



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



MEMORANDUM 2

Date: November 3, 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 – Proposed Amendments
Planning Case Nos. 2019-016230ENV, 2021-005878CWP, and 2021-005878GPA
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_catag_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 [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), -Add findings establishing the objective of prioritizing the SFMTA sites for 100% affordable housing -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. Applicable historic resources: Any Lot with a historic resource that is - * 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; * 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" * 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. 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. 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.

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. 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 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-foot 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: Remove all PEGs from Zoning Tables (Table 1) Remove all PEGs from reclassifying residential to RTO-C Remove all PEGs from reclassifying residential districts other than RTO to RTO-1 Remove all PEGs from reclassifying from NC or P to C-2 Remove all PEGs from P to Mixed-Use or NCs Remove all PEGs from changing the height limits in the R-4 Remove all PEGs from rezoning to R-4. Remove Block 0019 (MTA Kirkland Yard) at Stockton Street and North Point Street Remove all PEGs from increasing heights to 40' if in height districts that are less than 40' Remove all PEGs from being reclassified to 40'//50' Remove all PEGs from being reclassified to 40'//65' Remove all PEGs from being reclassified to 50'//85' Remove all PEGs from being reclassified to 85' Remove all PEGs from being reclassified to base heights of 50'-80' and to HC-SF heights of 120'-180' Remove all PEGs from being reclassified to base heights of 100'-140' and HC-SF heights of 240'-350' 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. * 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), * 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: - Add findings establishing the objective of prioritizing the MTA sites for 100% affordable housing - 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.

#	Board File	Page	Line	Planning Code Sec.	Sponsoring Supervisor	Amendment
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. <u>Applicable historic resources:</u> Any Lot with a historic resource that is: * 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; * 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; * 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.

#	Board File	Page	Line	Planning Code Sec.	Sponsoring Supervisor	Amendment
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).

#	Board File	Page	Line	Planning Code Sec.	Sponsoring Supervisor	Amendment
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"

#	Board File	Page	Line	Planning Code Sec.	Sponsoring Supervisor	Amendment
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.