San Francisco Planning

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# NOTICE OF ELECTRONIC TRANSMITTAL

**DATE:** November 3, 2025

**TO:** Angela Calvillo, Clerk of the Board of Supervisors

**FROM:** Debra Dwyer, Principal Environmental Planner, 628.652.7576 or Debra.Dwyer@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 memorandum addressing analysis of proposed amendments to the family zoning program as heard at the Land Use and Transportation Committee hearing on October 20, 2025.

The Land Use and Transportation Committee of the Board of Supervisors will hold a hearing on the Family Zoning Program on November 3, 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, 628.652.7542 or ryan.shum@sfgov.org.

Enclosure

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# MEMORANDUM 2

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|---|---|
| *Date:* | November 3, 2025 |
| *To:* | San Francisco Board of Supervisors |
| *From:* | Lisa Gibson, Environmental Review Officer – lisa.gibson@sfgov.org , (628) 652-7571<br>Debra Dwyer, Principal Planner – debra.dwyer@sfgov.org, (628) 652-7576<br>Ryan Shum, Senior Planner – ryan.shum@sfgov.org, (628) 652-7542 |
| *RE:* | CEQA Analysis for Family Zoning Plan – Proposed Amendments<br>Planning Case Nos. 2019-016230ENV, 2021-005878CWP, and 2021-005878GPA<br>Board file nos. 250700, 250701, and 250966 |
| *Attachments:* | Attachment A – Summary Table for October 20th Land Use & Transportation Committee Amendments |

## Introduction

The purpose of this memorandum is to document why proposed amendments to the Family Zoning Plan legislation do not require further analysis pursuant to the California Environmental Quality Act (CEQA) beyond the previously prepared environmental impact report, addendum, and supplemental memo.

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).

After the September 11 hearing at the Planning Commission, the Mayor submitted substitute legislation on September 30, 2025 that included minor changes to the zoning map and the planning code.[2] An October 16, 2025 memorandum to the file provided analysis for the modifications in the substitute legislation (Version 3

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_categ_target_id=All&items_per_page=10

2 San Francisco Planning Department. *Family Zoning Plan: September 30, 2025, Substitute Legislation (version 3).* Available at: https://sfgov.legistar.com/View.ashx?M=F&ID=14834613&GUID=01515652-61EE-41BB-B353-CFB0C61A2C95

– September 30, 2025) pursuant to CEQA Statute section 21166 and CEQA Guidelines section 15162-15164, and incorporated by reference analysis in the FEIR and addendum.

On October 20, 2025 the Land Use and Transportation Committee (land use committee) of the Board of Supervisors (board) held a hearing on the family zoning program. Proposed amendments to both the proposed zoning ordinance and zoning map were introduced (See attachment A). The land use committee will hold a second hearing on the family zoning program as well as the proposed amendments on November 3, 2025. This memorandum 2 provides analysis for the proposed amendments to 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, addendum, and supplemental memorandum.

## Description and Analysis of Proposed Amendments

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 amendments include modifications to the Zoning map as well as the Planning Code. 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 | Sponsor | CEQA Analysis |
|---|---|---|---|---|
| 1 | 0446/002,003; 0452/002 [Safe way site, and Ghiradelli Square] | Reclassify height limit and bulk district from 65' to 40//40-R-4. | Sherill | Proposed modification would not increase height or number of units allowed compared to the rezoning program analyzed in the addendum. No further analysis required. |
| 2 | 0025/east of and including 008 [Northpoint, north side between Hyde and Larkin] | Reclassify zoning from 40//65-R-4 to 40//40-R-4 | Sherill | 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. |
| 3 | 1070/ 001A, 003<br><br>[Geary, between Wood and Emmerson, northside] | Reclassify 140' to 50//85-R-4 | Sherill | 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. |
| 4 | Various | Various – Remove all priority equity geographies | Chen | Would not change height or density compared to existing conditions. No further analysis required. |

| # | Block/Lot(s) | Amendment | Sponsor | CEQA Analysis |
|---|---|---|---|---|
| 5 | Various | Removes Article 10 structures (Local Landmarks). (pending proposal) | Mandelman | Would not change height or density compared to existing conditions. No further analysis required. |
| 6 | All NCs Various LOWER HEIGHTS IN NEIGHBORHOOD and COMMERCIAL DISTRICTS (OTHER THAN GEARY) | Remove from parcel table and maps completely all parcels in District 1. Lowers height to 40' (Inner Clement, Outer Clement, Outer Balboa, and some other non-named NCs), Decreases heights in many other locations: All RTO-C will be decreased from 85' to 65' (from 50//85 RTO-C to 40//65 or 50//65.) | Chan | Remove proposed changes to areas in District 1 from proposed zoning program. No further analysis is required. |
| 7 | Coastal Zone District 1 | Blocks: 1591, 1593, 1596, 1598, 1689, 1690, 1691, 1481, 1483 [approx. 122 parcels] | Chan | Remove parcels on these blocks from the proposed zoning program; no analysis required. |

## Table 2: CEQA Analysis of Planning Code Changes

| # | Planning Code Sec. | Sponsor | Amendment | CEQA Analysis |
|---|---|---|---|---|
| 1 | 206.10(b)(9) | Melgar | EXEMPT RENT-CONTROLLED BUILDINGS OVER 2 UNITS FROM LOCAL PROGRAM: Such buildings would not be eligible for the local program but could still use State programs, if applicable. | 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 proposed zoning program analyzed in the addendum. No further analysis required. |
| 2 | 206.10(b)(9) | Melgar | NO DEMOLITION OR CONVERSION OF TOURIST Hotels**:** Remove tourist hotels from Local Program eligibility. | 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 |

| # | Planning Code Sec. | Sponsor | Amendment | CEQA Analysis |
|---|---|---|---|---|
| | | | | program analyzed in the addendum. No further analysis required. |
| 3 | 344 (d)(13) | Melgar | NO DEMOLITION OR CONVERSION OF TOURIST HOTELS IN HOUSING SUSTAINABILITY DISTRICT. Adds eligibility criteria in HSD that project may not demolish or convert any portion of a Tourist Hotel. | 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 | 334 (c) | Melgar | TECHNICAL CLARIFICATION: Affirms that nothing in Section 334 (Housing Sustainability District) abrogates permit, license, or other requirements codified outside the planning code. | The proposed modification would not result in physical impacts. No further analysis required. |
| 5 | 206.10(d)(1)(B) | Chen | REINSTATES LOCAL PROGRAM UNIT MIX REQUIREMENT: Removes reduced unit mix requirement in the local program and defers to existing unit mix requirements in Planning Code 207.6 and 207.7. | 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. |
| 6 | 334(d)(3) | Chen | NO LOCAL PROGRAM MODIFICATIONS OF UNIT MIX: includes unit mix as an exclusion that cannot be modified through a Major Modification. | 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. |
| 7 | 249.11 (a)(2), (d) (1-3) | Chen | 100% AFFORDABLE ON SFMTA SITES: For the SFMTA Special Use District (SUD),<br>-Add findings establishing the objective of prioritizing the SFMTA sites for 100% affordable housing<br>-Add pre-application process with a feasibility study modeling the site as 100% affordable housing, at least one pre-application meeting (publicly noticed), and documentation of consistency with Housing | The proposed modification would not result in physical impacts. No further analysis required. |

| # | Planning Code Sec. | Sponsor | Amendment | CEQA Analysis |
|---|---|---|---|---|
| | | | Element Actions 1.2.6 and 1.2.7. | |
| 8 | 270(i)(2) | Mandelman | EXEMPT HISTORIC LANDMARKS FROM REZONING: establishes that Article 10 buildings are excluded from the R-4 Height and Bulk District, specifically: "Lots that contain a structure that has been designated as a historic landmark or a contributor to a historic district, pursuant to Article 10." | 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. |
| 9 | 121.7(e) | Mandelman | RESTRICT LOT MERGERS WITH HISTORIC PROPERTIES: restricts all A-rated sites (Article 10, Article 11, National Register listed or eligible; Cal register listed or eligible) from lot mergers unless project maintains historic resource, compliant with Preservation Design Standards.<br>Applicable historic resources: Any Lot with a historic resource that is -<br>* designated as a landmark or listed as a contributor to or located within a historic district under Article 10; listed as a Significant or Contributory Building under Article 11; listed in the California Register of Historical Resources or the National Register of Historic Places;<br>* identified in an adopted survey or historic context statement as potentially eligible for individual listing in the California Register of Historical Resources or the National Register of Historic | 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. |

| # | Planning Code Sec. | Sponsor | Amendment | CEQA Analysis |
|---|---|---|---|---|
| | | | Places"<br>* or, located within an historic district that is listed in, or identified in an adopted survey or historic context statement as potentially eligible for listing in, the California Register of Historical Resources or the National Register of Historic Places." | |
| 10 | 206.10(e)(2) | Sauter | ADDS "WARM SHELL" RETAIL INCENTIVE: provides edits to Warm Shell definition to delineate Food Service Warm Shell and General Warm Shell.<br>Up to 3.0 square-foot bonus for Food Service and up to 2.5 square-foot bonus for General Warm Shell. Also clarifies how square footage bonuses may or may not be combined to result in additional height. | The proposed modification may result in an incremental increase in height of up to one to three additional story(ies)[3] and a marginal increase in the number of units allowed on a project site.<br>**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.<br><br>**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. |

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.).

| # | Planning Code Sec. | Sponsor | Amendment | CEQA Analysis |
|---|---|---|---|---|
| | | | | **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 in new or substantially more severe impacts that were not previously identified in the FEIR and addendum. |
| 11 | 206.10(e)(5) | Sauter | ADDS STOREFRONT REPLACEMENT INCENTIVE: Adds 1.5 square-foot bonus incentive for Replacement of Commercial Space, defined as a space that has 90-100% the space of the original space, and the same linear storefront dimensions (with allowance for a small lobby). | 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.<br><br>**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.<br><br>**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.<br><br>**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 in |

4 See footnote 3.

| # | Planning Code Sec. | Sponsor | Amendment | CEQA Analysis |
|---|---|---|---|---|
| | | | | new or substantially more severe impacts that were not previously identified in the FEIR and addendum. |
| 12 | 206(e)(6)(B) | Sauter | ADDS HISTORIC STOREFRONT PRESERVATION INCENTIVE: Adds incentive to retain historic storefronts per Preservation Design Standards (additional 0.25 gross-square-feet per square foot of storefront, added to other Adaptive Reuse incentive). | The proposed modification may result in an incremental increase in height that may be combined with other Adaptive Reuse incentives. See discussion in item 11. This modification would not result in new or substantially more severe impacts that were not previously identified in the FEIR and addendum. |
| 13 | 206(e)(4)(A) | Sherrill, Sauter | ADDS 2-BEDROOM UNIT INCENTIVE: Adds incentive for additional 2 BD units above what is required (add 250 sf for each 2 BD unit) | The proposed modification would offer additional bulk for providing larger units. It would not alter the maximum height 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 | Various | Chan | REMOVES FORM-BASED DENSITY IN THE BASE ZONING in all districts, and reverts density to existing density limits (applicable to Dwelling Units, Group Housing, 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. |
| 15 | 209.4 | Chan | NO FORM-BASED ZONING FOR NEW RTO-C DISTRICT: Updates the RTO District Zoning Control Table RTO-C column changing form-based density to density allowed in the nearest NC district. | 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. |
| 16 | 206.10 (b)(4) | Chan | EXPANDS CATEGORIES OF HISTORIC RESOURCES FOR PROHIBITION OF DEMOLITION AND ADDS NO ALTERATIONS OF HISTORIC RESOURCES IN LOCAL PROGRAM: Expands universe of historic resources ineligible for Local Program from listed resources to those eligible | 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. |

| # | Planning Code Sec. | Sponsor | Amendment | CEQA Analysis |
|---|---|---|---|---|
| | | | and "potentially eligible", including non-contributing sites that are within districts. Expands the historic resource protection by clarifying that in addition to not demolishing, it does not "substantially alter a historic resource". | |
| 17 | 206.10 (b)(10) | Chan | NO RESIDENTIAL DEMOLITIONS IN LOCAL PROGRAM: Adds "(9) does not demolish, remove, or convert to another use any existing Dwelling Unit(s), or Residential Flat" under HC-SF applicability. | 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. |
| 18 | 334 (g) | Chan | 30-MONTH "SHOT CLOCK": Adds a "Progress Requirement" through expiration if a project sponsor has not procured a building or site permit for construction within 30 months of project approval, with the ability to extend by 6 months (or longer in the case of appeal or lawsuit). | The proposed modification would not result in a physical environmental effect. No further analysis required. |
| 19 | 206.10 (c) | Chan | RESTRICTS LOCATION OF OFF-SITE BMR UNITS: Removes "shall provide the required units within the R-4 Height and Bulk District or" under Inclusionary Housing Ordinance Alternatives. (Instead, revert to earlier requirement that they be provided within ½ mile of project site). | 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. |
| 20 | 317 (c)(12) | Chan | STRENGTHEN REVIEW OF RESIDENTIAL FLAT DEMOLITION: Removes the CUA exemption for projects with residential flats that increase the number of units on a property; under this amendment, these projects | The proposed modification is a process change would not result in a physical environmental effect. No further analysis required. |

| # | Planning Code Sec. | Sponsor | Amendment | CEQA Analysis |
|---|---|---|---|---|
| | | | would require a CUA hearing. | |
| 21 | 317 (g)(6)(L) | Chan | STRENGTHEN REVIEW OF RESIDENTIAL FLAT DEMOLITION: Removes CUA criteria language regarding whether residential flats maintain or increase the number of units on the lot that contain 2BD+ or that are at least equivalent in size to residential flats demolished. | The proposed modification is a process change would not result in a physical environmental effect. No further analysis required. |
| 22 | 344 (d)(4) | Chan | NO ALTERATIONS OF HISTORIC RESOURCES IN HOUSING SUSTAINABILITY DISTRICT (HSD): Expands the historic resource protection by clarifying that in addition to not demolishing, it does not "substantially alter a historic resource" | 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. |
| 23 | 249.11 | Chan | REMOVE SPECIFIC SFMTA PARCELS FROM SUD: Removes Block/lot 1596/044 and 045 from the Non-contiguous SFMTA SUD (La Playa bus turnaround). | 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. |
| 24 | Section 8 (g) | Chan | REMOVES REFERENCE TO SFMTA SUD IN THE LOCAL COASTAL PROGRAM: In the description of deletes section (g) which references planning code section 249.11 SFMTA SUD | The proposed modification would not result in a physical environmental effect. No further analysis required. |
| 25 | 206.10 (a) | Chan | AFFIRM LOCAL PROGRAM COMPLIANCE WITH ARTICLE 4 (FEES, AFFORDABILITY): Adds "Except as provided in this Section 206.10, all HC-SF shall comply with Article 4 of the Planning Code" | The proposed modification would not result in a physical environmental effect. No further analysis required. |
| 26 | 206.10 (d)(4) | Chan | AFFIRM LOCAL PROGRAM COMPLIANCE WITH ARTICLE 4 (FEES, AFFORDABILITY) AND TENANT PROTECTIONS: Adds an exclusions clause to | The proposed modification would not result in a physical environmental effect. No further analysis required. |

| # | Planning Code Sec. | Sponsor | Amendment | CEQA Analysis |
|---|---|---|---|---|
| | | | current requirements clarifying FZP is not relieving a HC-SF project from complying with : Article 4 of the Planning Code other than as specified in this subsection (d); Section 202.17; or any tenant protections contained elsewhere in the Planning Code, including Section 317 et seq ., and Chapter 37 of the Administrative Code. | |

## Conclusion

The proposed amendments to the family zoning program zoning map and planning code 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 proposed amendments to the legislation as described above.

# Attachment A

## SF FAMILY ZONING PLAN
## October 20th Land Use & Transportation Committee Amendments

NOTE: The amendments in the attached summary were added to the Family Zoning Plan ordinances at the October 20, 2025 Board of Supervisors Land Use & Transportation Committee hearing. The ordinances are continuing to be reviewed by the Board of Supervisors and are subject to change.

# SF FAMILY ZONING PLAN

**October 20th Land Use & Transportation Committee Amendments**

*NOTE: The amendments listed below were added to the Family Zoning Plan ordinances at the October 20, 2025 Board of Supervisors Land Use & Transportation Committee hearing. The ordinances are continuing to be reviewed by the Board of Supervisors and are subject to change.*

## ZONING MAP AMENDMENTS

| # | Board File | Location | Block | Lot | Sponsoring Supervisor | Amendment |
|---|---|---|---|---|---|---|
| 1 | 251071 | Safeway site @ Marina Boulevard & Laguna St | 0446 | 002, 003 | **Sherill** | **LOWER HEIGHT OF SAFEWAY SITE:** Lower height from 65' to 40//40-R-4. |
| 2 | 251071 | Ghirardelli Square | 452 | 002 | **Sherill** | **LOWER HEIGHT OF GHIRADELLI SQUARE (A HISTORIC LANDMARK):** Lower height from 65' to 40//40-R-4 |
| 3 | 251071 | North Point, north side btwn. Hyde and Larkin | 0025 | all parcels east of and including 008 | **Sherill** | **LOWER HEIGHT OF PARCELS ON NORTH SIDE OF NORTH POINT STREET BETWEEN HYDE AND LARKIN:** Lower height from 40//65-R-4 to 40//40-R-4 |
| 4 | 251071 | Geary, btwn. Wood & Emerson, North side | 1070 | 001A, 003 | **Sherill** | **LOWER HEIGHT OF TWO GEARY BLVD PARCELS:** Lower height from 140' to 50//85-R-4 |

| # | Board File | Location | Block | Lot | Sponsoring Supervisor | Amendment |
|---|---|---|---|---|---|---|
| 5 | 251071 | Priority Equity Geographies | Various | Various | **Chen** | **REMOVE ALL PRIORITY EQUITY GEOGRAPHIES (PEGs) FROM REZONING:**<br>Remove all PEGs from Zoning Tables (Table 1)<br>Remove all PEGs from reclassifying residential to RTO-C<br>Remove all PEGs from reclassifying residential districts other than RTO to RTO-1<br>Remove all PEGs from reclassifying from NC or P to C-2<br>Remove all PEGs from P to Mixed-Use or NCs<br>Remove all PEGs from changing the height limits in the R-4<br>Remove all PEGs from rezoning to R-4.<br>Remove Block 0019 (MTA Kirkland Yard) at Stockton Street and North Point Street<br>Remove all PEGs from increasing heights to 40' if in height districts that are less than 40'<br>Remove all PEGs from being reclassified to 40'//50'<br>Remove all PEGs from being reclassified to 40'//65'<br>Remove all PEGs from being reclassified to 50'//85'<br>Remove all PEGs from being reclassified to 85'<br>Remove all PEGs from being reclassified to base heights of 50'-80' and to HC-SF heights of 120'-180'<br>Remove all PEGs from being reclassified to base heights of 100'-140' and HC-SF heights of 240'-350'<br>Remove Van Ness Market bounded by Polk and Ellis from base heights of 195'-260' and HC-SF heights of 490'-650'. Instead, bound it by Van Ness, O'Farrell, etc. |
| 6 | Pending - may be proposed at 11/3 Land Use & Transportation Committee | Article 10 structures throughout the rezoning. | Various | Various | **Mandelman** | **REMOVE ALL ARTICLE 10 HISTORIC BUILDINGS (LOCAL LANDMARKS).** Maintains the properties in the ordinance only where they are changing from RTO to RTO-1, to clarify the name change. |

| # | Board File | Location | Block | Lot | Sponsoring Supervisor | Amendment |
|---|---|---|---|---|---|---|
| 7 | 251071 | District 1 | All NCs and RTO-Cs in District 1 | Various | **Chan** | **LOWER HEIGHTS IN NEIGHBORHOOD COMMERCIAL DISTRICTS (OTHER THAN GEARY) AND ON PROPOSED RTO-C DISTRICT THROUGHOUT ALL OF DISTRICT 1.**<br>*** On most NC corridors, rolls back heights to current heights:** Lowers height to 40' (Inner Clement, Outer Clement, Outer Balboa, and some other non-named NCs),<br>*** Decreases heights in many other locations:** All RTO-C will be decreased from 85' to 65' (from 50//85 RTO-C to 40//65 or 50//65.) |
| 8 | 251071 | Coastal Zone portion of District 1 | 1591, 1593, 1596, 1598, 1689, 1690, 1691, 1481, 1483 | Various | **Chan** | **REMOVE MANY PARCELS IN DISTRICT 1 IN THE COASTAL ZONE** (122 parcels). Removes all parcels proposed for zoning with form-based density -- everything zoned NC, RTO-C -- removing all parcels that face Fulton, Balboa and La Playa. Removes Safeway site, SFMTA bus lot site. Also removes parcels along El Camino del Mar and Seal Rock Dr. |

# PLANNING, BUSINESS & TAX REGULATIONS CODE AMENDMENTS

| # | Board File | Page | Line | Planning Code Sec. | Sponsoring Supervisor | Amendment |
|---|---|---|---|---|---|---|
| 1 | 251072 and 251073 | 13 | 13-15 | 206.10(b)(9) | **Melgar** | **EXEMPT RENT-CONTROLLED BUILDINGS OVER 2 UNITS FROM LOCAL PROGRAM:** Such buildings would not be eligible for the Local Program (but could still use State programs, if applicable). |
| 2 | 251073 | 13 | 18 | 206.10(b)(9) | **Melgar** | **NO DEMOLITION OR CONVERSION OF TOURIST HOTELS IN LOCAL PROGRAM:** Remove tourist hotels from Local Program eligibility. (They may still use State programs.) |
| 3 | 251073 | 31 | 24 | 344 (d)(13) | **Melgar** | **NO DEMOLITION OR CONVERSION OF TOURIST HOTELS IN HOUSING SUSTAINABILITY DISTRICT (HSD):** Adds eligibility criteria in HSD that project may not demolish or convert any portion of a Tourist Hotel. |
| 4 | 251073 | 27 | 18-19 | 334 (c) | **Melgar** | **TECHNICAL CLARIFICATION:** Affirms that nothing in Section 334 (Housing Sustainability District) cancels or repeals permit, license, or other requirements codified outside of the Planning Code. |
| 5 | 251073 | 14-15 | 17-25; 1-4 | 206.10(d)(1)(B) | **Chen** | **REINSTATES LOCAL PROGRAM UNIT MIX REQUIREMENT:** Removes reduced unit mix requirement in the Local Program and defers to existing unit mix requirements in PC 207.6 and 207.7 |
| 6 | 251073 | 28 | 9 | 334(d)(3) | **Chen** | **NO LOCAL PROGRAM MODIFICATIONS OF UNIT MIX:** Includes unit mix as an exclusion that cannot be modified through a Major Modification |
| 7 | 251073 | 166-167; 170 | 12-25; 1-6; 8-20 | 249.11 (a)(2), (d) (1-3) | **Chen** | **100% AFFORDABLE ON SFMTA SITES:** For the MTA Special Use District:<br>- Add findings establishing the objective of prioritizing the MTA sites for 100% affordable housing<br>- Add pre-application process with a feasibility study modeling the site as 100% affordable housing, at least one pre-application meeting (publicly noticed), and documentation of consistency with Housing Element Actions 1.2.6 and 1.2.7. |

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| 8 | Pending - may be proposed at 11/3 Land Use & Transportation Committee | | | 270(i)(2) | **Mandelman** | **EXEMPT HISTORIC LANDMARKS FROM REZONING:** establishes that Article 10 buildings are excluded from the R-4 Height and Bulk District, specifically: "Lots that contain a structure that has been designated as a historic landmark or a contributor to a historic district, pursuant to Article 10" |
| 9 | 251072 | 171-172 | 21-25; 1-8 | 121.7(e) | **Mandelman** | **RESTRICT LOT MERGERS WITH HISTORIC PROPERTIES:** restricts all A-rated sites (Article 10, A11, National Register listed or eligible; California Register listed or eligible) from lot mergers unless project maintains historic resource, compliant with Preservation Design Standards.<br><br>Applicable historic resources: Any Lot with a historic resource that is:<br>* designated as a landmark or listed as a contributor to or located within a historic district under Article 10;<br>listed as a Significant or Contributory Building under Article 11; listed in the California Register of Historical Resources or the National Register of Historic Places;<br>* identified in an adopted survey or historic context statement as potentially eligible for individual listing in the California Register of Historical Resources or the National Register of Historic Places;<br>* or, located within an historic district that is listed in, or identified in an adopted survey or historic context statement as potentially eligible for listing in, the California Register of Historical Resources or the National Register of Historic Places. |
| 10 | 251072 and 251073 | 18-19; 19-20 | 13-25 and 1-15; 2-25 and 1-4 | 206.10(e)(2) | **Sauter** | **ADDS "WARM SHELL" RETAIL INCENTIVE:** provides edits to Warm Shell definition to delineate Food Service Warm Shell and General Warm Shell. Up to 3.0 square footage bonus for Food Service and up to 2.5 square footage bonus for General Warm Shell. Also clarifies how square footage bonuses may or may not be combined to result in additional height. |

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| 11 | 251072 and 251073 | 21-22; 22-23 | 21-25 and 1-18; 12-25 and 1-9 | 206.10(e)(5) | **Sauter** | **ADDS STOREFRONT REPLACEMENT INCENTIVE:** Adds 1.5 square footage bonus incentive for Replacement of Commercial Space, defined as a space that has 90-100% the space of the original space, and the same linear storefront dimensions (with allowance for a small lobby). |
| 12 | 251072 and 251073 | 23; 23-24 | 7-10; 23-25 and 1 | 206(e)(6)(B) | **Sauter** | **ADDS HISTORIC STOREFRONT PRESERVATION INCENTIVE:** Adds incentive to retain historic storefronts per Preservation Design Standards (additional 0.25 gross square footage per square foot of storefront, added to other Adaptive Reuse incentive). |
| 13 | 251073 | 21 | 14-17 | 206(e)(4)(A) | **Sherrill, Sauter** | **ADDS 2-BEDROOM UNIT INCENTIVE:** Adds incentive for additional 2-bedroom units above what is required (at 250+ square feet / 2-bedroom unit) |
| 14 | 251073 | Various | Various | Various | **Chan** | **REMOVES FORM-BASED DENSITY IN THE BASE ZONING** in all districts, and reverts density to existing density limits (applicable to Dwelling Units, Group Housing, Senior Housing) |
| 15 | 251073 | 107 | 1-9 | 209.4 | **Chan** | **NO FORM-BASED ZONING FOR NEW RTO-C DISTRICT:** Updates the RTO District Zoning Control Table RTO-C column changing form-based density to density allowed in the nearest NC district. |
| 16 | 251073 | 12 | 20-Sep | 206.10 (b)(4) | **Chan** | **EXPANDS CATEGORIES OF HISTORIC RESOURCES FOR PROHIBITION OF DEMOLITION AND ADDS NO ALTERATIONS OF HISTORIC RESOURCES IN LOCAL PROGRAM:** Expands universe of historic resources ineligible for Local Program from listed resources to those eligible and "potentially eligible", including non-contributing sites that are within districts. Expands the historic resource protection by clarifying that in addition to not demolishing, it does not "substantially alter a historic resource". |
| 17 | 251073 | 13 | 16-17 | 206.10 (b)(10) | **Chan** | **NO RESIDENTIAL DEMOLITIONS IN LOCAL PROGRAM:** Adds “(9) does not demolish, remove, or convert to another use any existing Dwelling Unit(s), or Residential Flat” under Local Program applicability. |
| 18 | 251073 | 29 | 8-16 | 334 (g) | **Chan** | **30-MONTH "SHOT CLOCK":** Adds a "Progress Requirement" through expiration if a project sponsor has not procured a building or site permit for construction within 30 months of project approval, with the ability to extend by 6 months (or longer in the case of appeal or lawsuit). |

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| 19 | 251073 | 13 | 23 | 206.10 (c) | **Chan** | **RESTRICTS LOCATION OF OFF-SITE BMR UNITS:** Removes "shall provide the required units within the R-4 Height and Bulk District or" under Inclusionary Housing Ordinance Alternatives. (Instead, units revert to earlier requirement that they be provided within ½ mile of project) |
| 20 | 251073 | 191 | 21-24 | 317 (c)(12) | **Chan** | **STRENGTHEN REVIEW OF RESIDENTIAL FLAT DEMOLITION:** Removes the Conditional Use Authorization exemption for projects with residential flats that increase the number of units on a property; under this amendment, these projects would require a Conditional Use Authorization hearing. |
| 21 | 251073 | 192 | 6-9 | 317 (g)(6)(L) | **Chan** | **STRENGTHEN REVIEW OF RESIDENTIAL FLAT DEMOLITION:** Removes Conditional Use Authorization criteria language referencing whether residential flats maintain or increase the number of units on the lot that contain 2+ bedrooms or are at least equivalent in size to residential flats demolished. |
| 22 | 251073 | 30-31 | 17-25 and 1-4 | 344 (d)(4) | **Chan** | **NO ALTERATIONS OF HISTORIC RESOURCES IN HOUSING SUSTAINABILITY DISTRICT (HSD):** Expands the historic resource protection by clarifying that in addition to not demolishing, it does not "substantially alter a historic resource" |
| 23 | 251073 | 167 | 9 | 249.11 | **Chan** | **REMOVE SPECIFIC SFMTA PARCELS FROM SPECIAL USE DISTRICT (SUD):** Removes 1596/044 and 045 from the Non-contiguous SFMTA SUD (La Playa bus turnaround). |
| 24 | 251073 | 471 | 22-23 | Section 8 (g) | **Chan** | **REMOVES REFERENCE TO SFMTA SPECIAL USE DISTRICT (SUD) IN THE LOCAL COASTAL PROGRAM:** In the description of deletes section (g) which references PC 249.11 SFMTA SUD |
| 25 | 251073 | 11 | 23-24 | 206.10 (a) | **Chan** | **AFFIRM LOCAL PROGRAM COMPLIANCE WITH ARTICLE 4 (FEES, AFFORDABILITY):** Adds "Except as provided in this Section 206.10, all HC-SF projects shall comply with Article 4 of the Planning Code" |

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| 26 | 251073 | 17-18 | 24-25; 1-2 | 206.10 (d)(4) | **Chan** | **AFFIRM LOCAL PROGRAM COMPLIANCE WITH ARTICLE 4 (FEES, AFFORDABILITY) AND TENANT PROTECTIONS:** Adds an exclusions clause clarifying Family Zoning Plan is not relieving a Local Program project from complying with: Article 4 of the Planning Code other than as specified in this subsection (d); Section 202.17; or any tenant protections contained elsewhere in the Planning Code, including Section 317 et seq., and Chapter 37 of the Administrative Code. |