareness is reckless and unacceptable.

As the largest rezoning and wealth redistribution in San Francisco's history, I urge you to withhold support unless the map is significantly revised to reflect your constituents' concerns.

ADDITIONAL COMMENTS (optional):

Sincerely,
martin.zanfardino
San Francisco, CA 94133

From: jlzsf@everyactioncustom.com on behalf of [judith zimrin](#)
To: [Board of Supervisors \(BOS\)](#)
Subject: Stand With Your Constituents! {Files: 250700, 250701, 250966}
Date: Sunday, October 5, 2025 10:23:51 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Board of Supervisors,

Mayor Lurie's upzoning map is fundamentally flawed. Blanket upzoning will not deliver affordability — it will fuel speculation, displacement, and higher housing costs.

The city needs more time to get this right. Rushing a permanent land use change without full public awareness is reckless and unacceptable.

As the largest rezoning and wealth redistribution in San Francisco's history, I urge you to withhold support unless the map is significantly revised to reflect your constituents' concerns.

ADDITIONAL COMMENTS (optional):

Sincerely,
judith zimrin
San Francisco, CA 94133

From: PhilD0210@everyactioncustom.com on behalf of [Phil Dillard](#)
To: [Board of Supervisors \(BOS\)](#)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701, 250966]
Date: Sunday, October 5, 2025 11:32:05 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Board of Supervisors,

As a San Franciscan, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

We call on you to:

- Drastically scale back the Mayor's upzoning maps
- Request a postponement of the arbitrary January 2026 upzoning deadline

Mayor Lurie's upzoning maps would impose permanent, irreversible changes to San Francisco's land use — going far beyond what is required, with zero affordability guarantees.

Together, these plans clear the way for mass demolition and luxury towers, prioritizing the interests of developers and billionaire investors while silencing the voices of the very communities they are supposed to represent. This is not planning — it is displacement disguised as progress.

ADDITIONAL COMMENTS (optional):

Sincerely,
Phil Dillard
San Francisco, CA 94133

From: mark.r.berwick@everyactioncustom.com on behalf of [Mark Berwick](#)
To: [Board of Supervisors \(BOS\)](#)
Subject: Stand With Your Constituents! {Files: 250700, 250701, 250966}
Date: Monday, October 6, 2025 8:04:52 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Board of Supervisors,

Mayor Lurie's upzoning map is fundamentally flawed. Blanket upzoning will not deliver affordability — it will fuel speculation, displacement, and higher housing costs.

The city needs more time to get this right. Rushing a permanent land use change without full public awareness is reckless and unacceptable.

As the largest rezoning and wealth redistribution in San Francisco's history, I urge you to withhold support unless the map is significantly revised to reflect your constituents' concerns.

ADDITIONAL COMMENTS (optional): Please consider the long term implications of this plan and strongly question the flawed justifications being used to push it through. The consequences of allowing this plan to move forward are huge for residents and the future of the city. From everything I've read, we don't need these more units to comply with the state's requirements (we need to look more closely at what's available), the growth forecasts being used are completely disconnected with reality of our city's growth in recent years (which is actually shrinking), and simply adding units has not proven to be an effective means to improve affordability. Please give this further consideration and diligently review the assumptions, the need and the resulting indelible changes we'll all suffer.

Sincerely,
Mark Berwick
San Francisco, CA 94123

From: gfpedler@everyactioncustom.com on behalf of [Gary Pedler](#)
To: [Board of Supervisors \(BOS\)](#)
Subject: Stand With Your Constituents! {Files: 250700, 250701, 250966}
Date: Tuesday, October 7, 2025 10:51:40 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Board of Supervisors,

Mayor Lurie's upzoning map is fundamentally flawed. Blanket upzoning will not deliver affordability — it will fuel speculation, displacement, and higher housing costs.

The city needs more time to get this right. Rushing a permanent land use change without full public awareness is reckless and unacceptable.

As the largest rezoning and wealth redistribution in San Francisco's history, I urge you to withhold support unless the map is significantly revised to reflect your constituents' concerns.

As passed by the Planning Commission, the plan would do little to provide reasonably priced housing, force people out of existing housing, overburden the infrastructure, and destroy the character of a city that earns a lot of money as a place tourists want to visit.

I urge you to scale this plan back drastically and find a more measured, step-by-step approach to the issue.

Sincerely,
Gary Pedler
San Francisco, CA 94114

From: [Jared Boot-Haury](#)
To: [Board of Supervisors \(BOS\)](#)
Subject: San Francisco Needs More Housing Options: Support Family Zoning Plan
Date: Tuesday, October 7, 2025 6:25:56 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Clerk of the Board Angela Calvillo,

Dear San Francisco Supervisors & Commissioners,

I'm writing to express my strong support for the Family Zoning Plan.

San Francisco urgently needs more homes — and this plan moves us in the right direction. It will expand housing choices across the city, especially in high-opportunity areas near transit, jobs, and schools. It gives families the flexibility to build backyard units, in-law apartments, and small buildings that allow them to stay close to the people they love.

This is a thoughtful, community-informed proposal that aligns with our Housing Element goals while addressing the real, everyday needs of San Franciscans. I urge you to support the Family Zoning Plan and to continue working toward a housing system that is fair, inclusive, and responsive to the city's future.

Let's build a San Francisco where everyone can belong. Thank you for your partnership and collaboration.

Jared Boot-Haury
jwboot3@icloud.com
351 King St, Unit 122
San Francisco, California 94158

From: [Derek Gendvil](#)
To: [Board of Supervisors \(BOS\)](#)
Subject: San Francisco Needs More Housing Options: Support Family Zoning Plan
Date: Tuesday, October 7, 2025 6:27:47 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Clerk of the Board Angela Calvillo,

Dear San Francisco Supervisors & Commissioners,

I'm writing to express my strong support for the Family Zoning Plan.

San Francisco urgently needs more homes — and this plan moves us in the right direction. It will expand housing choices across the city, especially in high-opportunity areas near transit, jobs, and schools. It gives families the flexibility to build backyard units, in-law apartments, and small buildings that allow them to stay close to the people they love.

This is a thoughtful, community-informed proposal that aligns with our Housing Element goals while addressing the real, everyday needs of San Franciscans. I urge you to support the Family Zoning Plan and to continue working toward a housing system that is fair, inclusive, and responsive to the city's future.

Let's build a San Francisco where everyone can belong. Thank you for your partnership and collaboration.

Derek Gendvil
dgendvil@gmail.com
9030 W. Sahara Ave. #360
Las Vegas, Nevada 89117

From: [Sandy Carter](#)
To: [Board of Supervisors \(BOS\)](#)
Subject: San Francisco Needs More Housing Options: Support Family Zoning Plan
Date: Tuesday, October 7, 2025 6:36:36 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Clerk of the Board Angela Calvillo,

Dear San Francisco Supervisors & Commissioners,

I'm writing to express my strong support for the Family Zoning Plan.

San Francisco urgently needs more homes — and this plan moves us in the right direction. It will expand housing choices across the city, especially in high-opportunity areas near transit, jobs, and schools. It gives families the flexibility to build backyard units, in-law apartments, and small buildings that allow them to stay close to the people they love.

This is a thoughtful, community-informed proposal that aligns with our Housing Element goals while addressing the real, everyday needs of San Franciscans. I urge you to support the Family Zoning Plan and to continue working toward a housing system that is fair, inclusive, and responsive to the city's future.

Let's build a San Francisco where everyone can belong. Thank you for your partnership and collaboration.

Sandy Carter
carters989@gmail.com
740 Anza Street
San Francisco, California 94118

From: [Noah Garcia](#)
To: [Board of Supervisors \(BOS\)](#)
Subject: San Francisco Needs More Housing Options: Support Family Zoning Plan
Date: Tuesday, October 7, 2025 6:38:52 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Clerk of the Board Angela Calvillo,

Dear San Francisco Supervisors & Commissioners,

I'm writing to express my strong support for the Family Zoning Plan.

San Francisco urgently needs more homes — and this plan moves us in the right direction. It will expand housing choices across the city, especially in high-opportunity areas near transit, jobs, and schools. It gives families the flexibility to build backyard units, in-law apartments, and small buildings that allow them to stay close to the people they love.

This is a thoughtful, community-informed proposal that aligns with our Housing Element goals while addressing the real, everyday needs of San Franciscans. I urge you to support the Family Zoning Plan and to continue working toward a housing system that is fair, inclusive, and responsive to the city's future.

Let's build a San Francisco where everyone can belong. Thank you for your partnership and collaboration.

Noah Garcia (D5 Resident)

Noah Garcia
noahgarcia80@gmail.com
564 Fell St
San Francisco, California 94102

From: [Samah Shah](#)
To: [Board of Supervisors \(BOS\)](#)
Subject: San Francisco Needs More Housing Options: Support Family Zoning Plan
Date: Tuesday, October 7, 2025 6:53:06 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Clerk of the Board Angela Calvillo,

Dear San Francisco Supervisors & Commissioners,

I'm writing to express my strong support for the Family Zoning Plan.

I've lived in the Richmond of 6 years and this neighbourhood especially urgently needs more homes. We have not built enough housing for our residents and the people who work here, but this plan finally moves us in the right direction. It will expand housing choices across the city, especially in high-opportunity areas near transit, jobs, and schools. It gives families the flexibility to build backyard units, in-law apartments, and small buildings that allow them to stay close to the people they love.

This is a thoughtful, community-informed proposal that aligns with our Housing Element goals while addressing the real, everyday needs of San Franciscans. I urge you to support the Family Zoning Plan and to continue working toward a housing system that is fair, inclusive, and responsive to the city's future.

Let's build a San Francisco where everyone can belong. Thank you for your partnership and collaboration.

Samah Shah
samahsemail@gmail.com
1732 Anza St Apt 3
San Francisco, California 94118

From: [Casey Frost](#)
To: [Board of Supervisors \(BOS\)](#)
Subject: San Francisco Needs More Housing Options: Support Family Zoning Plan
Date: Tuesday, October 7, 2025 7:02:32 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Clerk of the Board Angela Calvillo,

Dear San Francisco Supervisors & Commissioners,

I'm writing to express my strong support for the Family Zoning Plan.

San Francisco urgently needs more homes — and this plan moves us in the right direction. It will expand housing choices across the city, especially in high-opportunity areas near transit, jobs, and schools. It gives families the flexibility to build backyard units, in-law apartments, and small buildings that allow them to stay close to the people they love.

This is a thoughtful, community-informed proposal that aligns with our Housing Element goals while addressing the real, everyday needs of San Franciscans. I urge you to support the Family Zoning Plan and to continue working toward a housing system that is fair, inclusive, and responsive to the city's future.

Let's build a San Francisco where everyone can belong. Thank you for your partnership and collaboration.

Casey Frost
caseyfrost13@gmail.com
111 Monterey Blvd
San Francisco, California 94131

From: [Leah Loversky](#)
To: [Board of Supervisors \(BOS\)](#)
Subject: San Francisco Needs More Housing Options: Support Family Zoning Plan
Date: Tuesday, October 7, 2025 7:22:15 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Clerk of the Board Angela Calvillo,

Dear San Francisco Supervisors & Commissioners,

I'm writing to express my strong support for the Family Zoning Plan.

San Francisco urgently needs more homes — and this plan moves us in the right direction. It will expand housing choices across the city, especially in high-opportunity areas near transit, jobs, and schools. It gives families the flexibility to build backyard units, in-law apartments, and small buildings that allow them to stay close to the people they love.

This is a thoughtful, community-informed proposal that aligns with our Housing Element goals while addressing the real, everyday needs of San Franciscans. I urge you to support the Family Zoning Plan and to continue working toward a housing system that is fair, inclusive, and responsive to the city's future.

Let's build a San Francisco where everyone can belong. Thank you for your partnership and collaboration.

Leah Loversky
ldloversky@gmail.com
1207 CHESTNUT ST APT 10
San Francisco, California 94109

From: [Mark Goldberg](#)
To: [Board of Supervisors \(BOS\)](#)
Subject: San Francisco Needs More Housing Options: Support Family Zoning Plan
Date: Tuesday, October 7, 2025 7:27:26 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Clerk of the Board Angela Calvillo,

Dear San Francisco Supervisors & Commissioners,

I'm writing to express my strong support for the Family Zoning Plan.

San Francisco urgently needs more homes — and this plan moves us in the right direction. It will expand housing choices across the city, especially in high-opportunity areas near transit, jobs, and schools. It gives families the flexibility to build backyard units, in-law apartments, and small buildings that allow them to stay close to the people they love.

This is a thoughtful, community-informed proposal that aligns with our Housing Element goals while addressing the real, everyday needs of San Franciscans. I urge you to support the Family Zoning Plan and to continue working toward a housing system that is fair, inclusive, and responsive to the city's future.

Let's build a San Francisco where everyone can belong. Thank you for your partnership and collaboration.

Mark Goldberg
mark.goldbergsf@gmail.com
2362 Bay Street
San Francisco, California 94123

From: [Teresa Dal Santo](#)
To: [Board of Supervisors \(BOS\)](#)
Subject: San Francisco Needs More Housing Options: Support Family Zoning Plan
Date: Tuesday, October 7, 2025 7:30:50 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Clerk of the Board Angela Calvillo,

Dear San Francisco Supervisors & Commissioners,

I'm writing to express my strong support for the Family Zoning Plan.

San Francisco urgently needs more homes — and this plan moves us in the right direction. It will expand housing choices across the city, especially in high-opportunity areas near transit, jobs, and schools. It gives families the flexibility to build backyard units, in-law apartments, and small buildings that allow them to stay close to the people they love.

This is a thoughtful, community-informed proposal that aligns with our Housing Element goals while addressing the real, everyday needs of San Franciscans. I urge you to support the Family Zoning Plan and to continue working toward a housing system that is fair, inclusive, and responsive to the city's future.

Let's build a San Francisco where everyone can belong. Thank you for your partnership and collaboration.

Teresa Dal Santo
dalsantot@gmail.com
2031 Powell Street,
San Francisco, California 94133

From: teeeets@gmail.com
To: [Board of Supervisors \(BOS\)](#)
Subject: San Francisco Needs More Housing Options: Support Family Zoning Plan
Date: Tuesday, October 7, 2025 7:42:55 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Clerk of the Board Angela Calvillo,

Dear San Francisco Supervisors & Commissioners,

I'm writing to express my strong support for the Family Zoning Plan.

San Francisco urgently needs more homes — and this plan moves us in the right direction. It will expand housing choices across the city, especially in high-opportunity areas near transit, jobs, and schools. It gives families the flexibility to build backyard units, in-law apartments, and small buildings that allow them to stay close to the people they love.

This is a thoughtful, community-informed proposal that aligns with our Housing Element goals while addressing the real, everyday needs of San Franciscans. I urge you to support the Family Zoning Plan and to continue working toward a housing system that is fair, inclusive, and responsive to the city's future.

Let's build a San Francisco where everyone can belong. Thank you for your partnership and collaboration.

teeeets@gmail.com
838 Anza St
Sf, California 94118

From: [Anthony Criscione](#)
To: [Board of Supervisors \(BOS\)](#)
Subject: San Francisco Needs More Housing Options: Support Family Zoning Plan
Date: Tuesday, October 7, 2025 8:42:39 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Clerk of the Board Angela Calvillo,

Dear San Francisco Supervisors & Commissioners,

I'm writing to express my strong support for the Family Zoning Plan.

San Francisco urgently needs more homes — and this plan moves us in the right direction. It will expand housing choices across the city, especially in high-opportunity areas near transit, jobs, and schools. It gives families the flexibility to build backyard units, in-law apartments, and small buildings that allow them to stay close to the people they love.

This is a thoughtful, community-informed proposal that aligns with our Housing Element goals while addressing the real, everyday needs of San Franciscans. I urge you to support the Family Zoning Plan and to continue working toward a housing system that is fair, inclusive, and responsive to the city's future.

Let's build a San Francisco where everyone can belong. Thank you for your partnership and collaboration.

Anthony Criscione
acriscione1997@gmail.com
145 San Jose Avenue
San Francisco, California 94110

From: [Justin Truong](#)
To: [Board of Supervisors \(BOS\)](#)
Subject: San Francisco Needs More Housing Options: Support Family Zoning Plan
Date: Tuesday, October 7, 2025 11:23:52 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Clerk of the Board Angela Calvillo,

Dear San Francisco Supervisors & Commissioners,

I'm writing to express my strong support for the Family Zoning Plan.

San Francisco urgently needs more homes — and this plan moves us in the right direction. It will expand housing choices across the city, especially in high-opportunity areas near transit, jobs, and schools. It gives families the flexibility to build backyard units, in-law apartments, and small buildings that allow them to stay close to the people they love.

This is a thoughtful, community-informed proposal that aligns with our Housing Element goals while addressing the real, everyday needs of San Franciscans. I urge you to support the Family Zoning Plan and to continue working toward a housing system that is fair, inclusive, and responsive to the city's future.

Let's build a San Francisco where everyone can belong. Thank you for your partnership and collaboration.

Justin Truong
justintruong56@gmail.com
33 Junior Terrace
San Francisco, California 94112

From: shsetterfield@gmail.com
To: [Board of Supervisors \(BOS\)](#)
Subject: San Francisco Needs More Housing Options: Support Family Zoning Plan
Date: Tuesday, October 7, 2025 11:59:21 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Clerk of the Board Angela Calvillo,

Dear San Francisco Supervisors & Commissioners,

I'm writing to express my strong support for the Family Zoning Plan.

San Francisco urgently needs more homes — and this plan moves us in the right direction. It will expand housing choices across the city, especially in high-opportunity areas near transit, jobs, and schools. It gives families the flexibility to build backyard units, in-law apartments, and small buildings that allow them to stay close to the people they love.

This is a thoughtful, community-informed proposal that aligns with our Housing Element goals while addressing the real, everyday needs of San Franciscans. I urge you to support the Family Zoning Plan and to continue working toward a housing system that is fair, inclusive, and responsive to the city's future.

Let's build a San Francisco where everyone can belong. Thank you for your partnership and collaboration.

shsetterfield@gmail.com
88 Hoff St, #206
San Francisco, California 94110

From: [John Steponaitis](#)
To: [Board of Supervisors \(BOS\)](#)
Subject: San Francisco Needs More Housing Options: Support Family Zoning Plan
Date: Wednesday, October 8, 2025 12:54:31 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Clerk of the Board Angela Calvillo,

Dear San Francisco Supervisors & Commissioners,

I'm writing to express my strong support for the Family Zoning Plan.

San Francisco urgently needs more homes — and this plan moves us in the right direction. It will expand housing choices across the city, especially in high-opportunity areas near transit, jobs, and schools. It gives families the flexibility to build backyard units, in-law apartments, and small buildings that allow them to stay close to the people they love.

This is a thoughtful, community-informed proposal that aligns with our Housing Element goals while addressing the real, everyday needs of San Franciscans. I urge you to support the Family Zoning Plan and to continue working toward a housing system that is fair, inclusive, and responsive to the city's future.

Let's build a San Francisco where everyone can belong. Thank you for your partnership and collaboration.

John Steponaitis
steponaj@gmail.com
910 Geary 20
San Francisco, California 94109-7095

From: [Shane Booth](#)
To: [Board of Supervisors \(BOS\)](#)
Subject: San Francisco Needs More Housing Options: Support Family Zoning Plan
Date: Wednesday, October 8, 2025 6:52:46 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Clerk of the Board Angela Calvillo,

Dear San Francisco Supervisors & Commissioners,

I'm writing to express my strong support for the Family Zoning Plan.

San Francisco urgently needs more homes — and this plan moves us in the right direction. It will expand housing choices across the city, especially in high-opportunity areas near transit, jobs, and schools. It gives families the flexibility to build backyard units, in-law apartments, and small buildings that allow them to stay close to the people they love.

This is a thoughtful, community-informed proposal that aligns with our Housing Element goals while addressing the real, everyday needs of San Franciscans. I urge you to support the Family Zoning Plan and to continue working toward a housing system that is fair, inclusive, and responsive to the city's future.

Let's build a San Francisco where everyone can belong. Thank you for your partnership and collaboration.

Shane Booth
shanerama@gmail.com
112 Delano Ave
San Francisco, California 94112

From: [Patrick Le](#)
To: [Board of Supervisors \(BOS\)](#)
Subject: San Francisco Needs More Housing Options: Support Family Zoning Plan
Date: Wednesday, October 8, 2025 8:03:09 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Clerk of the Board Angela Calvillo,

Dear San Francisco Supervisors & Commissioners,

I'm writing to express my strong support for the Family Zoning Plan.

San Francisco urgently needs more homes — and this plan moves us in the right direction. It will expand housing choices across the city, especially in high-opportunity areas near transit, jobs, and schools. It gives families the flexibility to build backyard units, in-law apartments, and small buildings that allow them to stay close to the people they love.

This is a thoughtful, community-informed proposal that aligns with our Housing Element goals while addressing the real, everyday needs of San Franciscans. I urge you to support the Family Zoning Plan and to continue working toward a housing system that is fair, inclusive, and responsive to the city's future.

Let's build a San Francisco where everyone can belong. Thank you for your partnership and collaboration.

Patrick Le
patrickle1994@gmail.com
511 Eureka St
San Francisco, California 94114

From: [James Lemaire](#)
To: [Board of Supervisors \(BOS\)](#)
Subject: San Francisco Needs More Housing Options: Support Family Zoning Plan
Date: Wednesday, October 8, 2025 9:22:20 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Clerk of the Board Angela Calvillo,

Dear San Francisco Supervisors & Commissioners,

I'm writing to express my strong support for the Family Zoning Plan.

San Francisco urgently needs more homes — and this plan moves us in the right direction. It will expand housing choices across the city, especially in high-opportunity areas near transit, jobs, and schools. It gives families the flexibility to build backyard units, in-law apartments, and small buildings that allow them to stay close to the people they love.

This is a thoughtful, community-informed proposal that aligns with our Housing Element goals while addressing the real, everyday needs of San Franciscans. I urge you to support the Family Zoning Plan and to continue working toward a housing system that is fair, inclusive, and responsive to the city's future.

Let's build a San Francisco where everyone can belong. Thank you for your partnership and collaboration.

James Lemaire
james.roderick.lemaire@gmail.com
3685 17th St
San Francisco, California 94114

From: [Irene Koo](#)
To: [Board of Supervisors \(BOS\)](#)
Subject: San Francisco Needs More Housing Options: Support Family Zoning Plan
Date: Wednesday, October 8, 2025 10:36:03 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Clerk of the Board Angela Calvillo,

Dear San Francisco Supervisors & Commissioners,

As a resident of D1 Inner Richmond, I'm writing to express my strong support for the Family Zoning Plan. I especially hope my own Supervisor Connie Chan hears our voices in support of this plan.

San Francisco urgently needs more homes — and this plan moves us in the right direction. It will expand housing choices across the city, especially in high-opportunity areas near transit, jobs, and schools. It gives families the flexibility to build backyard units, in-law apartments, and small buildings that allow them to stay close to the people they love.

This is a thoughtful, community-informed proposal that aligns with our Housing Element goals while addressing the real, everyday needs of San Franciscans. I urge you to support the Family Zoning Plan and to continue working toward a housing system that is fair, inclusive, and responsive to the city's future.

I imagine raising a family here in SF, and I'd love for it to be in the Inner Richmond and in a city where the Family Zoning Plan is making the city we love, even better.

Let's build a San Francisco where everyone can belong. Thank you for your partnership and collaboration.

Irene Koo
irenekoo08@gmail.com
157 8th Avenue
San Francisco, California 94118

From: [Brandon Jackson](#)
To: [Board of Supervisors \(BOS\)](#)
Subject: San Francisco Needs More Housing Options: Support Family Zoning Plan
Date: Wednesday, October 8, 2025 8:11:21 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Clerk of the Board Angela Calvillo,

Dear San Francisco Supervisors & Commissioners,

I'm writing to express my strong support for the Family Zoning Plan. I live South of Market, and by far the majority of housing built in recent decades in San Francisco has been around my neighborhood. But much of this housing is not suitable for families or mixed-age households.

Meanwhile, the west side of the city has built very little housing in recent decades, and has continually resisted even modest proposals to increase housing. We do not need drastic upzoning of the west side in order to improve this situation. The changes proposed in the Family Zoning Plan will go a long way to achieving this goal, and I urge you to support this for the benefit of ALL San Franciscans.

Respectfully,
Brandon Jackson

Brandon Jackson
brandonmjackson77@gmail.com
68 Harriet Street, Unit 7
San Francisco, California 94103

From: [Westside Observer](#)
To: [Board of Supervisors \(BOS\)](#)
Subject: Lurie's Zoning Plan • Streamlining's Double-Cross • 29-Sunset Bus Line • Zoo's Fundraiser • Diamond Heights Tower
• High School Hookey •
Date: Thursday, October 9, 2025 9:58:26 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.





A Future for Westside Neighborhoods?

Six Fatal Flaws in Lurie's Rezoning Plan

The recall of Engardio sent shock waves through Lurie's supporters on the Board of Supervisors — Sherrill (Marina), Sauter (North Beach, Chinatown), and Melgar in District 7 — face large-scale opposition to the proposal.

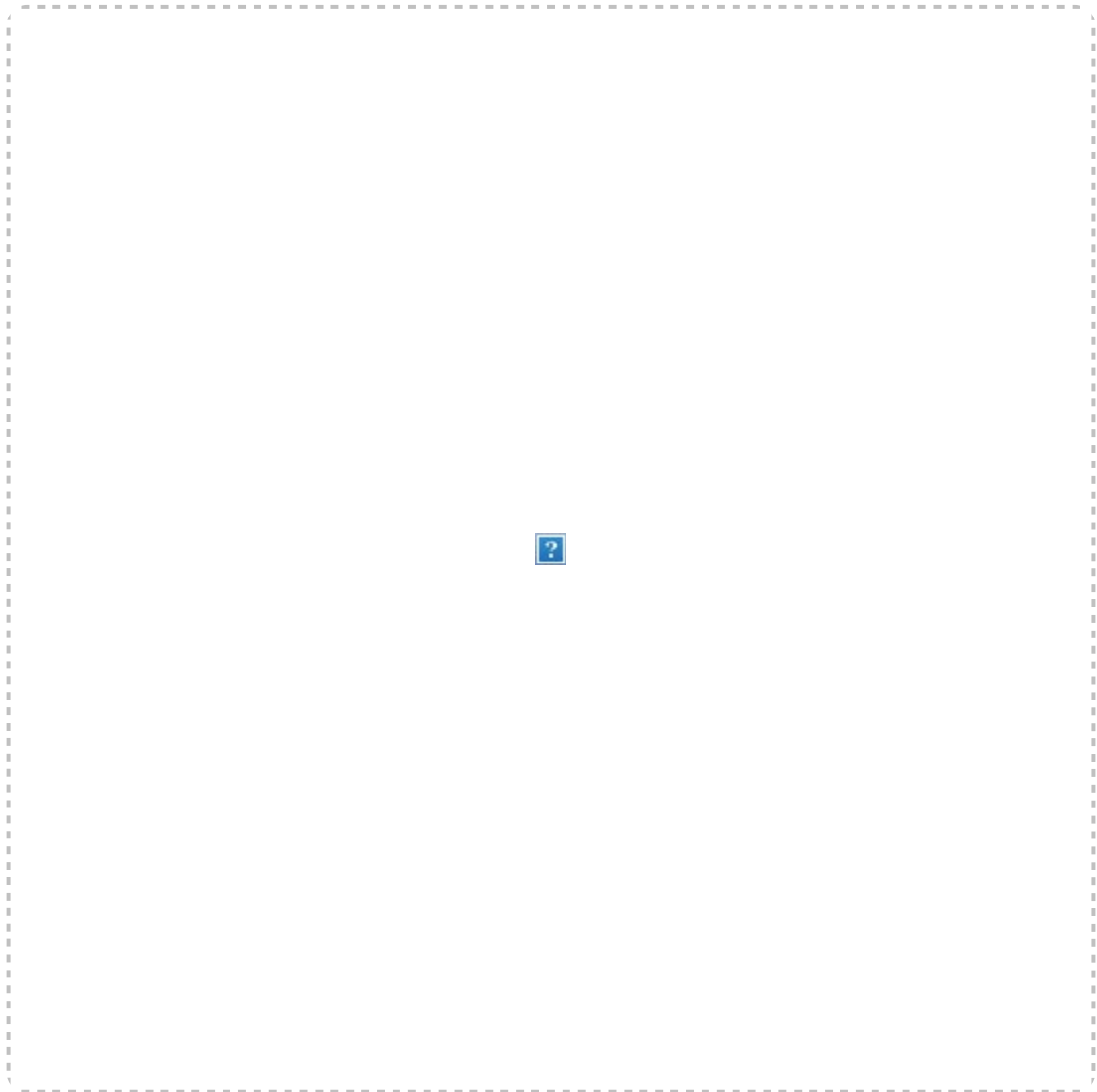
The Planning Commission passed the proposal on a 4-3 vote. Its failure to get one vote from any of the supervisor-appointed commissioners shows the distinctly partisan character of the proposal.

The growing opposition to the proposal was starkly shown at a press

conference the same day when Lurie was booed for extended periods during his remarks.

by Calvin Welch

Read More



Move Fast — Break Things?

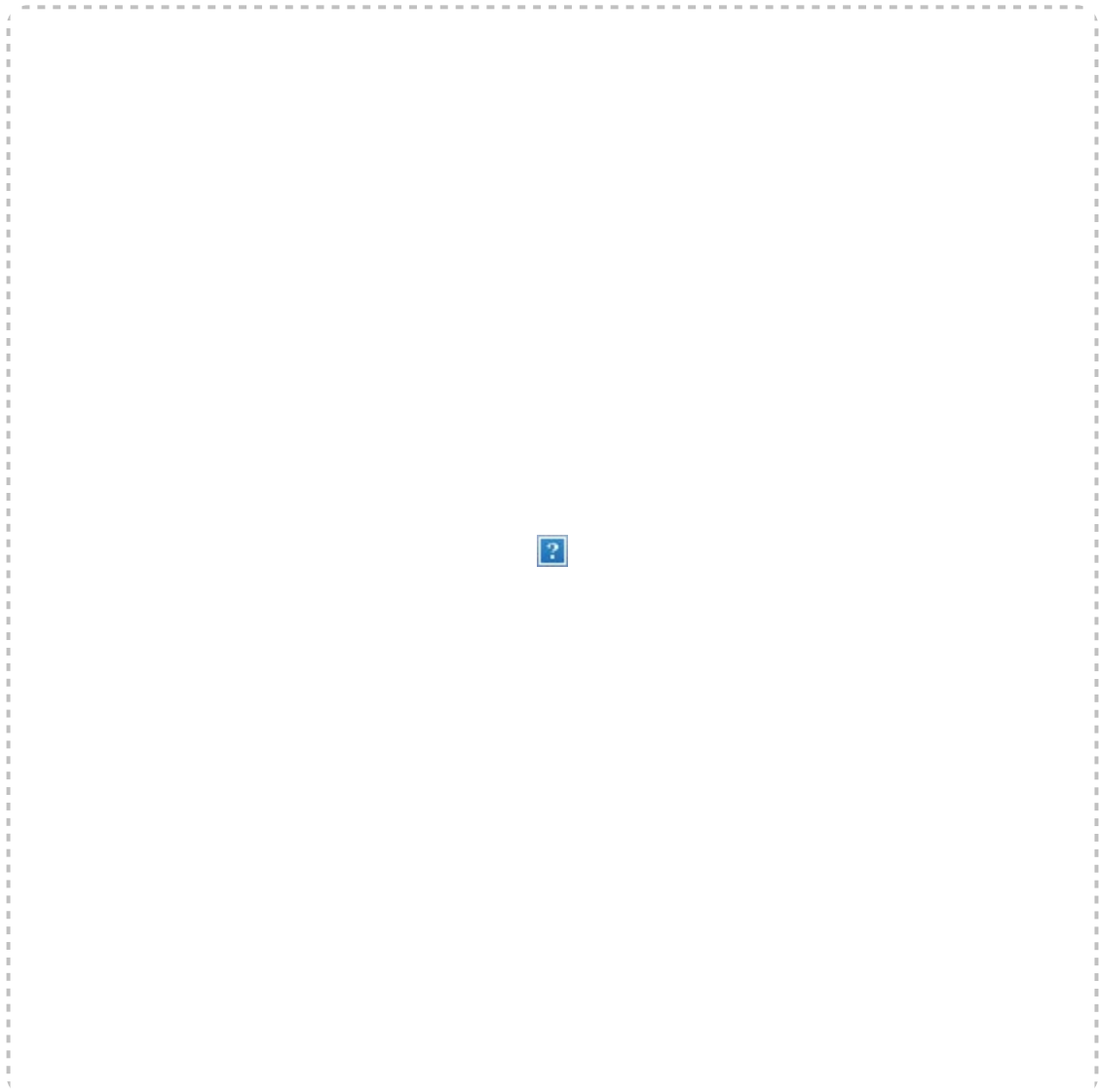
Voters Double-Crossed at Commission Streamlining Task Force

Hey Task Force — Prop D LOST. Implement Prop. E! It Won.

Weakening commissions is precisely what the Task Force is doing to hand Mayor Lurie more strong mayor authority. While it was supposed to be a "hedge" against a "strong mayor" the Task Force recommends implementing the opposite.

by Patrick Monette-Shaw

[Read More](#)



Navy's Final Insult

Plan to "Explode" Toxic Site Endangers Neighbors

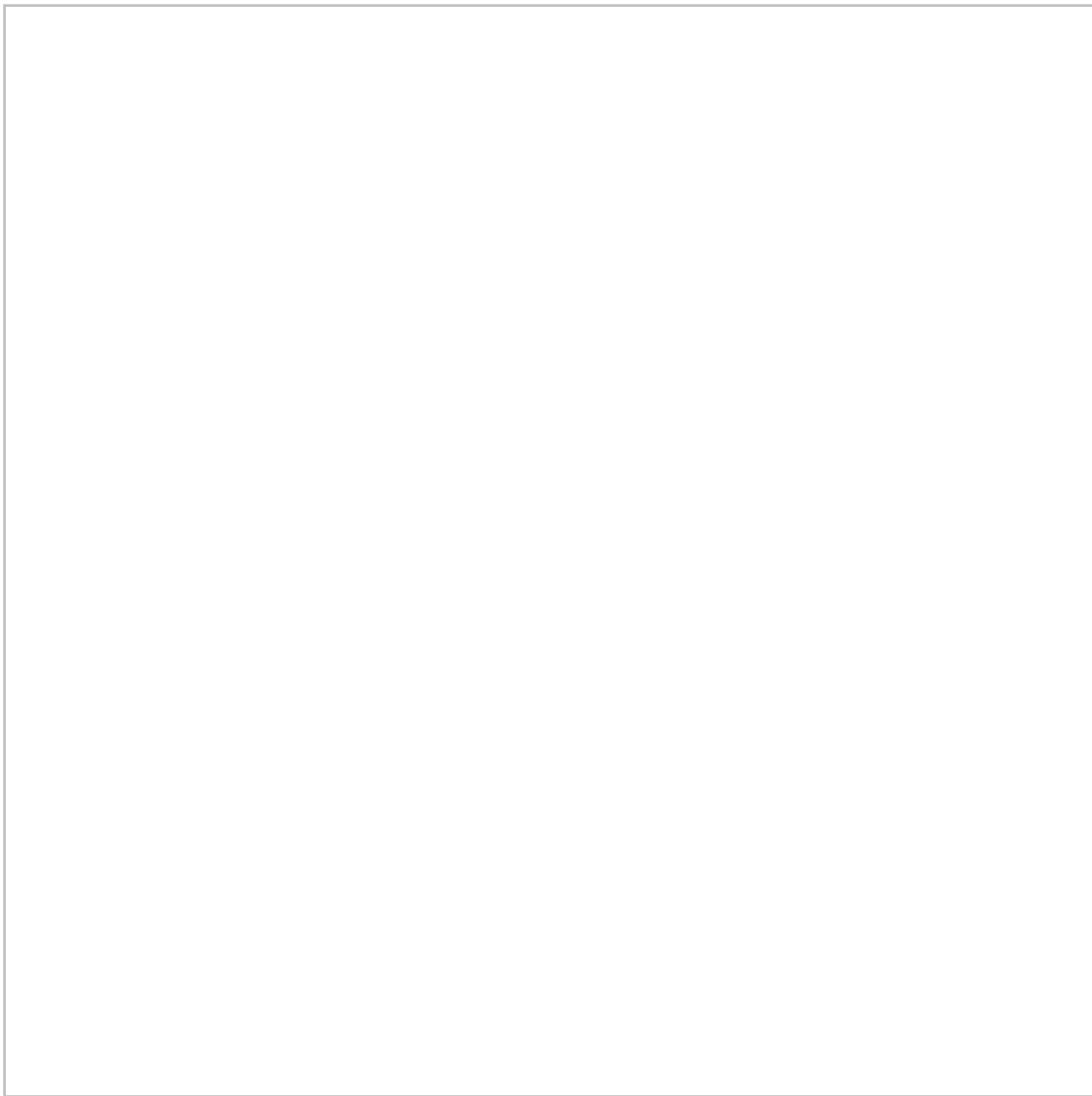
The Navy exhibits poor behavior. Can we really trust their judgment that the buildings located on Parcel G are safe for demolition by explosion?

An explosion will create a dust cloud that will impact the Palou Avenue neighborhood, with playgrounds, schools, churches and transit lines. And worse, the toxic debris must be removed — traveling down numerous side streets to Third Street, exposing all those passing by to heavily poisonous dust.

by Glenn Rogers

[Read More](#)





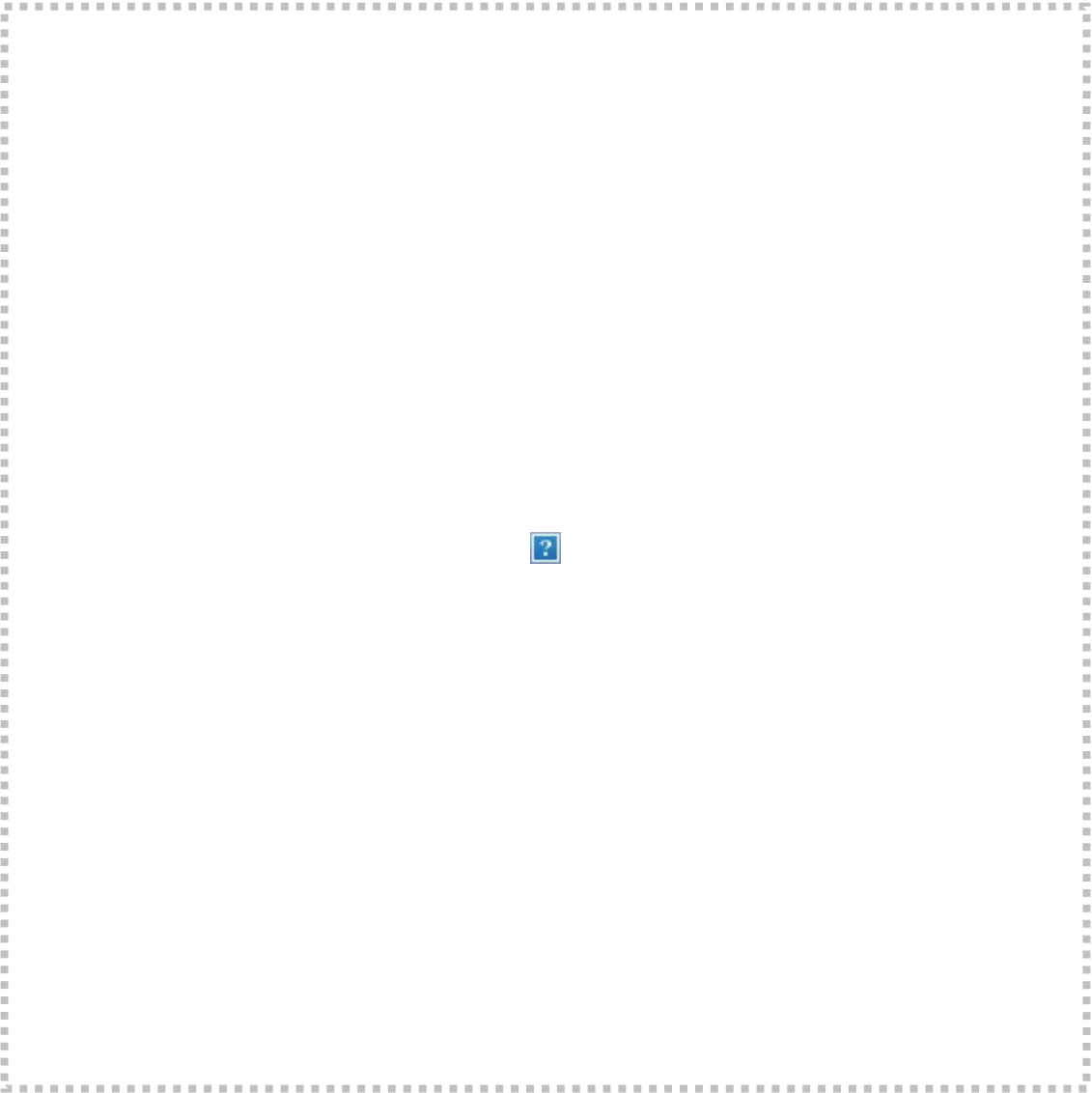
Planners want to eliminate 12 stops for SF's longest bus route

Makeover for 29-Sunset Line

The 29-Sunset bus line, notorious for being jampacked with students heading to and from school, may soon get some much-needed help. SFMTA wants to remove bus stops at a dozen intersections that do not meet standards—800 feet minimum distance between stops.

by Jason Chinn

[Read More](#)



More Information





City's planners approve 104-foot tower in Diamond Heights despite broad community opposition.

Neighborhood Finds It Hard to Battle AT&T

The final vote was typical of the Planning Commission today: four Mayoral appointees voted yes. All three Supes appointees voted no

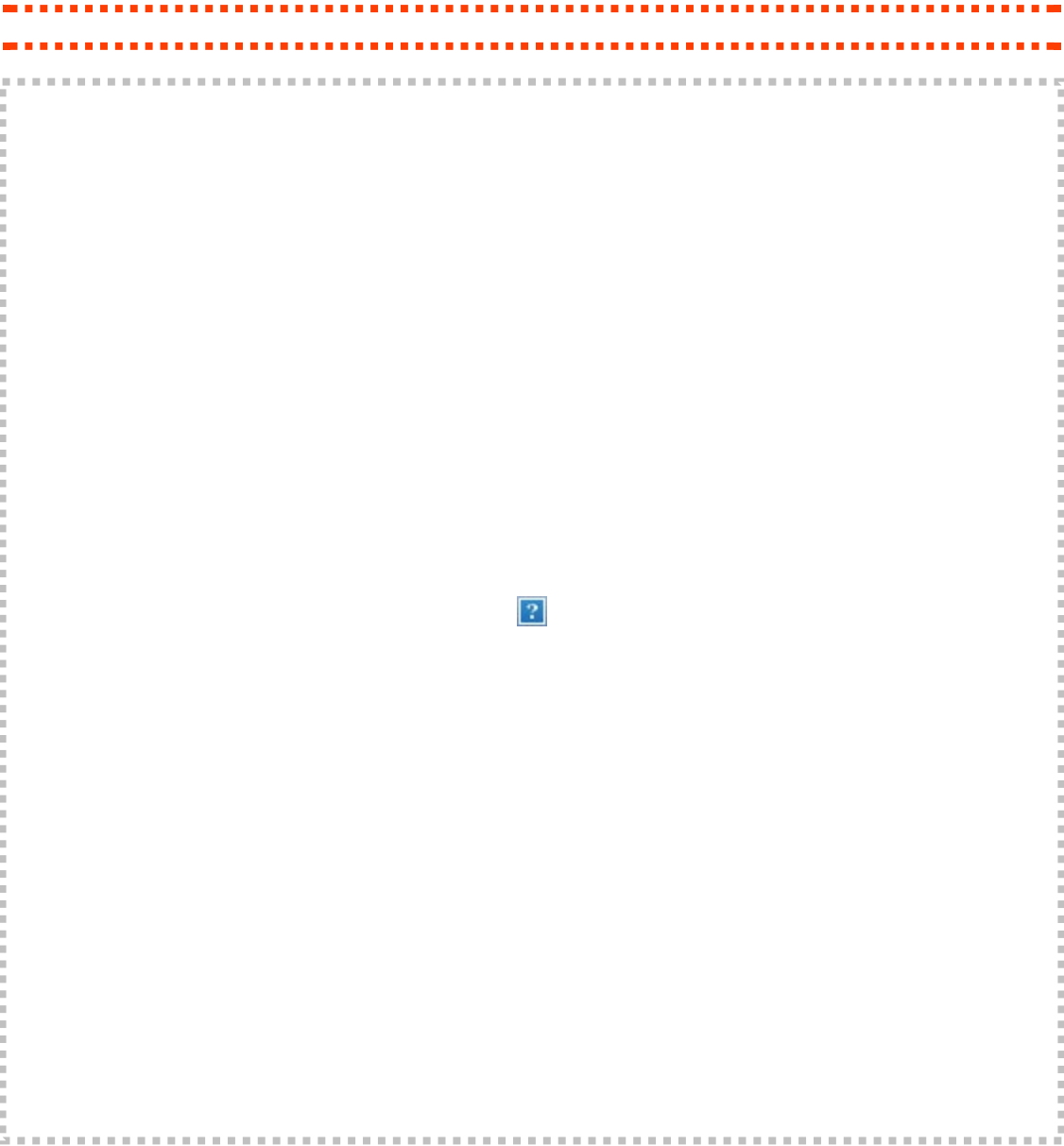
The "monopole" would soar over existing trees and create a major new element on the skyline in a part of town where most construction is limited to four stories.

The neighborhood was organized, and speakers at the commission meeting were 100 percent against the proposal (although 13 people in

the neighborhood wrote to support the plan, with 83 opposed). Speakers noted that the tower would be an eyesore—but also a potential fire threat.

by Tim Redmond

[Read More](#)



Moving captive wild animals such as gorillas, like Cecil, across the country continues the cycle of artificial, high-stakes social manipulation

Animal Rights Activists Cold-Shoulder Zoo's Gala Fundraiser

Behind the feel-good PR lies a disturbing truth says Barker. This isn't about animal welfare. It's about control, breeding quotas, and the illusion of progress

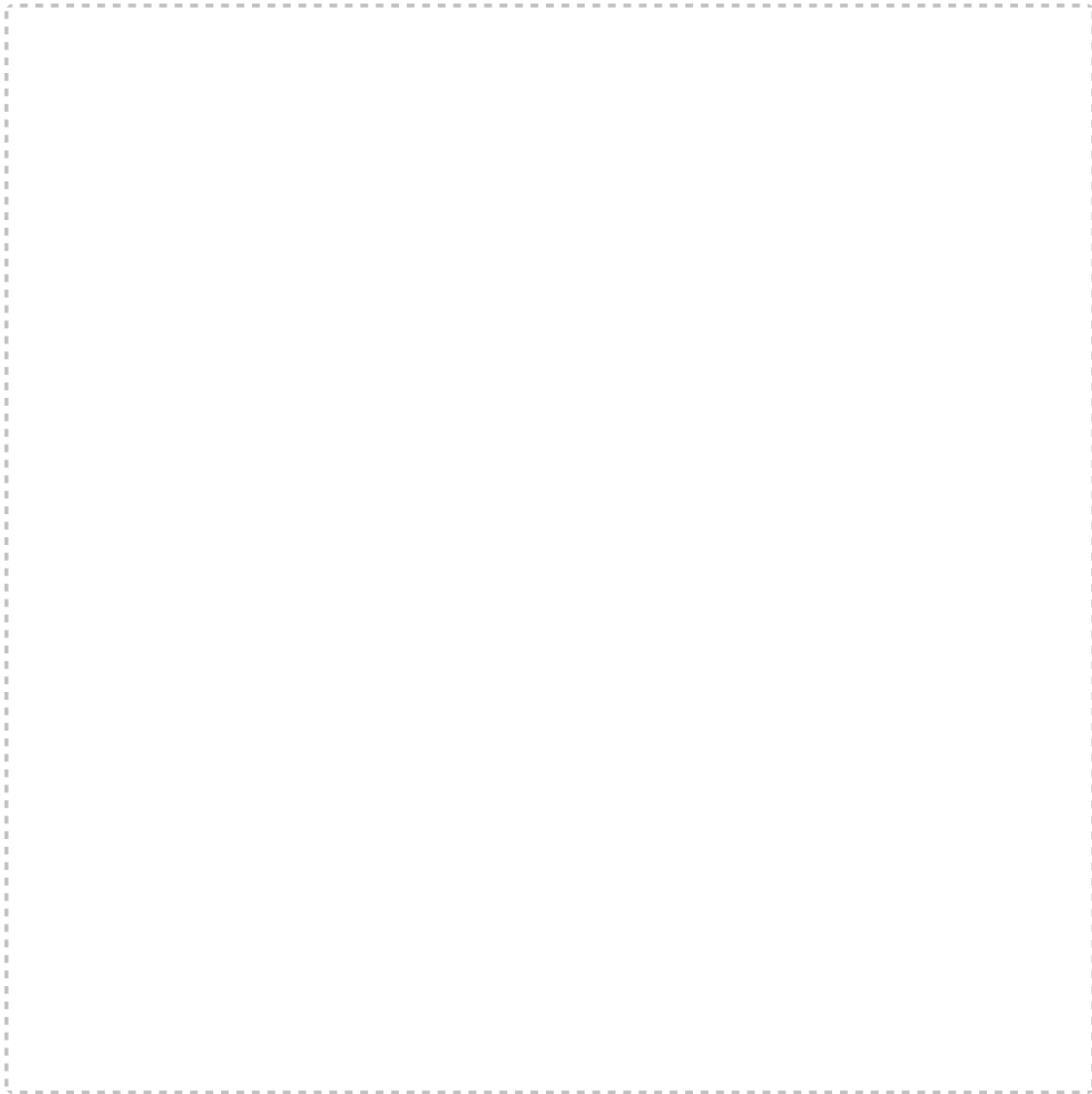
The Zoo is eagerly preparing for its annual Gala Fundraiser this October 18. The recent arrival of newest resident Cecil the Zoo's new male silverback Western lowland gorilla, is in the spotlight.

He was born at the Cincinnati Zoo in Ohio. His arrival in San Francisco at 27 years old marks his third place of residence within a zoo establishment.

by Jonathan Farrell

[Read More](#)





Truency Is A Serious Problem for California Schools

In the 2024–25, SFUSD students lost an estimated 4.4 million hours of learning and SFUSD lost over \$60 million in state funding due to student absences. In California, school funding is based on attendance. If a student does not show up, the district loses money.

by Carol Kocivar

[Read More](#)





Earthquake Brace + Bolt program *Extended*

CRMP EXTENDS EARTHQUAKE GRANT APPLICATION DEADLINE

Extension through October 17 aligns with California Great ShakeOut to boost earthquake preparedness awareness. Grants of up to \$3000 are available for eligible homeowners in our area.

[Sign Up](#)





The Things That Make Us Grumpy

Quinten expands on the recall of Supervisor Joel Engardio, Prop 50, even Trump's announcement last month that he would award one-time mayor Rudy Giuliani the highest US civilian honor, the Presidential Medal of Honor.

[Read More](#)





[PLEASE SUPPORT LOCAL NEWS REPORTING!](#)

Got an opposing view? We seek to represent all sides of the discussion.

[Your Feedback Is Welcome](#)





Please subscribe! Subscription is Free

But as a Sustaining Subscriber at \$5 a month, we'll make your 16¢ a day go a long way! Or become a benefactor. We count on you to keep us online

— thanks!

[Subscribe / Donate](#)

The Westside is blessed with all kinds of opinions. We try to show all sides of a question. Got an opposing position? [Let us know](#). We're here for you.



Copyright © 2025 Westside San Francisco Media, All rights reserved.

You are receiving this email because you opted in via our website.

Our mailing address is:

Westside San Francisco Media
PO Box 170524
San Francisco, CA 94117-0524

[Add us to your address book](#)

Want to change how you receive these emails?
You can [update your preferences](#) or [unsubscribe from this list](#).



From: johnpmurray415@everyactioncustom.com on behalf of [John Murray](#)
To: [Board of Supervisors \(BOS\)](#)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701, 250966]
Date: Thursday, October 9, 2025 2:09:15 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Board of Supervisors,

As a San Franciscan, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

We call on you to:

- Drastically scale back the Mayor's upzoning maps
- Request a postponement of the arbitrary January 2026 upzoning deadline

Mayor Lurie's upzoning maps would impose permanent, irreversible changes to San Francisco's land use — going far beyond what is required, with zero affordability guarantees.

Together, these plans clear the way for mass demolition and luxury towers, prioritizing the interests of developers and billionaire investors while silencing the voices of the very communities they are supposed to represent. This is not planning — it is displacement disguised as progress.

ADDITIONAL COMMENTS (optional):

Sincerely,
John Murray
San Francisco, CA 94133

From: sptsantilis@everyactioncustom.com on behalf of [Senta Tsantilis](#)
To: [Board of Supervisors \(BOS\)](#)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701, 250966]
Date: Thursday, October 9, 2025 5:22:57 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Board of Supervisors,

As a San Franciscan, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

We call on you to:

- Drastically scale back the Mayor's upzoning maps
- Request a postponement of the arbitrary January 2026 upzoning deadline

Mayor Lurie's upzoning maps would impose permanent, irreversible changes to San Francisco's land use — going far beyond what is required, with zero affordability guarantees.

Together, these plans clear the way for mass demolition and luxury towers, prioritizing the interests of developers and billionaire investors while silencing the voices of the very communities they are supposed to represent. This is not planning — it is displacement disguised as progress.

ADDITIONAL COMMENTS (optional):

Sincerely,
Senta Tsantilis

From: [Carroll, John \(BOS\)](#)
To: [JANIS and BOB HARRER](#); [Melgar, Myrna \(BOS\)](#); [Low, Jen \(BOS\)](#); [Chen, Chyanne \(BOS\)](#); [Sciammas, Charlie \(BOS\)](#); [Mahmood, Bilal \(BOS\)](#); [Cooper, Raynell \(BOS\)](#)
Cc: [Dennis Phillips, Sarah \(CPC\)](#); [Tanner, Rachael \(CPC\)](#); [Chen, Lisa \(CPC\)](#); [Andrews, Michelle \(BOS\)](#); [Mary Jane Large](#)
Subject: RE: Land Use and Transportation Committee Meeting on Family zoning Plan - BOS File No. 250700, 250701, 250966
Date: Thursday, October 16, 2025 9:14:00 AM
Attachments: [BOS Land Use Com 10152025.pdf](#)
[image001.png](#)

Thank you for your comment letter.

I am forwarding your comments to the members of the Land Use and Transportation committee, and I will include your comments in the files for these ordinance matters.

I invite you to review the entire matter on our [Legislative Research Center](#) by following the links below:

- [Board of Supervisors File No. 250700](#)
- [Board of Supervisors File No. 250701](#)
- [Board of Supervisors File No. 250966](#)

John Carroll
Assistant Clerk
Board of Supervisors
San Francisco City Hall, Room 244
San Francisco, CA 94102
(415)554-4445



Click [here](#) to complete a Board of Supervisors Customer Service Satisfaction form.

The [Legislative Research Center](#) provides 24-hour access to Board of Supervisors legislation and archived matters since August 1998.

Disclosures: Personal information that is provided in communications to the Board of Supervisors is subject to disclosure under the California Public Records Act and the San Francisco Sunshine Ordinance. Personal information provided will not be redacted. Members of the public are not required to provide personal identifying information when they communicate with the Board of Supervisors and its committees. All written or oral communications that members of the public submit to the Clerk's Office regarding pending legislation or hearings will be made available to all members of the public for inspection and copying. The Clerk's Office does not redact any information from these submissions. This means that personal information—including names, phone numbers, addresses and similar information that a member of the public elects to submit to the Board and its committees—may appear on the Board of Supervisors website or in other public documents that members of the public may inspect or copy.

From: JANIS and BOB HARRER <theharrers@aol.com>

Sent: Wednesday, October 15, 2025 2:27 PM

To: Carroll, John (BOS) <john.carroll@sfgov.org>

Cc: Board of Supervisors (BOS) <board.of.supervisors@sfgov.org>; Dennis Phillips, Sarah (CPC) <sarah.dennis-phillips@sfgov.org>; Tanner, Rachael (CPC) <rachael.tanner@sfgov.org>; Chen, Lisa (CPC) <lisa.chen@sfgov.org>; Andrews, Michelle (BOS) <michelle.andrews@sfgov.org>; Mary Jane Large <maryjanelarge@me.com>

Subject: Land Use and Transportation Committee Meeting on Family zoning Plan

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

On behalf of the Barbary Coast Neighborhood Association, I am forwarding the attached letter to the Land Use and Transportation Committee. The letter provides comments on the Family Zoning Plan, which we understand will be discussed at the Committee's meeting on Monday October 20. Thank you for your consideration.

Regards,
Bob Harrer
BCNA board member



BARBARY COAST NEIGHBORHOOD ASSOCIATION

BCNA
PO Box 2045
San Francisco, CA 94126
BCNA@bcnasf.org
www.bcnasf.org

BOARD OF DIRECTORS

OFFICERS

Mary Jane Large, Pres.
Marcy Albert, 1st VP
Michele Hennessey, 2nd VP
Philippe Sonne, Treas.
Bill Hannan, Secy.

MEMBERS AT LARGE

David Albert
Bob Harrer
Lee Robbins
James Seff
Diana Taylor

October 15, 2025

Via email

Board of Supervisors Land Use and Transportation Committee
1 Dr. Carlton Goodlett Place
City Hall
San Francisco CA, 94102-4689
c/o Clerk John Carroll
John.Carroll@sfgov.org

Re: Land Use and Transportation Committee, October 20, 2025 Hearing
Item: Family Zoning Plan

Dear Supervisors Melgar, Chen and Mahmood:

On behalf of the Barbary Coast Neighborhood Association (BCNA), this letter submits our comments on the most recent September 30, 2025, version of the Family Zoning Plan (the Plan) issued by the Planning Commission and posted on its website. BCNA serves the residents and businesses in the northeastern waterfront along the Embarcadero from Bay Street to Clay Street. The residents of our densely populated, mixed use neighborhood live in a wide variety of housing, including the Gateway, one of San Francisco's largest rent-controlled apartment complexes, the income-restricted Broadway Cove and 735 Davis Street offering housing for families and seniors, the Broadway Family Apartments and the Broadway Sansome complex, as well as an array of market rate condominiums, apartments and flats. In a very real sense, the BCNA neighborhood has been living and exemplifying the announced goals of the Plan for many years.

Backing onto the Embarcadero as we do, our membership takes great enjoyment and pride in our location along one of the nation's, if not the world's, most scenic waterfronts. Since our formation, we have been very active in issues impacting the entire northeastern waterfront, and especially have sought to protect the expansive views and feeling of openness provided by the Embarcadero's unique promenade for both residents and tourists alike. This has included continuing support for the existing 40-foot height limit along the City's waterfront. It is our concern for the protection of the Embarcadero and the northeastern waterfront that leads BCNA to make a very targeted request of the Land Use and Transportation Committee. For the reasons set forth below, we request that the block labeled #4 on the accompanying map be removed from coverage by the Family Zoning Plan entirely and be zoned to exclude the construction of any housing on it.

Our September 9, 2025, initial comment letter to the Planning Commission on the Family Zoning Plan centered on the impact that the July 29 version of the Plan would have had on the triangle of lots bordered by the Embarcadero, Bay Street and Powell Street. We continue to believe, as expressed in that letter, that the best way to protect the unique importance of the Embarcadero is with a firm 40-foot height limit for all housing within that triangle. We appreciate and wish to commend the September 30 version of the Plan on its implicit acknowledgment of the importance of protecting of the Embarcadero and the northeastern waterfront embodied in its:

1. Reduction of the base height for that entire triangle to 40 feet; and
2. Removal of the lots numbered 1-3 on the attached map from coverage by the Plan altogether.

However, we remain seriously concerned about the Plan's treatment of the block labeled #4 on the enclosed map. That block sits directly across the Embarcadero from the major tourist attractions of Pier 39 and the Plaza de California. While we appreciate that the September 30 version of the Plan now lowers the proposed local program height limit on block #4 from 85 feet to 65 feet, we don't believe that is sufficient to protect this unique location. Left unchanged, applying the state program's 100% density bonus to the 40-foot base height in combination with density decontrol could allow a 12-story tower on block #4. Density decontrol is available because it accompanies the block's inclusion in a proposed commercial/mixed use district. We view this as an unnecessary and unacceptable threat to the preservation of the human scale and singular attractiveness of the Embarcadero promenade. A 12-story tower would be a particular affront to, and an unfortunate greeting for, Pier 39 visitors and those arriving at the Cruise Ship Terminal, who come expecting the welcoming human scale and street level ambiance that make San Francisco San Francisco. As the Supervisors are well aware, tourism is a vital contributor to San Francisco's economy and brought in over \$9 billion last year, per SF Travel.

We therefore are requesting that Block #4 be removed from coverage of the Family Zoning Plan and that the construction of residential units on Block #4 be expressly prohibited. We recognize that this request may appear unusual. However, given the impact density decontrol could have on this critical location, and the resultant potential for an inadvertent disadvantage to the local program vis a vis the state program, we fail to see any other approach that will bring the appropriate level of certainty that the future built environment of block #4 will not mar this vital section of the Embarcadero and the waterfront.

There can be no doubt that strong protection of the Embarcadero and the waterfront is of vital interest to all San Franciscans. Starting with public opposition to the Fontana Towers in the early 1960's through the removal of the Embarcadero Freeway to the comments received by the Port of San Francisco in Spring 2024 on its draft Waterfront Resilience Program that "[t]he Embarcadero Promenade is viewed as a critical asset and there is a strong desire to preserve and enhance it", San Francisco voters have made it clear that they do not support development that diminishes access to and enjoyment of the expansiveness of the Embarcadero and its connection to the Bay.

The mantra regarding real estate from time immemorial has been "location, location, location". Real estate is not a fungible asset where one parcel is the functional equivalent of another. For better or worse, the Family Zoning Plan will impact thousands of parcels across San Francisco. But only a very few of those parcels can negatively impact the experience of San Francisco's incomparable Embarcadero. Block #4 is one of those parcels. Mayor Lurie, various members of the Board of Supervisors and other city officials in recent days have stressed that passage of the Family Zoning Plan is the only way for San Francisco to maintain local control over building decisions and to use local knowledge to guide thoughtful residential development. But deciding where not to build also can be an important exercise of local control and knowledge. Protection of the irreplaceable public asset of the Embarcadero and the northeastern waterfront is a value historically held by all San Franciscans, and

we therefore urge the Land Use and Transportation Committee to express that value by removing Block #4 from coverage by the Family Zoning Plan and by prohibiting the construction of any residential units on that block in the future.

We further request this letter be entered into the record of the Land Use and Transportation's October 20 hearing on the Family Zoning Plan. Please contact Bob Harrer with questions or comments on our request and this comment letter.

Sincerely,

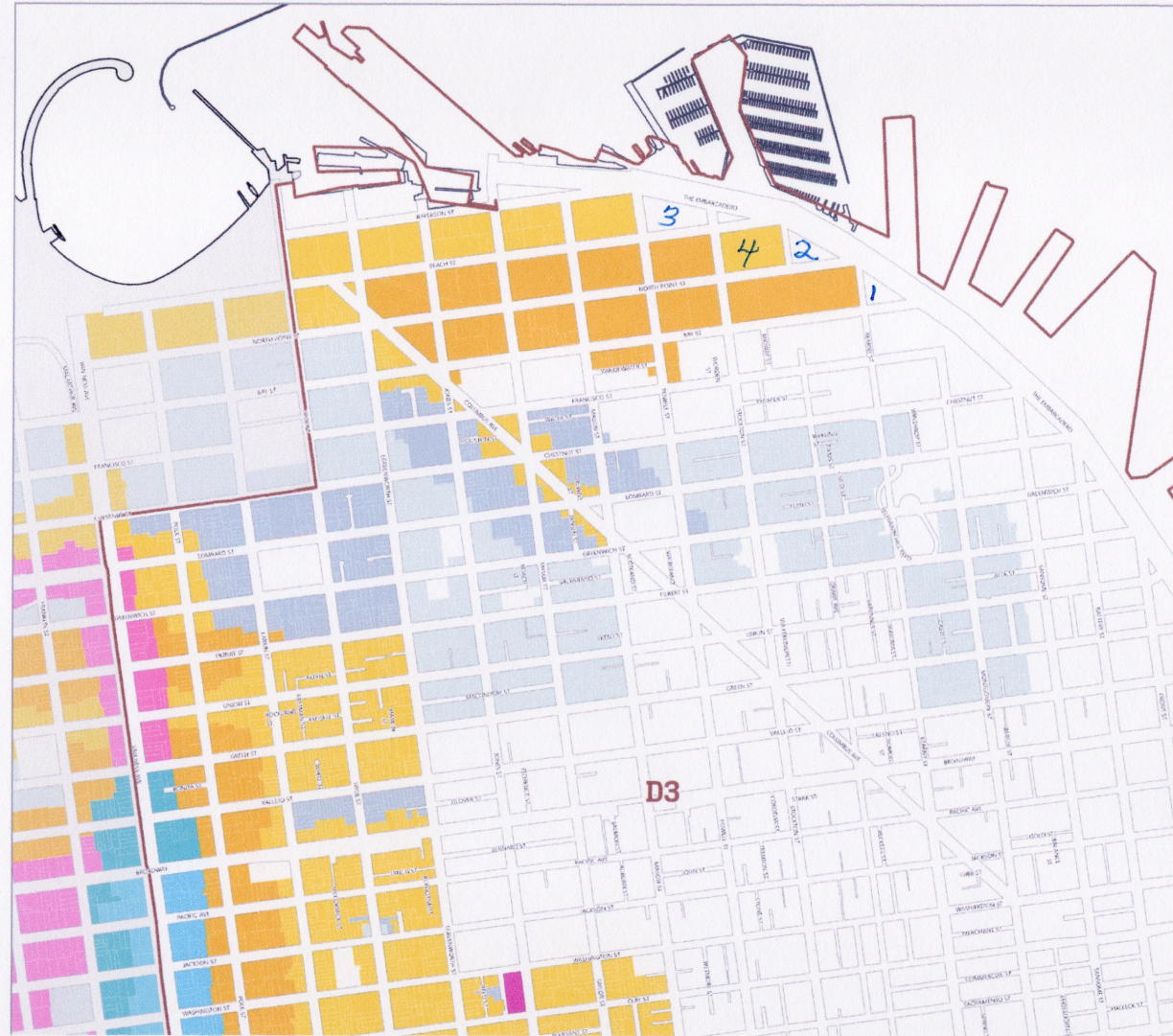
BCNA Board of Directors, by
Mary Jane Large, President
maryjanelarge@me.com

Robert Harrer, Former President and Board Member
theharrers@aol.com

cc: All other members of the Board of Supervisors, Board.of.Supervisors@sfgov.org
Sarah Dennis-Phillips, Planning Director, sarah.dennis-phillips@sfgov.org
Rachael Tanner, Planner rachael.tanner@sfgov.org
Lisa Chen, Planner lisa.chen@sfgov.org
Michelle Andrews, legislative aide, Supervisor Sauter, Michelle.Andrews@sfgov.org

**Family Zoning Plan Zoning Map Ordinance:
Proposed Local Program Height Limits**

**September 30, 2025
Supervisory District 3**



From: [Vladimir Vlad](#)
To: [Carroll, John \(BOS\)](#); [Mahmood, Bilal \(BOS\)](#); [Melgar, Myrna \(BOS\)](#); [Chen, Chyanne \(BOS\)](#)
Cc: [HVNA President](#); [HVNA Vice President](#); [Cooper, Raynell \(BOS\)](#); [Villarreal, Fernando \(MYR\)](#)
Subject: HVNA - Letter of Support - Family Zoning Plan
Date: Tuesday, October 14, 2025 11:09:38 AM
Attachments: [2025 10 13 HVNA Family Zoning Plan.pdf](#)

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Hi John,

Please find attached HVNA's letter of support for the Family Zoning Plan ahead of the Land Use & Transportation meeting on the 20th.

Thanks,

Vladimir



October 13, 2025

Myrna Melgar, Chair
Chyanne Chen, Vice Chair
Bilal Mahmood
Land Use and Transportation Committee

RE: HVNA Support of Family Zoning Plan

Dear Chair Melgar, Vice-Chair Chen, and Supervisor Mahmood,

On behalf of the **Hayes Valley Neighborhood Association (HVNA)**, we are writing to express our support for the proposed **Family Zoning Plan (FZP)**.

HVNA views this plan as a crucial, well-balanced measure necessary to increase San Francisco's housing supply, support our city's diverse family base, and ensure housing availability for future generations. The Family Zoning Plan represents a thoughtful, incremental approach to density that aligns perfectly with the established character and successful mixed-use environment of Hayes Valley.

1. **Alignment with Existing Neighborhood Character:** Hayes Valley is already a dense, walkable, and transit-rich neighborhood. The FZP encourages **gentle density** by allowing up to four units in single-family zones. This density increase is consistent with the scale and character of our blocks, allowing for greater housing production without the radical height or bulk increases that often cause neighborhood opposition.
2. **Addressing Family Needs:** San Francisco is facing a critical loss of families and a dwindling supply of units appropriate for households with children. The FZP specifically targets this imbalance by encouraging multi-bedroom units through density bonuses, helping to retain the very families that enrich our public schools and local businesses.
3. **Increasing Supply in High-Opportunity Areas:** By allowing greater housing production in historically exclusive single-family areas, the FZP contributes to city-wide housing goals and promotes equitable distribution of housing in areas with excellent access to jobs, transit, and open space.

HVNA recognizes that addressing the city's housing shortage requires shared responsibility. We believe the Family Zoning Plan is a modest, necessary, and strategic step forward that will deliver meaningful results while preserving the livability and beauty of San Francisco's diverse neighborhoods for residents of all backgrounds.

We support the Board of Supervisors tasked with approving a responsible and HCD compliant plan such as **the Family Zoning Plan**.

Sincerely,

Vladimir Vlad, Chair HVNA Transportation & Planning Committee

A handwritten signature in black ink that reads "Vladimir Vlad".

David Robinson, President, HVNA

A handwritten signature in black ink, appearing to be "David Robinson".

Joe Maloney, Vice President, HVNA

A handwritten signature in black ink, appearing to be "Joe Maloney".

From: [Erin Elliott](#)
To: [Melgar, Myrna \(BOS\)](#); [Mahmood, Bilal \(BOS\)](#); [Carroll, John \(BOS\)](#); [Chen, Chyanne \(BOS\)](#)
Cc: [Sauter, Danny \(BOS\)](#)
Subject: Reject Upzoning plan
Date: Sunday, October 5, 2025 2:52:15 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Greetings all.

I live in 94133 and I am against the proposed changes in the Upzoning plan.

Please reject this initiative!

Kindly,

Erin Elliott
Erin@erins.org

From: cdmccoy@everyactioncustom.com on behalf of [Casey McCoy](#)
To: [Board of Supervisors \(BOS\)](#)
Subject: Stand With Your Constituents! {Files: 250700, 250701, 250966}
Date: Thursday, October 2, 2025 11:31:14 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Board of Supervisors,

Mayor Lurie's upzoning map is fundamentally flawed. Blanket upzoning will not deliver affordability — it will fuel speculation, displacement, and higher housing costs.

The city needs more time to get this right. Rushing a permanent land use change without full public awareness is reckless and unacceptable.

As the largest rezoning and wealth redistribution in San Francisco's history, I urge you to withhold support unless the map is significantly revised to reflect your constituents' concerns.

Zoning laws are not just random legislation among thousands of laws; they're paramount to the feel of a place, the quality of life in a society, the amount of sky that meets the eye. They're the promise that a factory or a high-rise won't suddenly appear among single-family homes. They constitute a sacred obligation which a government has to its residents, the willful abandonment of which is an unforgivable betrayal.

Nordic countries, when they need more housing, build out new infrastructure and transit in areas that have not been residential, and then build upward in those "new" areas. In this way, current residents are not betrayed. If they can do this, so can San Francisco and California - the world's 4th biggest economic power.

Sincerely,
Casey McCoy
San Francisco, CA 94116

From: phil.lumsden999@everyactioncustom.com on behalf of [Philip Lumsden](#)
To: [Board of Supervisors \(BOS\)](#)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701, 250966]
Date: Thursday, October 2, 2025 9:47:39 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Board of Supervisors,

As a San Franciscan, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

We call on you to:

- Drastically scale back the Mayor's upzoning maps
- Request a postponement of the arbitrary January 2026 upzoning deadline

Mayor Lurie's upzoning maps would impose permanent, irreversible changes to San Francisco's land use — going far beyond what is required, with zero affordability guarantees.

Together, these plans clear the way for mass demolition and luxury towers, prioritizing the interests of developers and billionaire investors while silencing the voices of the very communities they are supposed to represent. This is not planning — it is displacement disguised as progress.

ADDITIONAL COMMENTS (optional):

Sincerely,
Philip Lumsden
San Francisco, CA 94133

From: alicefw@everyactioncustom.com on behalf of [Alice Williams](#)
To: [Board of Supervisors \(BOS\)](#)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701, 250966]
Date: Thursday, October 2, 2025 8:13:35 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Board of Supervisors,

As a San Franciscan, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

We call on you to:

- Drastically scale back the Mayor's upzoning maps
- Request a postponement of the arbitrary January 2026 upzoning deadline

Mayor Lurie's upzoning maps would impose permanent, irreversible changes to San Francisco's land use — going far beyond what is required, with zero affordability guarantees.

Together, these plans clear the way for mass demolition and luxury towers, prioritizing the interests of developers and billionaire investors while silencing the voices of the very communities they are supposed to represent. This is not planning — it is displacement disguised as progress.

Everyone wants a separate entrance home. Nothing good can happen putting many people in a small space. What kind of infrastructure did you plan to increase? How many more police do you plan to hire?

San Francisco is dense enough. If I wanted to live in NYC I would have moved there!
Surely someone has calculated the capacity for this small 7 by 7 mile piece of land?

Sincerely,
Alice Williams
San Francisco, CA 94116

From: jennkroot@everyactioncustom.com on behalf of [Jennifer Kroot](#)
To: [Board of Supervisors \(BOS\)](#)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701, 250966]
Date: Wednesday, October 1, 2025 8:08:57 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Board of Supervisors,

As a San Franciscan, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

We call on you to:

- Drastically scale back the Mayor's upzoning maps
- Request a postponement of the arbitrary January 2026 upzoning deadline

Mayor Lurie's upzoning maps would impose permanent, irreversible changes to San Francisco's land use — going far beyond what is required, with zero affordability guarantees.

Together, these plans clear the way for mass demolition and luxury towers, prioritizing the interests of developers and billionaire investors while silencing the voices of the very communities they are supposed to represent. This is not planning — it is displacement disguised as progress.

ADDITIONAL COMMENTS (optional):

I will do everything I can to stop extreme upzoning. I voted for Lurie and I'm incredibly disappointed. I thought that he cared about SF more than billionaires and developers. WE ALL KNOW THAT UPZONING WILL NOT SOLVE HOMELESSNESS OR HELP WITH AFFORDABILITY. Developers, Airbnb and tech billionaires own this city.

Sincerely,
Jennifer Kroot
San Francisco, CA 94117

From: jherrod9@everyactioncustom.com on behalf of [Julie Herrod-Lumsden](#)
To: [Board of Supervisors \(BOS\)](#)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701, 250966]
Date: Wednesday, October 1, 2025 7:02:28 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Board of Supervisors,

As a San Franciscan and 30-year resident of North Beach, I strongly oppose Mayor Lurie's and Supervisor Sauter's plan, which incentivizes the demolition of existing homes, displacement of renters and FAMILIES and small businesses, and the transformation of our neighborhoods into unaffordable luxury high-rise corridors.

We DEMAND that you:

- Drastically scale back the Mayor's and Sauter's upzoning maps
- Request a postponement of the arbitrary January 2026 upzoning deadline

Mayor Lurie's and Sauter's upzoning maps would impose permanent, irreversible changes to San Francisco's land use — going far beyond what is required, with zero affordability guarantees.

Together, these plans clear the way for mass demolition and luxury towers, prioritizing the interests of developers and billionaire investors while silencing the voices of the very communities they are supposed to represent. This is not planning — it is displacement disguised as development.

These plans also clear the way for a MASS EXODUS OF RESIDENTS—YOUR CONSTITUENTS. Why are you so foolishly intent on eliminating us? Don't you kinda need resident voters so you can push your weight around?

Think about it (if you're able). WHY BITE THE HAND THAT FEEDS YOU?

Be careful.

HANDS OFF OUR NEIGHBORHOODS!!!

Sincerely,
Julie Herrod-Lumsden
San Francisco, CA 94133

From: epml@everyactioncustom.com on behalf of [Michael Larsen](#)
To: [Board of Supervisors \(BOS\)](#)
Subject: Stand With Your Constituents! {Files: 250700, 250701, 250966}
Date: Wednesday, October 1, 2025 2:55:26 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Board of Supervisors,

Mayor Lurie's upzoning map is fundamentally flawed. Blanket upzoning will not deliver affordability — it will fuel speculation, displacement, and higher housing costs.

The city needs more time to get this right. Rushing a permanent land use change without full public awareness is reckless and unacceptable.

As the largest rezoning and wealth redistribution in San Francisco's history, I urge you to withhold support unless the map is significantly revised to reflect your constituents' concerns.

ADDITIONAL COMMENTS (optional):

Sincerely,
Michael Larsen
San Francisco, CA 94109

From: randymazzei@everyactioncustom.com on behalf of [Randall Mazzei](#)
To: [Board of Supervisors \(BOS\)](#)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701, 250966]
Date: Wednesday, October 1, 2025 2:21:13 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Board of Supervisors,

As a San Franciscan, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

We call on you to:

- Drastically scale back the Mayor's upzoning maps
- Request a postponement of the arbitrary January 2026 upzoning deadline

Mayor Lurie's upzoning maps would impose permanent, irreversible changes to San Francisco's land use — going far beyond what is required, with zero affordability guarantees.

Together, these plans clear the way for mass demolition and luxury towers, prioritizing the interests of developers and billionaire investors while silencing the voices of the very communities they are supposed to represent. This is not planning — it is displacement disguised as progress.

ADDITIONAL COMMENTS (optional):

Sincerely,
Randall Mazzei

From: shop@everyactioncustom.com on behalf of [beth weissman](#)
To: [Board of Supervisors \(BOS\)](#)
Subject: Stand With Your Constituents! {Files: 250700, 250701, 250966}
Date: Wednesday, October 1, 2025 4:20:20 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Board of Supervisors,

Mayor Lurie's upzoning map is fundamentally flawed. Blanket upzoning will not deliver affordability — it will fuel speculation, displacement, and higher housing costs.

The city needs more time to get this right. Rushing a permanent land use change without full public awareness is reckless and unacceptable.

As the largest rezoning and wealth redistribution in San Francisco's history, I urge you to withhold support unless the map is significantly revised to reflect your constituents' concerns.

ADDITIONAL COMMENTS (optional): The destruction of this northern/western part of SF will be permanent and we will never again have the unique flavor that makes SF special. Walk around Broadway from Webster towards Van Ness and you'll see the truly brutal high rises that were allowed there. The beauty of the area can never be regained. SF population is not growing, and rushing around adding ugly housing makes no sense. Please vote no.

Sincerely,
beth weissman
San Francisco, CA 94115

From: cutelynx@everyactioncustom.com on behalf of [Qi Wolf](#)
To: [Board of Supervisors \(BOS\)](#)
Subject: Stand With Your Constituents! {Files: 250700, 250701, 250966}
Date: Tuesday, September 30, 2025 7:17:54 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Board of Supervisors,

Mayor Lurie's upzoning map is fundamentally flawed. Blanket upzoning will not deliver affordability — it will fuel speculation, displacement, and higher housing costs.

The city needs more time to get this right. Rushing a permanent land use change without full public awareness is reckless and unacceptable.

As the largest rezoning and wealth redistribution in San Francisco's history, I urge you to withhold support unless the map is significantly revised to reflect your constituents' concerns.

ADDITIONAL COMMENTS (optional):

Sincerely,
Qi Wolf
San Francisco, CA 94123

From: esinsf@everyactioncustom.com on behalf of [Eihway Su](#)
To: [Board of Supervisors \(BOS\)](#)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701, 250966]
Date: Tuesday, September 30, 2025 6:05:57 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Board of Supervisors,

As a San Franciscan who lives on Parnassus Avenue in Cole Valley, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors. I love San Francisco's community that cares about people who have not been economically privileged, our diversity, as well as our beautiful, old buildings.

We call on you to:

- Drastically scale back the Mayor's upzoning maps
- Request a postponement of the arbitrary January 2026 upzoning deadline

Mayor Lurie's upzoning maps would impose permanent, irreversible changes to San Francisco's land use — going far beyond what is required, with zero affordability guarantees.

Together, these plans clear the way for mass demolition and luxury towers, prioritizing the interests of developers and billionaire investors while silencing the voices of the very communities they are supposed to represent. This is not planning — it is displacement disguised as progress.

ADDITIONAL COMMENTS (optional):

Sincerely,
Eihway Su
San Francisco, CA 94117

From: bilgepump100@everyactioncustom.com on behalf of [Robert Hall](#)
To: [Board of Supervisors \(BOS\)](#)
Subject: Stand With Your Constituents! {Files: 250700, 250701, 250966}
Date: Tuesday, September 30, 2025 5:32:49 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Board of Supervisors,

Mayor Lurie's upzoning map is fundamentally flawed. Blanket upzoning will not deliver affordability — it will fuel speculation, displacement, and higher housing costs.

The city needs more time to get this right. Rushing a permanent land use change without full public awareness is reckless and unacceptable.

As the largest rezoning and wealth redistribution in San Francisco's history, I urge you to withhold support unless the map is significantly revised to reflect your constituents' concerns.

Perhaps you'll get the Engardio treatment for promoting this dreadful plan.

Sincerely,
Robert Hall
San Francisco, CA 94117

From: leah606@everyactioncustom.com on behalf of [Roselyn De Jesus](#)
To: [Board of Supervisors \(BOS\)](#)
Subject: Stand With Your Constituents! {Files: 250700, 250701, 250966}
Date: Tuesday, September 30, 2025 5:18:06 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Board of Supervisors,

Mayor Lurie's upzoning map is fundamentally flawed. Blanket upzoning will not deliver affordability — it will fuel speculation, displacement, and higher housing costs.

The city needs more time to get this right. Rushing a permanent land use change without full public awareness is reckless and unacceptable.

As the largest rezoning and wealth redistribution in San Francisco's history, I urge you to withhold support unless the map is significantly revised to reflect your constituents' concerns.

ADDITIONAL COMMENTS (optional):

Please stop selling SF and its residence out. I like how our pockets of different communities have developed; and how we find a way to work with each other, no matter what part of San Francisco we happen to live. Don't destroy the soul of my favorite city.

Sincerely,
Roselyn De Jesus
San Francisco, CA 94122

From: [David Lehr](#)
To: [Lurie, Daniel \(MYR\)](#)
Cc: [Board of Supervisors \(BOS\)](#); [Chan, Connie \(BOS\)](#); [Sherrill, Stephen \(BOS\)](#); [Sauter, Danny \(BOS\)](#); [jengardio@gmail.com](#); [MahmoodStaff](#); [DorseyStaff \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Mandelman, Rafael \(BOS\)](#); [FelderStaff](#); [Waltonstaff \(BOS\)](#); [ChenStaff](#); [So, Lydia \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Braun, Derek \(CPC\)](#); [Campbell, Amy \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Mcgarra, Sean \(CPC\)](#); [Williams, Gilbert A \(CPC\)](#); [Ionin, Jonas \(CPC\)](#); [Dennis Phillips, Sarah \(CPC\)](#); [Tanner, Rachael \(CPC\)](#); [Switzky, Joshua \(CPC\)](#); [Chen, Lisa \(CPC\)](#); [Gibson, Lisa \(CPC\)](#); [Segal, Ned \(MYR\)](#); [Jones, Eji \(MYR\)](#)
Subject: Strongly Opposed to Mayor Lurie's Upzoning Plan
Date: Tuesday, September 30, 2025 4:50:12 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Mayor Lurie,

I've been proud to call District 2 my home for over 20 years. As a longtime San Franciscan, I'm deeply concerned and strongly opposed to Mayor Lurie's plan. It threatens to tear down cherished homes, push out renters and small businesses, and reshape our neighborhoods into exclusive corridors of unaffordable luxury high-rises.

This plan isn't just about development—it's about displacement disguised as progress. It puts the interests of wealthy developers and billionaire investors far ahead of the families and communities who have built this city over decades.

We urgently ask you to:

- Drastically scale back the Mayor's upzoning maps
- Call for a postponement of the arbitrary January 2026 upzoning deadline

The Mayor's upzoning maps would permanently alter San Francisco's land use in ways that go well beyond what's necessary—and without any guarantees that housing will be affordable for everyday residents.

Together, we must protect the heart and soul of our city from these sweeping changes that threaten to silence community voices and erase the vibrant neighborhoods we love.

Thank you for considering my input as you make this critical decision for San Francisco's future.

Dave Lehr

District 2 Resident

From: susnamackowski@everyactioncustom.com on behalf of [Susan Mackowski](#)
To: [Board of Supervisors \(BOS\)](#)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701, 250966]
Date: Tuesday, September 30, 2025 3:57:31 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Board of Supervisors,

As a San Franciscan, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

We call on you to:

- Drastically scale back the Mayor's upzoning maps
- Request a postponement of the arbitrary January 2026 upzoning deadline

Mayor Lurie's upzoning maps would impose permanent, irreversible changes to San Francisco's land use — going far beyond what is required, with zero affordability guarantees.

Together, these plans clear the way for mass demolition and luxury towers, prioritizing the interests of developers and billionaire investors while silencing the voices of the very communities they are supposed to represent. This is not planning — it is displacement disguised as progress.

ADDITIONAL COMMENTS (optional):

Sincerely,
Susan Mackowski
San Francisco, CA 94133

From: irismybucchioni@everyactioncustom.com on behalf of [Iris Vahrenhorst-Bucchioni](#)
To: [Board of Supervisors \(BOS\)](#)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701, 250966]
Date: Tuesday, September 30, 2025 3:12:54 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Board of Supervisors,

As a San Franciscan, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

We call on you to:

- Drastically scale back the Mayor's upzoning maps
- Request a postponement of the arbitrary January 2026 upzoning deadline

Mayor Lurie's upzoning maps would impose permanent, irreversible changes to San Francisco's land use — going far beyond what is required, with zero affordability guarantees.

Together, these plans clear the way for mass demolition and luxury towers, prioritizing the interests of developers and billionaire investors while silencing the voices of the very communities they are supposed to represent. This is not planning — it is displacement disguised as progress.

Please save the unique character of San Francisco with its distinctly different neighborhoods. Don't make our city look the same everywhere you go.

Sincerely,
Iris Vahrenhorst-Bucchioni
San Francisco, CA 94127

From: donna.howe@everyactioncustom.com on behalf of [Donna Howe](#)
To: [Board of Supervisors \(BOS\)](#)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701, 250966]
Date: Tuesday, September 30, 2025 2:42:20 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Board of Supervisors,

As a San Franciscan, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

We call on you to:

- Drastically scale back the Mayor's upzoning maps
- Request a postponement of the arbitrary January 2026 upzoning deadline

Mayor Lurie's upzoning maps would impose permanent, irreversible changes to San Francisco's land use — going far beyond what is required, with zero affordability guarantees.

Together, these plans clear the way for mass demolition and luxury towers, prioritizing the interests of developers and billionaire investors while silencing the voices of the very communities they are supposed to represent. This is not planning — it is displacement disguised as progress.

ADDITIONAL COMMENTS (optional): As a resident of Ingleside Terraces, one of the few remaining intact Historic Garden Neighborhoods, I implore you to exempt historic category A properties from the current upzoning map. According to recent tabulations based on the city survey, removing these properties will not significantly impact the the required number of new homes desired by the State of California. It is absolutely possible to both meet future housing goals and embrace the past. By further modifying the proposed zoning map, you can gain the support of many of your constituents, particularly homeowners and landlords who contribute significantly to city coffers through payment of property taxes.

Sincerely,
Donna Howe
San Francisco, CA 94127

From: donna.howe@everyactioncustom.com on behalf of [Donna Howe](#)
To: [Board of Supervisors \(BOS\)](#)
Subject: Stand With Your Constituents! {Files: 250700, 250701, 250966}
Date: Tuesday, September 30, 2025 2:31:05 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Board of Supervisors,

As a longtime resident of the Westside, but one who has also lived and worked in many sections of our wonderful city, I believe Mayor Lurie's upzoning map is fundamentally flawed. Blanket upzoning will not deliver affordability — it will fuel speculation, displacement, and higher housing costs.

The city needs more time to get this right. Rushing a permanent land use change without full public awareness is reckless and unacceptable.

As the largest rezoning and wealth redistribution in San Francisco's history, I urge you to withhold support unless the map is significantly revised to reflect your constituents' concerns.

ADDITIONAL COMMENTS (optional): I am concerned about this week's attempt to adopt construction guidelines for single family homes that may not jive with historical architectural elements. Further, by trying to eliminate the HPC or to allow the Planning Department to assume the role of historic preservation, more necessary guardrails will be circumvented. Such manipulation does not engage the community in meaningful ways. Having already removed environmental reviews, how will the city ensure that new and modified builds will be transparent and in line with the exiting city plan?

Sincerely,
Donna Howe
San Francisco, CA 94127

From: noguera@everyactioncustom.com on behalf of [Hatun Noguera](#)
To: [Board of Supervisors \(BOS\)](#)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701, 250966]
Date: Tuesday, September 30, 2025 2:14:46 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Board of Supervisors,

As a San Franciscan, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

We call on you to:

- Drastically scale back the Mayor's upzoning maps
- Request a postponement of the arbitrary January 2026 upzoning deadline

Mayor Lurie's upzoning maps would impose permanent, irreversible changes to San Francisco's land use — going far beyond what is required, with zero affordability guarantees.

Together, these plans clear the way for mass demolition and luxury towers, prioritizing the interests of developers and billionaire investors while silencing the voices of the very communities they are supposed to represent. This is not planning — it is displacement disguised as progress.

ADDITIONAL COMMENTS (optional):

Sincerely,
Hatun Noguera
San Francisco, CA 94127

From: timepuzzle@everyactioncustom.com on behalf of [John Robert Smith](#)
To: [Board of Supervisors \(BOS\)](#)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701, 250966]
Date: Tuesday, September 30, 2025 2:13:59 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Board of Supervisors,

As a San Franciscan, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

We call on you to:

- Drastically scale back the Mayor's upzoning maps
- Request a postponement of the arbitrary January 2026 upzoning deadline

Mayor Lurie's upzoning maps would impose permanent, irreversible changes to San Francisco's land use — going far beyond what is required, with zero affordability guarantees.

Together, these plans clear the way for mass demolition and luxury towers, prioritizing the interests of developers and billionaire investors while silencing the voices of the very communities they are supposed to represent. This is not planning — it is displacement disguised as progress.

ADDITIONAL COMMENTS (optional):

Sincerely,
John Robert Smith
San Francisco, CA 94127

From: noguera@everyactioncustom.com on behalf of [Hatun Noguera](#)
To: [Board of Supervisors \(BOS\)](#)
Subject: Stand With Your Constituents! {Files: 250700, 250701, 250966}
Date: Tuesday, September 30, 2025 2:13:24 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Board of Supervisors,

Mayor Lurie's upzoning map is fundamentally flawed. Blanket upzoning will not deliver affordability — it will fuel speculation, displacement, and higher housing costs.

The city needs more time to get this right. Rushing a permanent land use change without full public awareness is reckless and unacceptable.

As the largest rezoning and wealth redistribution in San Francisco's history, I urge you to withhold support unless the map is significantly revised to reflect your constituents' concerns.

ADDITIONAL COMMENTS (optional):

Sincerely,
Hatun Noguera
San Francisco, CA 94127

From: ericajoykatrak@everyactioncustom.com on behalf of [Erica Katrak](#)
To: [Board of Supervisors \(BOS\)](#)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701, 250966]
Date: Tuesday, September 30, 2025 11:12:20 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Board of Supervisors,

Please don't destroy our magical city. As a San Franciscan, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors. In 2023, four- and six-plex legislation was signed into law, which created the capacity for ~400,000 units. Add the ~70,000 units in the pipeline, and San Francisco has way more than the net units required by the state's rashly passed quotas and this is all already transforming our city with not enough thought and careful city planning.

The State Department of Finance projects only ~17,000 new residents by 2050 and there are still ~40,000 vacant units sitting empty. In my neighborhood, there are luxury McMansions and condos that have been for sale and vacant for over a year. Lurie's upzoning scheme is unnecessary, excessive, and counterproductive to achieving real affordability in San Francisco. It seems like a blatant gift to wealthy development firms, who destroy our city's history and character and put up huge, personality-devoid buildings in place of it. They have been destroying irreplaceable places and rent controlled dwellings and affordable starter homes for years. On top of all that, did you know that a third of our country's landfills are filled with construction debris? There's no angle to this path that makes any sense to me. Let's do better than this.

We call on you to:

- Drastically scale back the Mayor's upzoning maps. Why do we need this at all? Who is asking for it?
- Request a postponement of the arbitrary January 2026 upzoning deadline.

Mayor Lurie's upzoning maps would impose permanent, irreversible changes to San Francisco's land use — going far beyond what is required, with zero affordability guarantees and barely any protections for historic places that cannot be replaced. Together, these plans clear the way for mass demolition and luxury towers, prioritizing the interests of developers and billionaire investors while silencing the voices of the very communities they are supposed to represent. This is not planning — it is displacement and the erasing of culture and identity disguised as progress. It reminds me heavily of the "urban renewal" programs of the 60s and 70s. Let's please find better, smarter, more thoughtful ways forward. This is an iconic and diverse and creative and beautiful city, and we need to put care into keeping it that way.

Sincerely,
Erica Katrak

From: chrisverplanck@everyactioncustom.com on behalf of [Christopher VerPlanck](#)
To: [Board of Supervisors \(BOS\)](#)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701]
Date: Monday, September 29, 2025 2:58:57 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Board of Supervisors,

As a San Franciscan, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

We call on you to:

- Drastically scale back the Mayor's upzoning maps
- Request a postponement of the arbitrary January 2026 upzoning deadline

Mayor Lurie's upzoning maps would impose permanent, irreversible changes to San Francisco's land use — going far beyond what is required, with zero affordability guarantees.

Together, these plans clear the way for mass demolition and luxury towers, prioritizing the interests of developers and billionaire investors while silencing the voices of the very communities they are supposed to represent. This is not planning — it is displacement disguised as progress.

ADDITIONAL COMMENTS (optional):

Sincerely,
Christopher VerPlanck
San Francisco, CA 94127

From: [Jack Eidson](#)
To: [Board of Supervisors \(BOS\)](#)
Subject: Family Zoning [Files: 250700, 250701]
Date: Monday, September 29, 2025 1:28:33 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Hello,

I am writing to express my strong support for Mayor Lurie's Family Zoning Plan, and to encourage the Board of Supervisors to pass it urgently.

I am a resident of District 8, and would gladly welcome more neighbors and more vitality to my neighborhood, the Castro. The Family Zoning Plan puts both my neighborhood and the full city on a stronger path toward recovery and growth.

It should also not be discounted that passing a measure like the Family Zoning Plan is required by the state in order to stay in compliance with California law. Any supervisor who ignores that reality is unfit to serve this city.

Thanks,
Jack Eidson (94114)

From: paulagiants@everyactioncustom.com on behalf of [Paula Katz](#)
To: [Board of Supervisors \(BOS\)](#)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701]
Date: Sunday, September 28, 2025 8:26:45 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Board of Supervisors,

Hello,

I am a resident of District 4. I want to add that I supported Prop K, love Sunset Dunes, and opposed recalling Joel Engardio. However, as a San Franciscan resident and taxpayer, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

We call on you to:

- Drastically scale back the Mayor's upzoning maps
- Request a postponement of the arbitrary January 2026 upzoning deadline

Mayor Lurie's upzoning maps would impose permanent, irreversible changes to San Francisco's land use — going far beyond what is required, with zero affordability guarantees.

Together, these plans clear the way for mass demolition and luxury towers, prioritizing the interests of developers and billionaire investors while silencing the voices of the very communities they are supposed to represent. This is not planning — it is displacement disguised as progress.

ADDITIONAL COMMENTS (optional):

I have lived in the Sunset for over 30 years. There are many other ways to increase housing in San Francisco without ruining our neighborhood. The Mayor's up zoning plan is wrong for San Francisco.

Sincerely,
Paula Katz
San Francisco, CA 94116

From: [Justin Daulton](#)
To: [BOS-Supervisors](#)
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended!
Date: Sunday, September 28, 2025 7:06:24 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Members of the Board of Supervisors,

Mayor Lurie's blanket upzoning proposal will not solve San Francisco's affordability crisis – must be amended! There are other area's in need of redevelopment and revitalization in the city, especially downtown in Union Square and reaching outwards. This should be counted towards requirements and needs.

The current plan takes away the charm, vibe and character of existing established neighborhoods that are are not in need (nor they should be) of redevelopment. As a resident for over 20 years, and whom has fully planted roots in the Richmond distrcit, I whole heartedly appeal to modify this plan to not so serverly upzone established neighborhoods and instead focus on vacant areas that are in need of redevelopment.

That's why the Alliance for Affordable Neighborhoods – a coalition of tenants, small businesses, neighborhood groups, and housing advocates – is calling on you to support a better plan for San Francisco's future.

Sincerely, Justin

Justin
California

From: joringer67@gmail.com
To: [BOS-Supervisors](#)
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Saturday, September 27, 2025 2:51:13 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Members of the Board of Supervisors,

Mayor Lurie's blanket upzoning proposal will not solve San Francisco's affordability crisis – it will make it worse by displacing renters and small businesses, and prioritizing luxury development over the housing our communities need.

That's why the Alliance for Affordable Neighborhoods – a coalition of tenants, small businesses, neighborhood groups, and housing advocates – is calling on you to support a better plan for San Francisco's future.

As a constituent, I urge you to include these policies in any upzoning plan:

Build the pipeline without displacement: Use creative financing and local jobs to construct already-approved projects while protecting existing communities.

Landbank public sites: Reserve public land for affordable workforce, senior, family, and community-serving housing, as well as large "soft sites" in high-displacement neighborhoods. Guarantee real affordability: Increase inclusionary housing requirements, expand rent control, and adopt an Affordability Financing Plan before the next tech boom – including releasing voter mandated funds for affordable housing.

Protect families: Require minimum and maximum family-sized units in designated "family zones" and remove permanent "density decontrol" giveaways to developers.

Protect small businesses and rent-controlled housing: Prohibit demolition without true one-for-one replacement or relocation packages that reflect real costs (including "warm shells"), and enforce a vacancy tax.

San Francisco deserves thoughtful, community-driven planning, not rushed deregulation that repeats the mistakes of the past. I am urging you to work with us to make this a real community plan that delivers housing for families, seniors, and workers.

Sincerely,

California

From: maryanntittle@everyactioncustom.com on behalf of [MaryAnn Tittle](#)
To: [Board of Supervisors \(BOS\)](#)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701]
Date: Saturday, September 27, 2025 9:24:22 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Board of Supervisors,

As a San Franciscan, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

We call on you to:

- Drastically scale back the Mayor's upzoning maps
- Request a postponement of the arbitrary January 2026 upzoning deadline

Mayor Lurie's upzoning maps would impose permanent, irreversible changes to San Francisco's land use — going far beyond what is required, with zero affordability guarantees.

Together, these plans clear the way for mass demolition and luxury towers, prioritizing the interests of developers and billionaire investors while silencing the voices of the very communities they are supposed to represent. This is not planning — it is displacement disguised as progress.

ADDITIONAL COMMENTS (optional):

Sincerely,
MaryAnn Tittle

From: maryanntittle@everyactioncustom.com on behalf of [MaryAnn Tittle](#)
To: [Board of Supervisors \(BOS\)](#)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701]
Date: Saturday, September 27, 2025 9:23:09 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Board of Supervisors,

As a San Franciscan, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

We call on you to:

- Drastically scale back the Mayor's upzoning maps
- Request a postponement of the arbitrary January 2026 upzoning deadline

Mayor Lurie's upzoning maps would impose permanent, irreversible changes to San Francisco's land use — going far beyond what is required, with zero affordability guarantees.

Together, these plans clear the way for mass demolition and luxury towers, prioritizing the interests of developers and billionaire investors while silencing the voices of the very communities they are supposed to represent. This is not planning — it is displacement disguised as progress.

ADDITIONAL COMMENTS (optional):

Sincerely,
MaryAnn Tittle

From: kirinp@everyactioncustom.com on behalf of [Kirin Parmar](#)
To: [Board of Supervisors \(BOS\)](#)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701]
Date: Friday, September 26, 2025 7:41:47 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Board of Supervisors,

I am a proponent of affordable housing who would like to see the proposed SF Upzoning Mandate be fine-tuned to meet holistic needs.

I hold a B. Arch (Hons), M. City Planning and MS (Transportation Engineering). I am also a certified Breakthrough Coach with good communication skills and a natural mediation ability. I grew up mostly in Singapore (tops in building affordable housing and supporting infrastructure) and did my grad studies at Berkeley. I recently hosted an impressive and high-level representative for Lima, Peru's most successful social housing development company called Besco, which is a for-profit private developer. Despite variations in what we can replicate, we have resources to learn from that further include the experiences of Auckland, NZ, Portland, OR and Seattle, WA. We will have to adjust to 1) what our local culture will tolerate within reason, 2) the heightened need for EQ safety and evacuation routes, 3) the limited space to expand making it much harder to meet desirable setbacks, 4) the limits of the existing supportive infrastructure. And 5) last but not least, how we can retain enough of the heart and soul of what makes San Francisco the local, national and global draw that it is. Singapore saved costs by having the government act as developer. Besco in Lima was able to lower costs and create enough profit by the scale of the contracts they keep winning due to their holistic follow-up services business model (in addition to an enforced non-corruption mandate). (Some of the aspects they provide that do not fit the limitations of SF could fit other CA cities, something to pass on to our Senator and Governor). I would like to see more inclusive and thus hopefully more creative brainstorming of a model for affordable building that keeps costs down and gets more buy-in from residents. Also, people tend to be more accepting of change when they feel heard and validated about their feelings and views first. They have been heard at the Planning Commission Hearing, but not actually validated or shown empathy which has further escalated fears and thus opposition. I think it is important that the public feels they have had adequate time to participate in the possible solutions. Things shift when the opposing forces have their worst-case scenario fears allayed, and come to their own conclusions about the possible measures to meet parameters as a result of being part of the brain-storming. I'd like to see the soliciting of views evolve from the negative inducing-mindset focus of what we don't want to what we do want, to the pro-active, positive engagement over what we want in order to reach the 36,000 mandated units. Having non-political independent experts weigh in is also crucial. Who can we invite? Retired experts are potentially a great resource. There is such an important psychological element to getting buy-in. I conclude by asking where I can further contribute with my relevant insights, expertise or resourcefulness. I have been active on Nextdoor where over 2,600 folk (at an early count) viewed my post soliciting support in understanding what is going on. After more than 160 comments, things calmed down with the inclusion of my explanation that we genuinely do have a housing crisis that is part of a global housing crisis, and why the impetus to solve this had to come from the State. I personally do not want under the current political environment, to have it look like our governor and senator are doing something that feels like a betrayal as has been implied by the genuinely alarmed. But I do agree that the SF mandate such as it is to-date, is cause for alarm. It lacks clarity on density bonuses, a sense of control over maximum buildout within the up-zoned areas, sensitivity to other important parameters that would ensure we don't destroy cherished public spaces with gloomy shaded or wind-channeling tunnels, and assured preservation or continuity of cherished architecture and small businesses.

Sincerely,
Kirin Parmar
San Francisco, CA 94132

From: chamaret@everyactioncustom.com on behalf of [Jun Ishimuro](#)
To: [Board of Supervisors \(BOS\)](#)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701]
Date: Wednesday, September 24, 2025 8:46:46 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Board of Supervisors,

As a San Franciscan, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

We call on you to:

- Drastically scale back the Mayor's upzoning maps
- Request a postponement of the arbitrary January 2026 upzoning deadline

Mayor Lurie's upzoning maps would impose permanent, irreversible changes to San Francisco's land use — going far beyond what is required, with zero affordability guarantees.

Together, these plans clear the way for mass demolition and luxury towers, prioritizing the interests of developers and billionaire investors while silencing the voices of the very communities they are supposed to represent. This is not planning — it is displacement disguised as progress.

Views and historic neighborhoods are our city's important resource as one of the top tourist destinations in the world. Tourist industry hire 60000 people and it is a common summer time job for San Francisco resident students. Like all national parks, we have responsibility to preserve our city's view and historic neighborhoods for our future which will also generate revenues for the city and its residents.

Sincerely,
Jun Ishimuro
San Francisco, CA 94114

From: [Carroll, John \(BOS\)](#)
To: [Liam Hennessy](#)
Cc: [Melgar, Myrna \(BOS\)](#); [Low, Jen \(BOS\)](#); [Chen, Chyanne \(BOS\)](#); [Sciammas, Charlie \(BOS\)](#); [Mahmood, Bilal \(BOS\)](#); [Cooper, Raynell \(BOS\)](#)
Subject: RE: Up Zoning Plan - BOS File Nos. 250700, 250701, and 250966
Date: Wednesday, September 24, 2025 3:01:00 PM
Attachments: [image001.png](#)

Thank you for your comment letter.

I am forwarding your comments to the members of the Land Use and Transportation committee, and I will include your comments in the file for these ordinance matters.

I invite you to review the entire matter on our [Legislative Research Center](#) by following the links below:

-

[Board of Supervisors File No. 250700](#)

[Board of Supervisors File No. 250701](#)

[Board of Supervisors File No. 250966](#)

John Carroll
Assistant Clerk

Board of Supervisors
San Francisco City Hall, Room 244
San Francisco, CA 94102
(415)554-4445



Click [here](#) to complete a Board of Supervisors Customer Service Satisfaction form.

The [Legislative Research Center](#) provides 24-hour access to Board of Supervisors legislation and archived matters since August 1998.

***Disclosures:** Personal information that is provided in communications to the Board of Supervisors is subject to disclosure under the California Public Records Act and the San Francisco Sunshine Ordinance. Personal information provided will not be redacted. Members of the public are not required to provide personal identifying information when they communicate with the Board of Supervisors and its committees. All written or oral communications that members of the public submit to the Clerk's Office regarding pending legislation or hearings will be made available to all members of the public for inspection and copying. The Clerk's Office does not redact any information from these submissions. This means that personal information—including names, phone numbers, addresses and similar information that a member of the public elects to submit to the Board and its committees—may appear on the Board of Supervisors website or in other public documents that members of the public may inspect or copy.*

From: Liam Hennessy <dolbay@hotmail.com>
Sent: Monday, September 22, 2025 7:13 PM
To: Carroll, John (BOS) <john.carroll@sfgov.org>
Subject: Up Zoning Plan

Dear Supervisors,

My name is Liam Hennessy and I am a long-time resident of North Beach and a recent retired San Francisco Unified School teacher. My neighborhood was not originally included in any upzoning plan until our Supervisor Danny Sauter decided to add it. Why? He has never answered this question or many others that neighbors such as myself have tried to get him to answer.

I am very upset that without so much as a public meeting or notification, North Beach was put into this reckless plan even though the neighborhood is already one of the densest in our beautiful city. The creators and backers of this plan never took into account any of the concerns of the neighborhood's residents! Mayor Lurie and Supervisor Sauter even postponed the voting on North Beach becoming a Historic Neighborhood, in hopes I am sure, that it would not get in the way of his "Family Zoning Plan" proposal being adopted.

There has not been enough collaboration with the people who are going to be most affected by this proposal. This Family Zoning plan was not created to enrich the lives of individuals who want to live in North Beach or for those that already do or for those that will be pushed out because of it. This is not an easy fix to our housing crisis. We need to be more creative with our approach to our housing needs. However, those approaches Should Not Come from the Big Developers trying to get a HUGE WINFALL or POLITICIANS WHO ARE BOUGHT in order to climb the political ladder, BUT by the people of North Beach. We have a huge stake in this and this decision will change the neighborhood forever. Once it is done there is no going back. Remember the Redevelopment Era?

The plan to include North Beach into Lurie's Upzoning proposal was a blatant lie to all of the residences and businesses in North Beach by politicians that used their power to hide the fact that their ambition for power/money is more important than the community that elected them.

Making decisions about the fate of a person's neighborhood behind a facade of wanting to create more housing for the working people is disingenuous, especially since it was all hidden from the constituents. High Rise Condominiums all along the Wharf, splattered around North Beach, Telegraph Hill, etc. will not be affordable to the individuals that this proposal is trying to house. It will only be affordable to the rich, It will ruin the neighborhood and it will create another

redevelopment nightmare with horrible consequences.

Danny Sauter and his YIMBY lobbyists along with the Planning Department have not involved the neighborhood residents, businesses etc. in the decision to replace our incredible neighborhood, which tourists travel the world to see, with a Miami Beach one instead. This plan was not done with the constituents' needs in mind, but rather with those of developers and Mr Sauter's donors instead(and in secret). It is not what is best for North Beach or the City at large.

Please make significant changes to the Up Zoning map because it will destroy North Beach. As a native, as a retired San Francisco Unified School teacher I plead that you really take a hard look at what is being proposed, how it will impact North Beach and the City at large, maybe even go to St. Peters and Paul's and pray on it... you never know.

Onwards,
Liam Hennessy
169 Pfeiffer Street
San Francisco Ca 94133