

1 [Zoning Map - Family Zoning Plan]

2

3 **Ordinance amending the Zoning Map to implement the Family Zoning Plan by:**

4 **amending the Zoning Use District Maps to: 1) reclassify certain properties currently**

5 **zoned as various types of Residential to Residential Transit Oriented - Commercial**

6 **(RTO-C); 2) reclassify properties currently zoned Residential Transit Oriented (RTO) to**

7 **Residential Transit Oriented - 1 (RTO-1); 3) reclassify certain properties from**

8 **Residential districts other than RTO to RTO-1; 4) reclassify certain properties currently**

9 **zoned Neighborhood Commercial (NC) or Public (P) to Community Business (C-2); and**

10 **5) reclassify certain properties from Public to Mixed-Use or Neighborhood Commercial**

11 **Districts; amending the Height and Bulk Map to: 1) reclassify properties in the Family**

12 **Zoning Plan to R-4 Height and Bulk District; 2) change the height limits on certain lots**

13 **in the R-4 Height and Bulk District; and 3) designating various parcels to be included in**

14 **the Non-Contiguous San Francisco Municipal Transportation Agency Sites Special Use**

15 **District (SFMTA SUD); amending the Local Coastal Program to: 1) reclassify all**

16 **properties in the Coastal Zone to R-4 Height and Bulk District; 2) reclassify certain**

17 **properties to RTO-C and Neighborhood Commercial District; 3) designate one parcel as**

18 **part of the SFMTA SUD; and 4) directing the Planning Director to transmit the**

19 **Ordinance to the Coastal Commission upon enactment; affirming the Planning**

20 **Department's determination under the California Environmental Quality Act; making**

21 **findings of public necessity, convenience, and welfare under Planning Code, Section**

22 **302; making findings of consistency with the General Plan, and the eight priority**

23 **policies of Planning Code, Section 101.1; and making findings under the City's Local**

24 **Coastal Program and the California Coastal Act of 1976.**

25

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

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

9 Section 1. Land Use and Environmental Findings.

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

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

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

1 (d) On January 31, 2023, in Ordinance No. 010-23, the Board of Supervisors, adopted
2 the 2022 Housing Element. That ordinance confirmed the certification of the Housing Element
3 EIR and made certain environmental findings, including adoption of the MMRP and a
4 Statement of Overriding Considerations.

5 (e) On September 3, 2025, the Planning Department published an addendum to the
6 Housing Element EIR, which concluded that no supplemental or subsequent environmental
7 review is required for the Family Housing Rezoning Program, because the environmental
8 impacts of these amendments were adequately identified and analyzed under CEQA in the
9 Housing Element EIR, and the proposed amendments would not result in any new or more
10 severe environmental impacts than were identified previously.

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

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

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

23 (3) no new information of substantial importance has become available which
24 indicates that (i) the Family Housing Rezoning Program will have significant effects not
25 discussed in the Final EIR; (ii) significant environmental effects will be substantially more

1 severe; (iii) mitigation measures or alternatives found not feasible that would reduce one or
2 more significant effects have become feasible, or (iv) mitigation measures or alternatives that
3 are considerably different from those in the Housing Element EIR would substantially reduce
4 one or more significant effects on the environment. The Addendum is on file with the Clerk of
5 the Board of Supervisors in File No. 251071.

6 (g) The Planning Department has determined that the amendments to the Local
7 Coastal Program are exempt from CEQA review under Public Resources Code
8 Sections 21080.5 and 21080.9, and CEQA Guidelines Section 15265. Said determination is
9 on file with the Clerk of the Board of Supervisors in File No. 251071 and is incorporated herein
10 by reference.

11 (h) On September 11, 2025, the Planning Commission, in Resolution No. 21809,
12 adopted findings that the actions contemplated in this ordinance are consistent, on balance,
13 with the City's General Plan and eight priority policies of Planning Code Section 101.1. The
14 Board adopts these findings as its own. A copy of said Resolution is on file with the Clerk of
15 the Board of Supervisors in File No. 251071, and is incorporated herein by reference.

16 (i) Pursuant to Planning Code Section 302, this Board finds that these Planning Code
17 amendments will serve the public necessity, convenience, and welfare for the reasons set
18 forth in Planning Commission Resolution No. 21809, and the Board adopts such reasons as
19 its own. A copy of said resolution is on file with the Clerk of the Board of Supervisors in File
20 No. 250701 and is incorporated herein by reference.

21
22 Section 2. Additional Findings.

23 (a) This ordinance amends several of the Zoning Maps of the San Francisco Planning
24 Code to implement the height, bulk, and zoning district changes in the Family Zoning Plan.
25 The Family Zoning Plan consists of three parts: San Francisco General Plan amendments,

1 found in the ordinance in Board file No. 250701, Planning Code amendments, found in the
2 ordinance in Board file No. 250701, and these Zoning Map Amendments. Together, the
3 Family Zoning Plan Planning Code, Zoning Map, and General Plan amendments implement
4 commitments made in San Francisco's 2022 Housing Element Update, approved in
5 Ordinance No. 10-23 on January 31, 2023. The Family Zoning Plan modifies zoning
6 requirements primarily in well-resourced neighborhoods in San Francisco's west and north
7 sides, and aims to increase capacity for multi-family housing. The Family Zoning Plan
8 ordinances satisfy San Francisco's Regional Housing Needs Allocation (RHNA) shortfall of
9 approximately 36,200 housing units.

10 (b) Because the number of parcels to be rezoned in this Zoning Map amendment is
11 extensive, this ordinance does not include a table indicating the Assessor's Block and Lot
12 numbers, Use or Height and Bulk Districts to be Superseded, and Use or Height and Bulk
13 Districts Approved, except for the Zoning Map amendments required to implement the Non-
14 Contiguous San Francisco Municipal Transportation Agency Sites Special Use District. Zoning
15 Map amendments implementing the Non-Contiguous San Francisco Municipal Transportation
16 Agency Sites Special Use District, which is established in Section 249.11 of the Planning
17 Code, as proposed by the ordinance in Board File No. 250701, are included in Section 5 of
18 this ordinance, below.

19 (c) Instead of including a table with the parcels included in the Zoning Map
20 amendments in the body of this ordinance, the proposed changes to each parcel are included
21 in the Family Zoning Plan Map Ordinance Parcel Tables (hereinafter, "Zoning Tables"), which
22 is a spreadsheet included in Board File No. 251071, and is incorporated by reference as
23 though fully set forth herein. The Zoning Tables are based on San Francisco Assessor's
24 Office information as of January 1, 2022, and any changes made to any lot after
25 January 1, 2022 may not appear in the Zoning Tables. In the event a parcel was subdivided

1 and/or merged, or vice versa, after January 1, 2022 (each a Modified Parcel), it is the intent of
2 the Board of Supervisors that the zoning changes shown in the Zoning Tables shall apply to
3 each of the Modified Parcels. The text of this ordinance includes descriptions of the changes
4 to the Zoning Maps, and the general locations of those changes.

5 (d) While most Assessor's Parcel Blocks (also referred to as Assessor's Blocks and
6 identified by the first four digits of any Assessor's Parcel Number in this ordinance) are
7 subdivided horizontally, in some instances, property owners may have subdivided the
8 Assessor's Parcel Block into vertical subdivision lots or through the creation of condominiums
9 units. All Assessor's lots, including vertical lots and condominium units, located in the same
10 Assessor's Parcel Block are subject to the same Planning Code provisions applicable to the
11 Assessor's Parcel Block. Individual Assessor lots are identified by the last three digits of the
12 Assessor's Parcel Number in the Zoning Table. To the extent the Zoning Table identifies a
13 vertical subdivision lot or condominium unit that is created in the same Assessor Parcel Block
14 as another vertical subdivision lot or condominium unit not identified in the Zoning Table (each
15 a "Related Lot"), the proposed changes apply to all Related Lots.

16 (e) Section 3 of this Ordinance describes generally the amendments to the Zoning Use
17 District Maps. The amendments to the Zoning Use District maps include: (i) reclassifying
18 certain properties currently zoned as various Residential districts to a new zoning district
19 called Residential Transit Oriented – Commercial (RTO-C), which is established in
20 Section 209.4 of the Planning Code, as proposed by the ordinance in Board File No. 250701;
21 (ii) reclassifying properties currently zoned RTO to a new zoning district called Residential
22 Transit Oriented – 1 (RTO-1), established in Section 209.4 of the Planning Code, as proposed
23 by the ordinance in Board File No. 250701; (iii) reclassifying certain properties from various
24 Residential districts other than RTO to RTO-1; (iv) reclassifying certain properties currently
25 zoned Neighborhood Commercial (NC) or Public (P) to C-2; and (v) reclassifying certain

1 properties from Public to other mixed-use or Neighborhood Commercial district designations.

2 (f) Section 4 of this Ordinance describes generally the amendments to the Height and
3 Bulk Maps. Changes to the Height and Bulk District map include (i) reclassifying properties in
4 the Family Housing Zoning Plan to Height and Bulk District R-4 (as established in Section 270
5 of the Planning Code proposed in the ordinance found in Board File No. 250701); and, (ii)
6 increasing the height limits on certain lots. The height limit increases include, on some
7 properties, the establishment of a height limit applicable only to projects that use the Housing
8 Choice – San Francisco Program, established in Section 206.10 and 263.19 of the Planning
9 Code, as proposed by the ordinance found in Board File No. 250701.

10 (g) Section 5 of this Ordinance adopts the Non-Contiguous San Francisco Municipal
11 Transportation Agency Sites Special Use District. The Non-Contiguous San Francisco
12 Municipal Transportation Agency Sites Special Use District is included in the Family Zoning
13 Plan – Planning Code amendments, new Planning Code Section 249.11, as proposed by the
14 ordinance found in Board File No. 250701.

15 (h) Section 6 of this Ordinance amends the Local Coastal Program to designate all
16 parcels in the Coastal Zone as part of the Height and Bulk District R-4 and rezone certain
17 parcels to RTO-C, Neighborhood Commercial, and the Non-Contiguous San Francisco
18 Municipal Transportation Agency Sites Special Use District.

19 (i) The Board of Supervisors finds that the Planning Code amendments in this
20 ordinance constitute amendments to the City's Local Coastal Program ("LCP"). The Board of
21 Supervisors finds that the LCP amendment conforms with the applicable provisions of the
22 Coastal Act of 1976, and that the amendments are consistent with and adequate to carry out
23 the provisions of the City's certified LCP Land Use Plan—the Western Shoreline Area Plan.
24 The Board further finds that the amendments will be implemented in full conformance with the
25 Coastal Act's provisions and acknowledges that the amendments in the Western Shoreline

1 Area Plan are consistent with San Francisco's Housing Element's housing goals.

2 (j) As noted above, the text of this ordinance includes descriptions of the changes to
3 the Zoning Maps, and the general locations of those changes. The specific amendments to
4 individual parcels are noted in the Zoning Tables which can be found in Board File
5 No. 251071. Maps showing a visual image of the proposed amendments to the Zoning Maps
6 are also included in Board File No. 251071. Sections 3, 4, and 6 of this Ordinance _____,
7 and the maps in Board File No. 251071, are general descriptions only; to the extent the text of
8 this ordinance or the maps differ from the amendments shown in the Zoning Tables, the
9 Zoning Tables shall control.

10
11 Section 3. The Zoning Map of the San Francisco Planning Code is hereby revised by
12 amending Zoning Use District Maps ZN01, ZN02, ZN03, ZN04, ZN05, ZN06, ZN07, ZN11,
13 ZN12, and ZN13 of the Zoning Map of the City and County of San Francisco as set forth in the
14 Zoning Tables in Board File No. 251071, which is incorporated by reference as though fully
15 set forth herein. The following paragraphs generally describe the revisions to the Zoning Use
16 district maps.

17 (a) The Family Zoning Plan – Map Amendment implements the changes identified in
18 the Housing Element by reclassifying certain properties in certain commercial districts and
19 along transit corridors from Residential to Residential Transit Oriented - Commercial (RTO-C).
20 These commercial districts and transit corridors include, or are adjacent to, the following
21 streets: Franklin Street between O'Farrell Street and Francisco Street; Gough Street between
22 O'Farrell Street and Francisco Street; Van Ness Avenue between Union Street and Beach
23 Street; certain parcels north of Francisco Street and east of Van Ness Avenue; Chestnut
24 Street between Polk Street and Baker Street; Lombard Street between Broderick Street and
25 Lyon Street; California Street between Van Ness Avenue and 27th Avenue; the areas

1 between Geary Boulevard, Steiner Street, California Street, and Broderick Street; Geary
2 Boulevard between Franklin Street and 48th Avenue; Point Lobos Avenue between 42nd
3 Avenue and 48th Avenue; Balboa Street between Arguello Boulevard and Point Lobos
4 Avenue; Fulton Street between Central Avenue and La Playa Street; Stanyan Street between
5 Grattan Street and McAllister Street; Carl Street between Cole Street and Willard Street;
6 Parnassus Avenue between Clayton Street and Willard Street; Shrader Street between
7 Grattan Street and McAllister Street; Haight Street between Steiner Street and Clayton Street;
8 Duboce Avenue between Church Street and Steiner Street; Church Street between 29th
9 Street and Hermann Street; Lincoln Way between Arguello Boulevard and 48th Avenue; Irving
10 Street between Arguello Boulevard and 48th Avenue; Judah Street between 6th Avenue and
11 48th Avenue; 7th Avenue between Lawton Street and Lake Street; 19th Avenue between
12 Winston Drive and Lake Street; Funston Avenue between Vicente Street and Lake Street;
13 14th Avenue between Vicente Street to Lake Street; 15th Avenue between Portola Drive and
14 Lake Street; 17th Avenue through 21st Avenue between Winston Drive to Lake Street;
15 Noriega Street between 16th Avenue and 48th Avenue; Taraval Street between 12th Avenue
16 and 46th Avenue; Ulloa Street between West Portal Avenue and 22nd Avenue; Vicente Street
17 between 18th Avenue and 47th Avenue; Sloat Boulevard between Portola Drive and 44th
18 Avenue; Eucalyptus Drive between Ocean Avenue and 23rd Avenue; West Portal Avenue
19 between Sloat Boulevard and 15th Avenue; Ocean Avenue between San Jose Avenue and
20 20th Avenue; Winston Drive between Junipero Serra Boulevard and Lake Merced Boulevard;
21 Brotherhood Way between Junipero Serra Boulevard and Lake Merced Boulevard; Chenery
22 Street between Natick Street and Lippard Avenue; Brompton Avenue between Joost Avenue
23 and Chenery Street; Wilder Street between Natick Street and Diamond Street; Joost Avenue
24 between Monterey Boulevard and Lippard Avenue; Laguna Honda Boulevard between
25 Merced Avenue and Clarendon Avenue; Dewey Boulevard between Pacheco Street and

1 Laguna Honda Boulevard; Woodside Avenue between Portola Drive and Laguna Honda
2 Boulevard; and Portola Drive between Woodside Avenue and Sloat Boulevard; the areas
3 bound by Riverton Drive, Ocean Avenue, 20th Avenue, and Eucalyptus Drive; the area
4 bounded by 19th Avenue, Rossmoor Drive, Junipero Serra Boulevard, and Ocean Avenue;
5 the area bounded by Geneva Avenue, Hawth Street, Mount Vernon Avenue, San Miguel
6 Street, and Interstate 280; the area bounded by Delano Avenue, Oneida Avenue, San Jose
7 Avenue, and Mount Vernon Avenue; the area bounded by 7th Avenue, Kirkham Street, 3rd
8 Avenue, and Irving Street; the area bounded by Arguello Boulevard, Frederick Street, Stanyan
9 Street, Farnsworth Lane, Hill Point Avenue, and Hillway Avenue; the area bounded by
10 Stanyan Street, Anza Street, Masonic Avenue, and Geary Boulevard; the area bounded by
11 Fillmore Street, Washington Street, Van Ness Avenue, and Greenwich Street; the area
12 bounded by Golden Gate Avenue, Gough Street, Market Street, and Diamond Street; and the
13 area bounded by Market Street, Valencia Street, Castro Street, and 18th Street.

14 (b) The Rezoning Program reclassifies all properties currently zoned RTO located in
15 the Market & Octavia Area Plan area, which is generally bounded by 16th Street, Noe Street,
16 Waller Street, Webster Street, Oak Street, Buchannan Street, Grove Street, Laguna Street,
17 Golden Gate Avenue, Gough Street, Fulton Street, Octavia Street, 14th Street, and Guerrero
18 Street, to RTO-1.

19 (c) The Family Zoning Plan – Map Amendment reclassifies certain properties currently
20 zoned Neighborhood Commercial or Public to Community Business (C-2). Properties being
21 reclassified to C-2 include are the entirety of Assessor’s Block 0019 at Stockton Street and
22 North Point Street; Block 1072 at Geary Boulevard and Presidio Avenue, and Block 1094 at
23 Geary Boulevard and Masonic Avenue.

24 (d) The Family Zoning Plan – Map Amendment reclassifies other properties under the
25 jurisdiction of the San Francisco Municipal Transit Agency (SFMTA) from P (Public) or R

1 (Residential) to various Neighborhood Commercial Districts. These properties, most of which
2 operate as parking lots, include properties at La Playa Street and Cabrillo Street; on 19th
3 Avenue near Geary Boulevard; on 8th Avenue and 9th Avenue south of Clement Street; on
4 18th Street and Castro Street within the Castro Street NCD; on Noe Street within the 24th and
5 Noe Valley NCD; on 19th Avenue and Ocean Avenue adjacent to the Lakeside Village NCD;
6 at San Jose Avenue and Geneva Avenue; and on the west side of Laguna Honda Boulevard
7 north of Dewey Boulevard.

8 (e) The Family Zoning Plan – Map Amendment also reclassifies some parcels in
9 various locations that are currently classified under two zoning districts (“split” zoning). The
10 amendments reclassify each property to one zoning district. In most instances, “split” zoned
11 parcels are partially zoned RH or RM and will be reclassified to either the RH or RM district.

12 (f) The Board of Supervisors finds that the Zoning Map amendments in this ordinance
13 constitute an amendment to the City’s Local Coastal Program (“LCP”). The Board of
14 Supervisors finds that the LCP amendment conforms with the applicable provisions of the
15 California Coastal Act of 1976 (Public Resources Code Section 30000 et seq.), and that the
16 amendment is consistent with and adequate to carry out the provisions of the City’s certified
17 LCP Land Use Plan—the Western Shoreline Area Plan. The Board further finds that the
18 amendment will be implemented in full conformance with the Coastal Act’s provisions.

19
20 Section 4. The Zoning Map of the San Francisco Planning Code is hereby revised by
21 amending Height Maps HT01, HT02, HT03, HT04, HT05, HT06, HT07, HT11, HT12, and
22 HT13 of the Zoning Map of the City and County of San Francisco as set forth in the Zoning
23 Tables found in Board of Supervisors File No. 251071, which is incorporated by reference as
24 though fully set forth herein. The following paragraphs generally describe the revisions to the
25 Height District maps; for specific amendments to specific parcels, refer to the Zoning Tables.

1 (a) The Family Zoning Plan – Map Amendment rezones properties to the Height and
2 Bulk District R-4 that are generally located in the Well-Resourced areas, as described in the
3 Housing Element. Properties located in the area north of Haight Street, west of Octavia Street,
4 east of Fillmore Street, and south of Fulton Street will also be rezoned to the Height and Bulk
5 District R-4. The R-4 District is established in Section 270 of the Planning Code proposed in
6 the ordinance found in Board File No. 250701. The Zoning Map also increases the height
7 limits on certain lots. The height limit increases include, on some properties, the
8 establishment of a height limit applicable only to projects that use the Housing Choice – San
9 Francisco Program, established in Section 206.10 and 263.19 of the Planning Code, as
10 proposed by the ordinance found in Board File No. 250701. Where height districts are noted
11 with a double slash (“//”) separating two numbers or sets of numbers (e.g. 55-R-4//85-R-4, or
12 120/400-R-4//120/650-R-4), the number or set of numbers preceding the double slash is the
13 permitted height limit for projects not using the HC-SF program (Base Height), and the
14 number or set of numbers after the double slash is the permitted height limit for projects using
15 the HC-SF Program. Where numbers are separated by a single slash (“/”), the first number is
16 the maximum height for podium buildings and the number following the slash is the maximum
17 tower height.

18 (b) In the Family Zoning Plan area, all height districts less than 40 feet are increased
19 to 40 feet. These areas include, but are not limited to, the following areas, and/or along or
20 adjacent to the following streets: the area between Junipero Serra Boulevard and 19th
21 Avenue south of Eucalyptus Drive; the Westwood Park area north of Ocean Avenue, south of
22 Monterey Boulevard, east of Faxon Avenue, and west of Frida Kahlo Way; Monterey
23 Boulevard between Edna Street and Northgate Drive; and the area north of Turk Street, west
24 of Saint Joseph’s Street, south of O’Farrell Street, and east of Nido Avenue.

25 (c) Properties being reclassified to a “HC-SF Program” height of 50 feet, but typically

1 maintaining a Base Height limit of 40 feet, include certain properties along or within
2 approximately one block of certain Neighborhood Commercial districts and major transit
3 corridors, and certain other areas, including but not limited to: Church Street between 30th
4 Street and Hermann Street; 24th Street between Dolores Street and Diamond Street; Market
5 Street between Octavia Boulevard and Eureka Street; Castro Street between 19th Street and
6 Clay Street; Haight Street between Webster Street and Stanyan Street; Parnassus Avenue
7 between Clayton Street and Hillway Avenue; the area between Clayton Street and Stanyan
8 Street south of Haight Street and north of Parnassus Avenue; Divisadero Street between
9 Duboce Avenue and Clay Street; Sacramento Street between Fillmore Street and Arguello
10 Boulevard; Columbus Avenue between Green Street and Bay Street; certain areas north of
11 Broadway, west of Leavenworth, south of Chestnut and west of Van Ness Avenue; certain
12 areas within approximately one-quarter mile from the Glen Park BART station and north of
13 San Jose Avenue, generally bounded by Monterey Boulevard, Acadia Street, the parcels on
14 the west side of Chilton Avenue, Surrey Street, Sussex Street, Roanoke Street, and Arlington
15 Street.

16 (d) Properties being reclassified to a "HC-SF" height of 65 feet, where the Base Height
17 limit typically remains at 40 feet or will be reclassified to 40 feet, include properties in all
18 Neighborhood Commercial districts not otherwise being reclassified to a Local Program height
19 greater than 65 feet, as well as certain major transit corridors, major arterials, portions of
20 streets that extend from commercial or mixed use districts, and certain other areas adjacent to
21 major institutional or commercial activity, including portions or all of the following streets or
22 areas: Ocean Avenue between Victoria Street and Clearfield Drive; Sloat Boulevard
23 between 19th Avenue and 44th Avenue; Vicente Street between 22nd Avenue and 47th
24 Avenue; Taraval Street between 12th Avenue and 21st Avenue; Ulloa Street between
25 Claremont Boulevard and 21st Avenue; 15th Avenue between Vicente Street to Lake

1 Street; 17th Avenue between Vicente Street to Lake Street; 18th Avenue between Vicente
2 Street and Lake Street; 20th Avenue between Buckingham Way and Lake Street; 21st
3 Avenue between Buckingham Way and Lake Street; Noriega Street between Sunset
4 Boulevard and 48th Avenue; Lawton Street between Lockley Avenue and 43rd Avenue; Judah
5 Street between 5th Avenue and 8th Avenue; Parnassus Avenue between Clayton Street
6 and 21st Avenue; Irving Street between 6th Avenue and 48th Avenue; Lincoln Way between
7 Arguello Boulevard and 48th Avenue; 7th Avenue between Lawton Street and Cornwall
8 Street; Frederick Street between Clayton Street and Arguello Boulevard; Carl Street between
9 Clayton Street and Arguello Boulevard; Willard Street between Woodland Avenue and
10 Frederick Street; Stanyan Street between Grattan Street and Geary Boulevard; Shrader
11 Street between Grattan Street and Page Street; Cole Street between Grattan Street and Page
12 Street; Haight Street between Webster Street and Stanyan Street; Balboa Street between
13 Arguello Boulevard and La Playa Street; Clement Street between Arguello Boulevard and El
14 Camino Del Mar; California Street between Park Presidio Boulevard and 27th Avenue;
15 Arguello Boulevard between Irving Street and Cornwall Street; the area bounded by Geary
16 Boulevard, Stanyan Street, Anza Street, and Masonic Avenue; Masonic Avenue between
17 Waller Street and California Street; Presidio Avenue between Geary Boulevard and Clay
18 Street; Sacramento Street between Webster Street and Maple Street; Fillmore Street between
19 Waller Street and Bay Street; Broadway between Laguna Street and Fillmore Street; Union
20 Street between Leavenworth Street and Pierce Street; Lombard Street between Pierce Street
21 and Lyon Street; Chestnut Street between Mason Street and Baker Street; Van Ness Avenue
22 between Lombard Street and Beach Street; Jefferson Street between Powell Street and Hyde
23 Street; Beach Street between Leavenworth Street and Van Ness Avenue; North Point Street
24 between Leavenworth Street and Van Ness Avenue; Bay Street between Columbus Avenue
25 and Franklin Street; Columbus Avenue between Lombard Street and Beach Street;

1 Leavenworth Street between Pacific Avenue and Jefferson Street; Hyde Street between
2 Jackson Street and Jefferson Street; Larkin Street between Jackson Street and Beach Street;
3 Filbert Street between Leavenworth Street and Pierce Street; Green Street between
4 Leavenworth Street and Polk Street; Vallejo Street between Leavenworth Street and Octavia
5 Street; Pacific Avenue between Leavenworth Street and Polk Street; Church Street
6 between 30th Street and 15th Street; 24th Street between Chattanooga Street and Douglass
7 Street; Chenery Street between Castro Street and Lippard Avenue; Natick Street between
8 Wilder Street and Chenery Street; Wilder Street between Natick Street and Carrie Street; and
9 Diamond Street between Bosworth Street and Elizabeth Street.

10 (e) Properties being reclassified to a "HC-SF" height of 85 feet, where the Base Height
11 will typically be reclassified to 50 feet except in some locations where the existing height limit
12 is greater than 50 feet, include properties in several Neighborhood Commercial districts, as
13 well as certain major transit corridors, major arterials, and certain other areas adjacent to
14 major institutional or commercial activity, including portions or all of the following streets or
15 areas: the area generally bounded by Delano Avenue to the east, Mount Vernon Avenue to
16 the south, Nahua Avenue and San Jose Avenue to the west, and Oneida Avenue to the north;
17 the area generally bounded by Mount Vernon Avenue to the south, Hawth Street to the west,
18 Ocean Avenue to the north and Interstate 280 and San Miguel Street to the east; Ocean
19 Avenue between Hawth Street and Manor Drive; Ocean Avenue between Paloma Avenue
20 and 19th Avenue; Sloat Boulevard between Junipero Serra Boulevard and 20th Avenue; the
21 south side of Belle Avenue opposite Chester Avenue; Monterey Boulevard between Foerster
22 Street and Genessee Street; the south side of Brotherhood Way between Junipero Serra
23 Boulevard and Lake Merced Boulevard; 19th Avenue between Sargent Street and Banbury
24 Drive; the northern and southern corners of Buckingham Way and Winston Drive; Eucalyptus
25 Drive between Junipero Serra Boulevard and 20th Avenue; Sloat Boulevard between

1 Everglade Drive and Clearfield Drive; West Portal Avenue between Sloat Boulevard and
2 Dorchester Way; Ulloa Street between Dorchester Way and Wawona Street; Claremont
3 Boulevard between Ulloa Street and Portola Drive; the area generally bounded by Sloat
4 Boulevard to the south, 19th Avenue to the west, Wawona Street to the north and 15th
5 Avenue to the east; 19th Avenue between Eucalyptus Drive and Lincoln Way; Taraval Street
6 between 14th Avenue and 47th Avenue; Noriega Street between 16th Avenue and Sunset
7 Boulevard; Judah Street between 7th Avenue and 48th Avenue; Irving Street between
8 Arguello Boulevard and 27th Avenue; Lincoln Way between 8th Avenue and 21st Avenue; 9th
9 Avenue between Kirkham Street and Lincoln Way; 7th Avenue between Judah Street and
10 Hugo Street; Woodside Avenue between Portola Drive and Laguna Honda Boulevard; Laguna
11 Honda Boulevard between Woodside Avenue and Clarendon Avenue; Dewey Boulevard
12 between Pacheco Street and Laguna Honda Boulevard; Merced Avenue between Pacheco
13 Street and Laguna Honda Boulevard; the area bounded by 7th Avenue to the west, Lawton
14 Street to the north and Locksley Avenue to the east; Portola Drive between Evelyn Way and
15 Woodside Avenue and O'Shaughnessy Boulevard; Fulton Street from Central Avenue to 48th
16 Avenue; O'Farrell Street between Lyon Street and Masonic Avenue; Geary Boulevard
17 between 14th Avenue and 43rd Avenue; California Street between Leavenworth Street and
18 Funston Avenue; Lake Street between 2nd Avenue and 5th Avenue; Divisadero Street
19 between Waller Street and Sacramento Street; the area generally bounded by Bush Street on
20 the south, Larkin Street on the west, California Street on the north and Leavenworth Street on
21 the east; Post Street between Steiner Street and Scott Street; Bush Street between Steiner
22 Street and Broderick Street; Sutter Street between Steiner Street and Broderick Street; Scott
23 Street between Post Street and Pine Street; Pierce Street between Post Street and Pine
24 Street; Steiner Street between Post Street and Pine Street; Vallejo Street between Larkin
25 Street and Gough Street; Pacific Avenue between Larkin Street and Octavia Street; Green

1 Street between Larkin Street and Franklin Street; Gough Street between Pacific Avenue and
2 Greenwich Street; Franklin Street between Pacific Avenue and Greenwich Street; Lombard
3 Street between Pierce Street and Laguna Street; Filbert Street between Hyde Street and
4 Gough Street; the area generally bounded by Larkin Street to the east, California Street to the
5 south, Polk Street to the west and Greenwich Street to the north; the area generally
6 comprised of the eastern half of the blocks bounded by Polk Street to the east, California
7 Street to the south, Van Ness Avenue to the west and Greenwich Street to the north;
8 Greenwich Street between Polk Street and Gough Street; Church Street between 15th Street
9 and Herman Street; Duboce Avenue between Church Street and Castro Street; Castro Street
10 between 19th Street and 16th Street; 16th Street between Market Street and Flint Street;
11 miscellaneous parcels within the area bounded by 14th Street to the south, Dolores Street to
12 the west, Market Street to the north and Guerrero Street to the east; 14th Street between
13 Landers Street and Market Street; 17th Street between Noe Street and Castro Street;
14 Chenery Street between Carrie Street and Brompton Avenue; Wilder Street between Carrie
15 Street and Diamond Street; Diamond Street between Monterey Boulevard and Chenery
16 Street; Bosworth Street between Diamond Street and Brompton Avenue; Brompton Avenue
17 between Joost Avenue and Chenery Street; and Joost Avenue between Monterey Boulevard
18 and Lippard Avenue. The area generally bounded by Francisco Street to the south, Columbus
19 Avenue to the west, Beach Street to the north, and Grant Street on the east would be
20 reclassified to a "HC-SF" height of 85 feet with a Base Height of 40 feet.

21 (f) Properties being reclassified to a general height limit of 85 feet include parcels
22 along 11th Street between Mission Street and Folsom Street; 12th Street between Harrison
23 Street and Howard Street; 13th Street between Harrison Street and Folsom Street; Harrison
24 Street between 13th Street and Norfolk Street; Folsom Street between 13th Street and 11th
25 Street; and Howard Street between 13th Street and 11th Street.

(g) Properties being reclassified to “HC-SF” heights ranging from 120 feet to 180 feet, where the Base Height will be reclassified to heights ranging from 60 feet to 80 feet, include properties in several Neighborhood Commercial districts, as well as certain major transit corridors, major arterials, intersections of major corridors, and certain other areas adjacent to major institutional or commercial activity, including portions or all of the following streets or areas: Cambon Drive; the intersections of Eucalyptus Drive with Junipero Serra Boulevard and with 19th Avenue; the intersections of 19th Avenue with Taraval Street, Noriega Street, Judah Street, and Irving Street; Geary Boulevard between 2nd Avenue and Divisadero Street; the west side of Presidio Avenue between Euclid Avenue and Post Street; Masonic Avenue between Geary Boulevard and Anza Street; the north side of O’Farrell Street between Wood Street and Anzavista Avenue; Lombard Street between Laguna Street and Van Ness Avenue; Broadway between Laguna Street and Van Ness Avenue; Gough Street between Vallejo Street and Washington Street; Franklin Street between California Street and Vallejo Street; Van Ness Avenue between Lombard Street and Broadway; Polk Street between Clay and California; California between Polk and Hyde; the area generally bounded by Larkin, California, Leavenworth, and Bush Streets; Market Street between South Van Ness Avenue and Diamond Street; South Van Ness Avenue between 12th Street and 13th Street; Otis Street between Duboce Avenue and South Van Ness Avenue; and Mission Street between 13th Street and South Van Ness Avenue.

(h) Properties being reclassified to “HC-SF” heights of between 240 feet to 350 feet, where the Base Height will be reclassified to between 100 feet and 140 feet, include parcels and portions of the following areas or locations: Church Street at Market Street; Gough Street at McCoppin Street; Mission Street at South Van Ness Avenue; Geary Boulevard between Lyon Street and Wood Street; Masonic Avenue between Euclid Avenue and Anza Street; the area bounded by Geary Boulevard, Scott Street, Sutter Street, and Broderick Street; Franklin

Street between Broadway and California Street; Van Ness Avenue between Sutter Street and Green Street; Van Ness Avenue between Redwood Street and Ellis Street; and Polk Street between California Street and Geary Street.

(i) Properties being reclassified to a “HC-SF” height of 450 feet, where the Base Height will be increased to 140 feet, include parcels, groups of parcels, and portions of the following area or location: Oak Street at Van Ness Avenue.

(j) Properties being reclassified to “HC-SF” heights of between 490 feet to 650 feet, where the Base Heights will be increased to between 195 feet and 260 feet, include parcels, groups of parcels, and portions of the following areas or locations: Van Ness Avenue and Market Street; the area generally bounded by Polk Street, Ellis Street, Gough Street and Sutter Street, and parcels near Geary Boulevard and Masonic Avenue.

Section 5. Zoning Map. The Planning Code is hereby amended by revising Special Use District Maps SU01, SU02, SU03, SU04 and SU05, SU06, SU07, SU11, and SU12 of the Zoning Map of the City and County of San Francisco as follows:

Description of Property (Assessor’s Block/Lot)	Special Use District Hereby Approved
0019/001; 1596/044; 1596/045; 1453/020; 1526/028A; 1526/028; 1526/002; 1440/028; 1440/029; 1440/030; 1439/045; 1439/048; 1439/049; 1439/036; 1439/035; 1072/001; 0490/013; 0490/012; 0490/011; 0490/010;	Non-Contiguous SFMTA Sites Special Use District

1	0490/009; 06350/09A;	
2	0635/009; 1730/050; 1763/044;	
3	2647/017; 2647/034; 3582/087;	
4	6507/023; 7226/016; 7225/013;	
5	2988A/007; 2979A/034;	
6	2979A/002; 0669/012;	
7	2864/050; 6972/036	

8

9 Section 6. Local Coastal Program. This ordinance constitutes an amendment to the

10 Implementation Plan ("IP") of the City's Local Coastal Program. In the event of an

11 inconsistency between this ordinance and previously certified sections of the IP, this

12 ordinance shall prevail. The Local Coastal Program is hereby amended to reflect the following

13 changes to Zoning Use District Map ZN13, Height and Bulk District Map HT13, and Special

14 Use District Map SU13, as set forth in the Zoning Tables in Board File No. 251071, which is

15 incorporated by reference as though fully set forth herein. The following paragraphs generally

16 describe the revisions to the Zoning Use, Height and Bulk, and Special Use District maps.

17 (a) RTO Changes: The Family Zoning Plan – Map Amendment implements the

18 changes identified in the Housing Element by reclassifying certain properties along or

19 adjacent to certain commercial districts and transit corridors from various Residential Districts

20 (including RH-1(D), RH-2, RH-3 and RM-1) to Residential Transit Oriented - Commercial

21 (RTO-C) District. These corridors include, or are adjacent to, the following streets:

22 Brotherhood Way between Thomas More Way and Lake Merced Boulevard; Judah Street

23 between 47th Avenue and 48th Avenue; 47th Avenue and 48th Avenue between Kirkham

24 Street and Judah Street; Irving Street between 47th Avenue and 48th Avenue; 47th Avenue

25 and 48th Avenue between Judah Street and Irving Street; Lincoln Way between 47th Avenue

1 and 48th Avenue; 47th Avenue and 48th Avenue between Irving Street and Lincoln Way;
2 Fulton Street between 46th Avenue and 48th Avenue; 46th Avenue, 47th Avenue, and 48th
3 Avenue between Fulton Street and Cabrillo Street; Balboa Street between 46th Avenue and
4 La Playa Street; 46th Avenue, 47th Avenue, and 48th Avenue between Cabrillo Street and
5 Sutro Heights Avenue; and El Camino Del Mar between Point Lobos Avenue and Seal Rock
6 Drive.

7 (b) NC-2 Changes: The Rezoning Program reclassifies certain properties currently
8 zoned Residential-Mixed Low Density (RM-1) or Neighborhood Commercial-Shopping Center
9 (NC-S) to Small-Scale Neighborhood Commercial (NC-2). Properties being reclassified to
10 NC-2 include certain parcels on Assessor's Block 1596 on La Playa Street between Cabrillo
11 Street and Balboa Street, and Block 1691 between La Playa Street, 48th Avenue, Fulton
12 Street, and Cabrillo Street.

13 (c) Height and Bulk District R-4. The Rezoning Program implements changes to the
14 Height and Bulk District maps. All properties in the Coastal Zone are in the new Height and
15 Bulk District R-4. The Rezoning Program also increases the height limits on certain lots. All
16 lots in the R-4 will have their height limits mapped with a general height limit and a height limit
17 applicable to eligible projects that utilize the Housing Choice – San Francisco Program ("HC-
18 SF," or "Local Program") established in Section 263.19 and 206.10 of the Planning Code,
19 found in Board of Supervisors file No. 250701. In some cases, the two height limits are the
20 same and may or may not represent an increase from the existing height limits. Height
21 districts in the R-4 are noted with a double slash ("/") separating two numbers or sets of
22 numbers (e.g. 55//85-R-4, or 120/400//120/650-R-4); the number or set of numbers preceding
23 the double slash is the generally prevailing height limit, and the number or set of numbers
24 after the double slash is the "Local Program" height limit. Where numbers are separated by a
25 single slash ("/"), whether before or after a double slash, the first number is the podium height

1 limit and the second number is the tower height limit, as set forth in Planning Code
2 Section 263.19.

3 Properties within the R-4 whose general height limits are not being reclassified and
4 where the Local Program height will be the same as the existing height limit include all areas
5 north of Sloat Boulevard that are not otherwise described below, and all areas that are east of
6 the Great Highway, Point Lobos Avenue and El Camino del Mar, and that are not currently
7 zoned with a height limit of OS. Properties being reclassified to a “Local Program” height
8 of 65’, where the general height limit typically remains at 40 feet or will be reclassified to 40
9 feet, include properties in all Neighborhood Commercial Districts not otherwise being
10 reclassified to a Local Program height greater than 65 feet, as well as certain major transit
11 corridors, major arterials, portions of streets that extend from commercial or mixed use
12 districts, and certain other areas adjacent to major institutional or commercial activity,
13 including portions or all of the following streets or areas: Irving Street between 47th Avenue
14 and 48th Avenue; 47th Avenue and 48th Avenue between Judah Street and Irving
15 Street; 47th Avenue and 48th Avenue between Irving Street and Lincoln Way; Lincoln Way
16 between 47th Avenue and 48th Avenue; the area north of Fulton Street, west of 48th Avenue,
17 east of La Playa Street and south of Cabrillo Street; Balboa Street between 46th Avenue and
18 La Playa Street; 46th Avenue, 47th Avenue, and 48th Avenue between Cabrillo Street and
19 Sutro Heights Avenue; and El Camino Del Mar between Point Lobos Avenue and Seal Rock
20 Drive.

21 Properties being reclassified to a “HC-SF” height of 85’, where the general height will
22 typically be reclassified to 50 feet except in some locations where the existing height limit is
23 greater than 50 feet, include properties in several Neighborhood Commercial districts, as well
24 as certain major transit corridors, major arterials, and certain other areas adjacent to major
25 institutional or commercial activity, including portions or all of the following streets or areas:

1 Brotherhood Way between Thomas More Way and Lake Merced Boulevard; Judah Street
2 between 47th Avenue and 48th Avenue; 47th Avenue and 48th Avenue between Kirkham
3 Street and Judah Street; Fulton Street between 46th Avenue and 48th Avenue; 46th
4 Avenue, 47th Avenue, and 48th Avenue between Fulton Street and Cabrillo Street; and
5 Cabrillo Street between 48th Avenue and La Playa Street.

6 Properties being reclassified to a “HC-SF” height of 100 feet, with a typical base height
7 of 55 feet, include properties in Neighborhood Commercial districts, including portions or all of
8 the following streets or areas: Sloat Boulevard between 44th Avenue and Great Highway.

9 (d) Special Use District. The Family Zoning Plan – Map Amendment reclassifies
10 certain properties under the jurisdiction of the SFMTA at La Playa and Cabrillo Streets to the
11 Non-Contiguous SFMTA Sites Special Use District.

12 13 Section 7. Effective Date and Operative Dates Outside the Coastal Zone.

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

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

22 23 Section 8. Effective and Operative Dates in the Coastal Zone.

24 (a) In the portions of the City that are located in the Coastal Zone Permit Area, as that
25 permit area is designated on Section Maps CZ4, CZ5, and CZ13 of the Zoning Map, this

1 ordinance shall become effective 30 days after enactment. Enactment occurs when the Mayor
2 signs the ordinance, the Mayor returns the ordinance unsigned or does not sign the ordinance
3 within ten days of receiving it, or the Board of Supervisors overrides the Mayor's veto of the
4 ordinance.

5 (b) Upon enactment, the Director of the Planning Department shall submit this
6 ordinance to the California Coastal Commission for certification as a Local Coastal Program
7 Amendment. This ordinance shall become operative in the Coastal Zone Permit Area upon
8 final certification by the California Coastal Commission. If the California Coastal Commission
9 certifies this ordinance subject to modifications, this ordinance, as so modified, shall become
10 operative in the Coastal Zone Permit Area 30 days after enactment of the modifications.

11 (c) This ordinance satisfies the City's obligations pursuant to Government Code
12 Section 65583(c). Any consideration of the Ordinance by the California Coastal Commission
13 after the City's enactment is consistent with the Coastal Act, and permissible pursuant to
14 Government Code Section 65583(f)(1). Certification of the Local Coastal Program
15 Amendment shall proceed pursuant to the California Coastal Commissions regulations and
16 procedures, including any public participation and scheduling requirements.

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22 Section 9. Transmittal of Ordinance. To facilitate the Coastal Commission's review of
23 the Local Coastal Program Amendment, the Director of the Planning Department is authorized
24 to submit the amendment for certification in the form desired by the Coastal Commission,
25 including making any necessary non-substantive changes (e.g., formatting or redlining), to

show the changes to the text of the Local Coastal Program. 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. 251071. 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/
AUSTIN M. YANG
Deputy City Attorney

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