File No. 250701 **Committee Item No.** 7
Board Item No. 13

COMMITTEE/BOARD OF SUPERVISORS

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Prepared by: John Carroll **Date:** Nov. 26, 2025
Prepared by: Erica Major **Date:** Dec. 2, 2025
Prepared by: John Carroll **Date:** Dec. 5, 2025

[Planning, Business and Tax Regulations Codes - Family Zoning Plan]

Ordinance amending the Planning Code to: 1) create the Housing Choice-San Francisco Program to incent housing development through a local bonus program and by adopting a Housing Sustainability District, 2) modify height and bulk limits to provide for additional capacity in well-resourced neighborhoods, and to allow additional height and bulk for projects using the local bonus program, 3) require only buildings taller than 85 feet in certain Districts to reduce ground level wind currents, 4) make conforming changes to the RH (Residential, House), RM (Residential, Mixed), and RC (Residential-Commercial) District zoning tables to reflect the changes to density controls, and parking requirements made in this ordinance, 5) create the RTO-C (Residential Transit Oriented-Commercial) District, 6) implement the Metropolitan Transportation Commission's Transit-Oriented Communities Policy by making changes to parking requirements, minimum residential densities, and minimum office intensities, and requiring maximum dwelling unit sizes, 7) revise off-street parking and curb cut obligations citywide, 8) create the Non-contiguous San Francisco Municipal Transportation Agency Sites Special Use District, 9) permit businesses displaced by new construction to relocate without a conditional use authorization and waive development impact fees for those businesses, 10) make technical amendments to the Code to implement the above changes, 11) make conforming changes to zoning tables in various Districts, including the Neighborhood Commercial District and Mixed Use Districts, 12) prohibit Lot mergers on Lots with Historic Buildings, subject to certain preservation obligations, and 13 ~~12~~) reduce usable open space and bicycle parking requirements for senior housing; amending the Business and Tax Regulations Code

regarding the Board of Appeals' review of permits in the Housing Choice Program Housing Sustainability District; also, amending the Local Coastal Program to implement the Housing Choice-San Francisco Program and other associated changes in the City's Coastal Zone, and directing the Planning Director to transmit the ordinance to the Coastal Commission upon enactment; affirming the Planning Department's determination under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and making public necessity, convenience, and welfare findings under Planning Code, Section 302.

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

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

Section 1. Environmental and Land Use Findings

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

(b) On December 15, 2022, at a duly noticed public hearing, the Planning Commission adopted findings under CEQA regarding the 2022 Housing Element's environmental impacts, the disposition of mitigation measures, and project alternatives, as well as a statement of overriding considerations (CEQA Findings) and adopted a mitigation monitoring reporting program (MMRP), by Resolution 21220.

(c) The Planning Commission then adopted the proposed 2022 Housing Element in Resolution 21221, finding in accordance with Planning Code Section 340 that the public necessity, convenience, and general welfare required the proposed amendments to the General Plan.

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

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

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

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

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

(3) no new information of substantial importance has become available which would indicate that (i) the Family Housing Rezoning Program will have significant effects not discussed in the Final EIR; (ii) significant environmental effects will be substantially more severe; (iii) mitigation measure or alternatives found not feasible that would reduce one or more significant effects have become feasible, or (iv) mitigation measures or alternatives that are considerably different from those in the Housing Element EIR would substantially reduce one or more significant effects on the environment. The Addendum is on file with the Clerk of the Board of Supervisors in File No. 250701.

(g) The Planning Department has determined that the amendments to the Local Coastal Program are exempt from CEQA review under Public Resources Code Sections 21080.5 and 21080.9, and CEQA Guidelines Section 15265. Said determination is on file with the Clerk of the Board of Supervisors in File No. 250701. The Board affirms this determination and incorporates the determination by reference.

(h) On September 11, 2025, the Planning Commission, in Resolution No. 21810, adopted findings that the actions contemplated in this ordinance are consistent, on balance, with the City's General Plan and eight priority policies of Planning Code Section 101.1. The Board adopts these findings as its own. A copy of said Resolution is on file with the Clerk of the Board of Supervisors in File No. 250701, and is incorporated herein by reference.

(i) Pursuant to Planning Code Section 302, this Board finds that these Planning Code

amendments will serve the public necessity, convenience, and welfare for the reasons set forth in Planning Commission Resolution No. 21810, and the Board adopts such reasons as its own. A copy of said resolution is on file with the Clerk of the Board of Supervisors in File No. 250701 and is incorporated herein by reference.

Section 2. Additional Findings.

(a) This ordinance shall be known as the San Francisco Family Zoning Plan.

(b) California faces a severe crisis of housing affordability and availability, which has prompted the Legislature to declare, in Section 65589.5 of the Government Code, that "California has a housing supply and affordability crisis of historic proportions. The consequences of failing to effectively and aggressively confront this crisis are hurting millions of Californians, robbing future generations of a chance to call California home, stifling economic opportunities for workers and businesses, worsening poverty and homelessness, and undermining the state's environmental and climate objectives."

(c) Numerous factors have contributed to the high cost of housing in most of California's coastal cities and suburbs, including the dwindling supply and high cost of available land, and zoning regulations that restrict residential density, limit efficient land use, and create and reinforce inequitable patterns of discrimination and segregation.

(d) This crisis of housing affordability and availability is particularly severe in San Francisco. The City has seen dramatic increases in both rent prices and home sale prices over recent years.

(e) Limits on residential density can also contribute to the housing crisis by restricting the number of units per lot. The origins of density limits in San Francisco date back to the Cubic Air Ordinance, an 1870 anti-Chinese ordinance requiring 500 cubic feet of space for every person residing in a lodging. The City's first zoning law was passed in 1921 and largely

reproduced the City's existing development pattern, limiting density in areas of the City that were already low-density. In the 1960s, the City underwent a rezoning process, though the existing development patterns were largely maintained, with the exception of downtown and neighborhoods significantly impacted by City planning redevelopment plans.

(f) Starting in 1980, the Board of Supervisors, the Planning Commission, and the Planning Department responded to community concerns about neighborhood character by establishing and refining a set of new districts covering many of the City's neighborhood commercial streets. These districts imposed highly-detailed controls tailored to the specific character of each neighborhood. The 1987 Neighborhood Commercial Districts were based on the then-relatively new idea that the City should be more selective in its pursuit of economic growth. All of these Neighborhood Commercial District plans included numerical density limits for residential development.

(g) By removing these numerical density limits from Neighborhood Commercial Districts and replacing them with form-based density, which allows the density to be determined by the buildable area of a building, this ordinance aims to increase housing supply and reduce the factors that have contributed to the lack of housing in San Francisco.

(h) Under California Housing Element law, San Francisco must identify sites to accommodate its Regional Housing Needs Allocation (RHNA) goal of 82,069 new units in the next eight years. Because San Francisco does not currently have sufficient capacity to accommodate the RHNA goals, it must rezone sites to meet these goals, and must do so by January 31, 2026. Additional capacity will be created through amendments to the Planning Code and Zoning Maps. This ordinance implements commitments made in the City's 2022 Housing Element Update. The ordinance modifies zoning policies primarily in the well-resourced neighborhoods, which are sometimes referred to as Housing Opportunity Areas, are neighborhoods or areas with existing infrastructure, transit, businesses, well-performing

public schools and lower levels of environmental pollution. The ordinance also aims to increase capacity for multi-family housing. The ordinance satisfies the City's obligation to rezone and address the RHNA shortfall of 36,200 housing units.

(i) This ordinance, in Section 3, creates the Housing Choice-San Francisco (HC-SF) program which includes a local residential bonus program (Local Program), and a Housing Sustainability District (HSD). The bonus program is similar to state law programs (such as the State Density Bonus law), in that it allows additional residential development opportunities in certain circumstances. The HC-SF Program offers certain benefits compared to State Density Bonus law projects, however, by including more diverse affordable housing types and more predictable urban form.

(j) State law allows local jurisdictions to create HSDs to encourage housing production on infill sites near public transportation. Housing projects that are compliant with applicable general plan and zoning standards are eligible for streamlined approval by the City. There must be an approved Environmental Impact Report (EIR) in the area to establish an HSD, and HSD projects must adopt and implement any applicable mitigation measures. The City certified the 2022 Housing Element Update EIR on December 15, 2022. As of May 2025, the City has one HSD, the Central SoMa Housing Sustainability District, codified in Planning Code 343. This ordinance creates the Housing Choice-San Francisco (HC-SF) HSD that would work in conjunction with the HC-SF Program described above.

(k) This ordinance, in Section 4, makes changes to San Francisco's height and bulk requirements in the well-resourced neighborhoods, located primarily on the north and west sides of the City, which will create capacity to meet the City's RHNA obligation. The ordinance also creates a new R-4 Height and Bulk District, which will provide for form-based density, and increased height limits for projects using the HC-SF Program. <u>The R-4 Height and Bulk District would not include any Lot with an existing structure that is landmarked or</u>

designated as a contributor to a historic district pursuant to Article 10, as of the effective date of this ordinance, other than as may be included in the SFMTA SUD. The HC-SF HSD, mentioned above, would apply within the boundaries of the R-4 Height and Bulk District, except that it would not apply to any parcels zoned as Residential House (RH), or Residential Mixed (RM).

(l) This ordinance, in Section 5, modifies the Planning Code's wind reduction obligations by creating a new objective standard for projects greater than 85 feet in the C-3, Van Ness SUD, Folsom and Main Residential/Commercial SUD, Downtown Residential, and Central SoMa SUD.

(m) This ordinance, in Section 6, makes conforming changes to the RH (Residential, House), RM (Residential, Mixed), and RC (Residential-Commercial) Districts and Zoning Tables. The changes implement the changes reflected in other parts of this ordinance.

(n) This ordinance, in Section 7, makes changes to the Residential Transit Oriented (RTO) zoning districts. RTO districts are composed of multi-family moderate-density areas, primarily areas that are well served within short walking distance of transit and neighborhood commercial areas. The Planning Code currently identifies two types of RTO zoning districts: RTO and RTO-M (Mission) districts. This ordinance creates a third type of RTO district: RTO-C (Commercial), which is an RTO district where a greater number of ground floor non-residential uses are permitted to provide goods and services to residents and visitors, especially adjacent to existing NC districts and along transit corridors, though ground floor commercial uses are not required. In addition, the ordinance refers to the three types of RTO zoning districts individually as RTO-1, RTO-M, and RTO-C, and collectively, as RTO zoning districts.

(o) This ordinance, in Section 8, makes changes to implement the Metropolitan Transportation Commission's (MTC) Transit-Oriented Communities (TOC) Policy, and

Housing Element law. The MTC endorsed the TOC Policy in MTC Resolution 4530 in September 2022, to support the region's transit investments by creating communities around transit stations and along transit corridors that not only enable transit ridership, but also are places where Bay Area residents of all abilities, income levels, and racial and ethnic backgrounds can live, work, and access services. The TOC Policy applies to the half-mile area around existing and planned fixed-guideway transit stops and stations (i.e., regional rail, commuter rail, light-rail transit, bus rapid transit, and ferries). MTC has indicated that subsequent One Bay Area Grant (OBAG) funding cycles will consider prioritizing investments in transit station areas that are subject to and compliant with the TOC Policy.

(p) The TOC Policy requirements consist of four elements: (1) minimum required and allowed residential and/or commercial office densities for new development; (2) policies focused on housing production, preservation and protection, and commercial anti-displacement and stabilization policies; (3) parking management; and (4) transit station access and circulation.

(q) Consistent with the TOC Policy, Planning Code Section 155.2 already requires one secure bike parking spot per Dwelling Unit, and one secure bike parking spot per 5,000 square feet of Occupied Floor Area for Office uses. This ordinance also creates minimum required and allowed residential densities and commercial development intensities for areas subject to the TOC Policy, and Housing Element law. Housing Element law (Government Code Section 65583.2(c) and (h)) requires cities to identify sites that were previously identified as appropriate for housing in prior Housing Element cycles, and sites that are appropriate to accommodate 100% of the City's allocation of lower-income housing. Lists of those sites are on file with the Clerk of the Board in File No. 250701. It also modifies the parking requirements be consistent with the TOC Policy.

(r) The ordinance also specifies that projects proposing the demolition, merger, or

reduction in number of Dwelling Units are subject to a maximum Dwelling Unit size of 4,000 square feet of Gross Floor Area, but allows projects to seek a conditional use authorization to exceed this objective standard.

(s) This ordinance, in Section 9, makes changes to off-street parking and curb cut requirements to clarify and simplify the requirements.

(t) This ordinance, in Section 10, creates the San Francisco Municipal Transportation Agency (SFMTA) Non-Contiguous Sites Special Use District (SUD) consistent with the SFMTA's Joint Development Program, approved by the SFMTA's Board of Directors on February 4, 2025 in Resolution No. 250204-010. The SUD is comprised of parcels owned by the SFMTA, most of which are currently used as parking lots. The SUD allows development of market-rate and affordable housing consistent with each parcel's surrounding zoning district, as well as other zoning modifications specific to the SUD.

(u) Increased residential development could result in displacement of existing businesses. The City's Legacy Business program, in Administrative Code Section 2A.242, offers certain benefits for qualifying businesses. This ordinance, in Section 11, makes changes to the Planning Code that permit Displaced Businesses to relocate within the City without having to obtain a conditional use authorization or pay development impact fees.

(v) This ordinance, in Section 12, includes miscellaneous definitional and other changes that are appurtenant to the rezoning program.

(w) This ordinance, in Section 13, amends the Neighborhood Commercial District and Mixed-Use District tables to conform to the amendments in Sections 3-12. Section 13 also implements other changes contemplated in the Housing Element, such as eliminating numeric density controls in zoning districts that are located in well-resourced areas.

(x) This ordinance, In Section 14, amends the Business and Tax Regulations Code to include the new HC-HSD streamlining requirements.

(y) The Board of Supervisors finds that the Planning Code amendments in this ordinance constitute amendments to the City's Local Coastal Program ("LCP"). The Board of Supervisors finds that the LCP amendment conforms with the applicable provisions of the Coastal Act of 1976, and that the amendments are consistent with and adequate to carry out the provisions of the City's certified LCP Land Use Plan—the Western Shoreline Area Plan. The Board further finds that the amendments will be implemented in full conformance with the Coastal Act's provisions, and acknowledges that the amendments in the Western Shoreline Area Plan are consistent with San Francisco's Housing Element's housing goals.

(z) The Board of Supervisors finds that promoting higher-density housing opportunities in the Coastal Zone is consistent with the Coastal Act's goal of providing "new affordable housing opportunities for persons of low and moderate income in the coastal zone." (Cal. Pub. Resources Code, § 30604(g).) Further, providing these opportunities in the Coastal Zone is consistent with the Housing Element's goal of creating new housing in well-resourced neighborhoods. To that end, this ordinance amends the Implementation Program of the City's certified LCP, including updating the use and development controls in the RH, RM, RTO-C, NC-1, and NC-2 use districts that comprise the Coastal Zone. These amendments are necessary to ensure housing opportunities in the Coastal Zone, and the City's approval of these amendments satisfies California Government Code Section 65583.

Section 3. Housing Choice – San Francisco Program. Articles 2 and 3 of the Planning Code are hereby amended by adding Sections 206.10, 334, and 344, to read, as follows:

SEC. 206.10 HOUSING CHOICE-SAN FRANCISCO PROGRAM.

(a) ***Purpose.*** *This Section 206.10 sets forth the Housing Choice-San Francisco Program (HC-SF Program). The HC-SF Program provides additional residential development capacity, additional options for complying with the Inclusionary Housing Ordinance, modifications to certain*

Planning Code and design standards, and an administrative or discretionary review process for eligible residential projects that comply with the program. Except as provided in this Section 206.10, all HC-SF projects shall comply with Article 4 of the Planning Code.

(b) ***Applicability.*** *An HC-SF Project under this Section 206.10 shall be a project that complies with all of the following requirements:*

(1) consists of new construction, an addition to an existing structure, or a conversion of an existing structure, and results in a net increase in the number of Dwelling Units or Group Housing bedrooms;

(2) contains two or more Dwelling Units or Group Housing bedrooms. Accessory Dwelling Units shall not count towards the minimum number of required Dwelling Units, but an HC-SF Project may contain ADUs;

(3) is located on a Lot in the R-4 Height and Bulk District;

(4) does not demolish a building that is designated as a landmark under Article 10, is listed as a contributor to an historic district in Article 10, is listed as a Significant or Contributory Building under Article 11, is listed in the California Register of Historical Resources, or is listed on the National Register of Historic Places;

(5) does not receive any density or development bonuses or relief from applicable Planning Code standards in any other State or local law or program, including but not limited to California Government Code Sections 65915 et seq., Government Code sections 65912.113(e), 65912.114(f)(1), 65912.123(b), (c), (d), (e), (i), (j)(1), and (j)(3) and 65912.124(f), and Sections 65852.28(b)(2), 65913.4.5, and 66499.41, as may be updated from time to time; and Planning Code Section 124(f), Section 202.2(f), Sections 206.3 to 206.9, inclusive, Section 207(c), Section 304, and Section 328;

(6) complies with Objective Standards, except as otherwise modified by the HC-SF Program in this Section 206.10, or through the modification process in Section 334;

(7) is a project in which at least two-thirds of the new or converted square footage is designated for Residential Uses; or, a project with at least 50% new or converted square footage for Residential Uses if the project converts an existing Non-Residential Use and does not expand that use by more than 25%. Basements shall not count in the calculation of square footage. For additions to existing structures or conversions of existing buildings, only the net new or converted space shall be considered in the calculation of square footage; ~~and,~~

(8) is not located in a Special Use District that implements a Development Agreement adopted under California Government Code 65864 et seq and/or Administrative Code Chapter 56~~.~~*;* ~~and~~

(9) is not located on a site containing more than two residential units where the project would require the demolition of residential uses that are subject to the rent increase limitations set forth in Chapter 37 of the Administrative Code; and

(10) does not demolish or convert any portion of a Hotel.

(c) ***Inclusionary Housing Ordinance Alternatives.*** *HC-SF Projects of 10 or more units shall comply with Section 415 et seq., and if applicable Section 419 et seq., except as allowed by this subsection (c). Projects that elect the off-site alternative in Section 415.5(g)(1)(B) or the Land Dedication Alternative in Section 419.5(a)(2) allowed in subsection (c)(2), shall provide the required units within the R-4 Height and Bulk District, or within one-half mile of the project. In addition to the alternatives set forth in Section 415.3(g), HC-SF Projects may satisfy the requirements of Section 415 et seq. by choosing one of the following options:*

(1) if the project is a Rental Project with 24 or fewer units, including any additional units allowed by this Section 206.10, a project sponsor shall subject all units in the project to the San Francisco Rent Stabilization and Arbitration Ordinance (Chapter 37 of the Administrative Code) for the Life of the Project; or

(2) applicants shall comply with the Land Dedication Alternative requirements of

Section 419.5(a)(2), regardless of project location.

(d) ***Modified Development Standards.*** *Notwithstanding any contrary provisions found in the Planning Code, including any provision in a Special Use District not implementing a Development Agreement adopted under California Government Code 65864 et seq. and/or Administrative Code Chapter 56, or in any adopted Design Standard, the following development standards apply to eligible HC-SF Projects. Projects may also seek additional modifications under Section 334.*

(1) ***Standards Applicable to All Projects:*** *All HC-SF Projects shall receive the following zoning modifications:*

(A) ***Form-Based Residential Density.*** *An HC-SF Project shall be subject to Form-Based Density limits. Floor Area Ratio requirements or limitations shall not apply to the Residential Uses in an HC-SF Project.*

(B) ***Dwelling Unit Mix.*** *Section 207.6 and Section 207.7 shall* ~~not~~ *apply*, except that projects between four and nine units shall comply with the following:

(i) a project with four dwelling units shall contain at least one unit with two or more bedrooms; and

(ii) for projects between five and nine dwelling units, at least 25 percent of units shall contain two or more bedrooms, including at least one unit with three or more bedrooms, unless Section 207.6(c) requires a higher percentage of two- and three-bedroom units. ~~HC-SF Projects of four units or more shall comply with the following:~~

~~(i) a project with four dwelling units shall contain at least one unit with two or more bedrooms;~~

~~(ii) for a project with between five and nine dwelling units, inclusive, at least 25% of its units shall contain two or more bedrooms, including at least one unit with three or more bedrooms; and~~

~~(iii) for a project with ten or more dwelling units, at least 25% of its~~

~~units shall contain two or more bedrooms, including at least 5% of its units containing three or more bedrooms.~~

~~(iv) The Dwelling Unit mix requirement in this subsection (d)(1)(B) shall not apply to 100% Affordable Housing projects or Residential Uses listed in Section 207.7(b)(2). The Dwelling Unit mix requirement may be modified pursuant to Section 334.~~

(C) ***Additional Height.*** *The applicable height limit for an HC-SF Project shall be the height pursuant to Section 263.19(b). Planning Code Section 261 shall not apply. Notwithstanding any lower height limit in this Code, including Section 263.19, the height limit of an HC-SF Project located on a Corner Lot or a Lot larger than 8,000 square feet shall be 65 feet, unless a higher height limit is provided elsewhere in the Code.*

(D) ***Ground Floor Setbacks on 19th Avenue.*** *Projects on a lot with frontage on 19th Avenue may reduce the setback required under Section 131 and 132 if the proposed project expands the publicly available sidewalk into the subject property and the resulting overall sidewalk width is not less than 15 feet. In such cases, the setback and sidewalk shall have a minimum vertical clearance of not less than 25 feet from grade, and the property owner shall record a Notice of Special Restrictions allowing for public access to the expanded sidewalk for the life of the project.*

(E) ***Rear Yard and Lot Coverage.*** *The rear yard requirements of Section 134 may be modified as follows:*

(i) Except for large lots subject to Section 134(d)(6), or lots in Residential Districts other than the Residential Transit Oriented-Commercial (RTO-C) district, the rear yard shall be equal to at least 18% of the total depth of the lot, or 15 feet, whichever is greater;

(ii) Except for large lots subject to the lot coverage limits of Section 134(d)(6), in Neighborhood Commercial, Named Neighborhood Commercial, Commercial Districts, Residential-Commercial (RC) and Residential Transit Oriented-Commercial (RTO-C) Districts, no rear yard is required at the ground floor;

(iii) On Corner Lots, or Lots at the intersection of a Street and an Alley of at least 25 feet in width, where a rear yard can meet the requirements of Section 134(h), the area of the required open area shall be equal to 18% of the depth of the lot and a minimum of 15 feet in every horizontal direction.

(iv) In C districts, other than on large lots subject to Section 134(d)(6), lot coverage is limited to 82% at all levels containing Residential Uses. All other provisions of Section 134(d)(6) shall apply.

(F) ***Open Space.*** *The open space requirements of Section 135 shall not apply.*

(G) ***Dwelling Unit Exposure.*** *The dwelling unit exposure requirements of Section 140 shall not apply.*

(H) ***Non-Residential Use Size Limits.*** *Non-Residential Uses may exceed the non-residential use size limits in Section 121.2 without the need for a Conditional Use authorization.*

(I) ***Height Limits for Vertical Non-Habitable Architectural Elements.*** *Vertical Non-Habitable Architectural Elements may exceed height limits consistent with the requirements in Section 263.21(c).*

(J) ***Development of Large Lots in Residential Transit Oriented Commercial (RTO-C) Districts.*** *Sections 121.1 and 303(r) shall not apply to HC-SF Projects on large lots in the RTO-C Zoning District.*

(K) ***Ground Floor Ceiling Heights For Nine-Story Projects****. The ground floor ceiling height requirements in Section 145.1(c)(4) shall not apply to HC-SF Projects proposing nine stories in a district with a height limit of 85 feet.*

(L) ***Maximum Dwelling Unit Size.*** *Notwithstanding any other provision of this Code, Section 207.10 shall apply.*

(M) ***Reduction of Quantitative Objective Standards.*** *Any quantitative Objective Standard may be modified by up to 15% of the standard except for the following: standards set forth in*

subsection (d)(1)(A) through (d)(1)(L) inclusive, standards set forth in subsection (e), rear yard or lot coverage standards, standards ineligible for Major Modifications under Section 334(d)(3), and maximum average floor plate requirements in Section 270(i).

*(2) **Standards Applicable to 100% Affordable Projects.***

*(A) **Definitions.** A 100% Affordable HC-SF Housing Project shall be an eligible HC-SF Project where all Residential Uses, except a manager's unit, are comprised solely of Dwelling Units or Group Housing bedrooms that are restricted for the Life of the Project as "Affordable Units," as defined in Section 401, and meet the requirements in Section 406(b)(1)(A) and (C).*

*(B) **Additional Planning Code Modifications.** In addition to the modifications in subsection (d)(1), 100% Affordable HC-SF Housing Projects are entitled to the following Planning Code modifications:*

*(i) **Ground-floor ceiling height.** Ground floor ceiling height requirements in Section 145.1(c)(4) shall not apply.*

*(ii) **Active use requirement.** Active use requirements in Section 145.1(c)(3) shall be reduced by 20% of all the required dimensions.*

*(iii) **Curb cuts.** Curb cut restrictions in Section 155(r) shall not apply. However, where a site has two or more frontages, frontages with the fewest restrictions under Section 155(r) shall be prioritized for vehicular and loading access.*

*(iv) **Height Limit.** The height limit shall be 20 feet greater than the HC-SF height limit set forth in Section 263.19(b), and in subsection (d)(1)(C), and maybe be supplemented by any height bonus pursuant to subsection (e).*

*(3) **Authorization.** HC-SF Projects under this Section 206.10 shall be reviewed and approved under the provisions set forth in Section 334, and any other required entitlement except for Section 309 and Section 329. Approval procedures under Section 309 and Section 329 shall not apply.*

(4) **Exclusions.** In no event shall this Section 206.10 be interpreted as

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; any tenant protections contained elsewhere in the Planning Code, including Section 317 et seq.; or Chapter 37 of the Administrative Code.

(e) ***Additional Height, Square Footage, and Other Bonuses.*** *HC-SF Projects that contain certain uses, amenities, or other building features are eligible for additional bonuses and code modifications, as described below.*

(1) ***Micro-Retail and/or Community Benefit Uses.*** *For projects that include, at or above grade, (A) one or more Micro-Retail spaces, which shall mean space for a Retail Use measuring no less than 100 gross square feet and no greater than 1,000 gross square feet; and/or (B) one or more Community Benefit Uses, shall receive additional square footage and height as set forth below. For the purposes of this subsection, Community Benefit Uses means: Child Care Facility, Community Facility, Job Training, Public Facilities, Social Service or Philanthropic Facility, Laundromat, Trade School, Grocery (General or Specialty), and/or any Displaced Business, as that term is defined in Section 202.17. Notwithstanding any other provision of this Code, all such Community Benefit Uses shall be principally permitted without limit on use size. The following provisions apply to projects providing Micro-Retail space(s) and/or on-site Community Benefit Use(s):*

(A) For every square foot of Community Benefit Use(s), or every 1.5 square feet of Micro-Retail, the Project shall be permitted to include an additional:

(i) up to two square feet for other project use(s); and

(ii) up to a maximum of 10 feet total above the permitted height limit to accommodate the additional square footage.

(B) On-site Community Benefits Use(s) and Micro-Retail space(s) must be included in the project for a minimum of 30 years, or the life of the project, whichever is shorter, and the use and space requirement shall be recorded in a Notice of Special Restrictions. If the Community Benefits Use(s) is discontinued, it must be replaced with another Community Benefits Use(s). If the

Micro-Retail space(s) is reconfigured, the new resulting space(s) must meet the definition of a Micro-Retail space and the cumulative square footage must not decrease in size.

(2) ***Warm Retail Shells****. For the purposes of this subsection (e)(2), "Warm Retail Shell" means a ground floor retail space* ~~in a "warm shell" condition suitable for food service use,~~ with the improvements described in this subsection (e)(2) as a Food Service Warm Shell or a General Warm Shell. ~~which space~~ A Food Service Warm Shell shall *contain*~~s~~ *all of the following: a concrete floor slab, exterior walls, roof, st*~~r~~*orefront, restroom(s)* ~~designed to~~ *meet*ing *ADA accessibility requirements, electrical panel with breakers* and outlets, *fire sprinklers* and alarm system *that* ~~meet shell~~ satisfy *building code, HVAC unit, Type 1 grease exhaust hood with appropriate ductwork, water meter(s), distribution piping for domestic water (hot/cold), and waste water plumbing, including floor drains.* A General Warm Shell shall contain all of the following: a finished concrete floor, exterior walls, sheet rock on walls, roof, restroom(s) satisfying ADA accessibility requirements, electrical panel with breakers and outlets, fire sprinklers and alarm system that satisfy building code, and basic lighting. *The following provisions apply to projects providing Warm Retail Shells.*

(A) For every square foot of Warm Retail Shell(s), the Project shall be permitted to include an additional:

(i) up to three square feet for other project use(s) for a Food Service Warm Shell*; and*

(ii) up to 2.5 square feet for other project use(s) for a General Warm Shell; and

(iii) up to a maximum of 10 feet total above the permitted height limit to accommodate the additional square footage.

(B) The Warm Retail Shell shall be included in the project for a minimum of 30 years, or the life of the project, whichever is shorter, and the requirement shall be recorded in a Notice

of Special Restrictions. If the space is modified within this period such that it no longer meets the definition of a Warm Retail Shell, it must be replaced with a qualifying Community Benefit Use or a Micro-Retail use per subsection (e)(1) above. No Temporary or Final Certificate of Occupancy shall be issued unless the Planning Department, in consultation with the Department of Building Inspection, determines that the requirements of this subsection (e)(2) have been completed.

(3) ***Family-Friendly Amenities.*** *In Residential Districts, projects that provide certain Family Friendly Amenities, as defined below, shall be permitted to include an additional:*

(A) up to two square feet for project uses for each square foot of any one or more Family Friendly Amenity; and

(B) horizontal addition to the permitted building volume to accommodate this extra square footage through any combination of the following:

(i) reducing the required rear yard above the ground floor (Section 134) to 25% or 20 feet, whichever is greater;

(ii) reducing the required ground floor rear yard (Section 134) to 18% or 15 feet, whichever is greater;

(iii) reducing the required side yard (Section 133) to 0 feet, and/or

(iv) reducing the required upper-story setback to 10 feet for additions to Historic Buildings.

(C) Family Friendly Amenities shall be defined as the following:

(i) an indoor common recreational room of not less than 150 square feet that is directly accessible to an adjacent outdoor common open space of at least 150 square feet;

(ii) a common shared kitchen of not less than 150 square feet, equipped at minimum with a refrigerator, oven, stovetop, sink, dishwasher, and countertops for food preparation;

(iii) an overnight suite with a bedroom and bathroom, but that is not a

Dwelling Unit and has no cooking facilities, that is a common building amenity and reservable exclusively by residents for overnight guests;

(iv) secured storage space for residents, that is external to individual residential units, intended for large objects, and located on the ground floor or below or accessed from within a garage or loading area;

(v) bicycle parking space or storage area intended to accommodate cargo bicycles as shall be described in specifications published by the Zoning Administrator; and

(vi) an in-home childcare unit that meets the requirements of Section 414A.6(a)(2), (3), and (5). Projects that construct an in-home childcare unit shall receive a waiver of the requirements of Section 414A.

(D) Family-Friendly Amenities shall be included in the project for a minimum of 30 years, or the life of the project, whichever is shorter, and the use and space requirement shall be recorded in a Notice of Special Restrictions. If the Family-Friendly Amenity is discontinued, it must be replaced with another Family-Friendly Amenity.

(4) ***Units With*** Two ~~Three~~ ***or More Bedrooms.*** *Projects that contain units with* two ~~three~~ *or more bedrooms shall be permitted to include additional square footage, as set forth below:*

(A) 250 square feet for every two-bedroom unit provided in excess of the number of two-bedroom units required by subsection (d)(1)(B); and

(B) *250 square feet for every three-bedroom unit provided, including any three-bedroom units required pursuant to subsection (d)(1)(B); and*

(~~B~~C*) 400 square feet for every unit provided that contains four or more bedrooms, including any such units required pursuant to subsection (d)(1)(B); and*

(~~C~~D*) horizontal additions to accommodate the extra square footage described in subsection (e)(4)(A)-(*~~B~~C*) through any combination of the following:*

(i) reducing the required rear yard above the ground floor (Section 134)

to 25% or 20 feet, whichever is greater; and

(ii) reducing the required ground floor rear yard (Section 134) to 18% or 15 feet, whichever is greater;

(iii) reducing the required side yard (Section 133) to zero feet, and/or

(iv) reducing the required upper-story setback to 10 feet for additions to Historic Buildings; and

(~~D~~E*) in all districts except Residential districts, vertical additions not to exceed 10 feet total above the Housing Choice-SF height limit (Section 263.19) to accommodate the extra square footage described in subsections (e)(4)(A)*~~and~~ *(*~~B~~C*).*

(~~E~~F*) The units containing* two ~~three~~ *or more bedrooms shall be included in the project for a minimum of 30 years, or the life of the project, whichever is shorter, and the use and space requirement shall be recorded in a Notice of Special Restrictions.*

(5) ***Replacement of Commercial Space.*** In districts other than Residential districts, projects proposing the alteration or demolition of a building with existing Commercial Uses shall be permitted to include additional square footage, as set forth below. For the purposes of this subsection (e)(5), a "Replacement Commercial Space" shall satisfy all of the following ~~for each Commercial Use~~: (1) the space(s) cumulatively contains between 90% to 110% of the gross floor area of the existing Commercial Use(s); (2) the storefront(s) cumulatively occupies between 90 to 110% of the length of the street frontage occupied by the existing Commercial Use(s), except that if the street frontage for the existing Commercial Use is 50 feet or less, up to 10 feet of frontage can be used for a lobby; and if the street frontage for the existing Commercial Use is greater than 50 feet, up to 15 feet of the frontage can be used for a lobby; ~~and~~ (3) the space(s) contains a Warm Retail Shell, as that term is defined in subsection (e)(2), provided that if the existing Commercial Use(s) involves food service, the project must provide at least one Food Service Warm Shell; and (4) the project

does not reduce the number of existing Commercial Uses, unless the project provides space for a Community Benefit Use pursuant to subsection (e)(1).

(A) up to 1.5 square feet for project uses for each square foot of Replacement Commercial Space; and

(B) up to a maximum of 10 feet total above the permitted height limit to accommodate the additional square footage.

(C) A project providing Replacement Commercial Space is also eligible for the Warm Retail Shell and Micro-Retail and Community Benefit Use bonuses in subsections (e)(1) and (e)(2).

(D) The Replacement Commercial Space shall be included in the project for a minimum of 30 years, or the life of the project, whichever is shorter, and the use requirement shall be recorded in a Notice of Special Restrictions.

(6) ***Preservation of Historic Buildings.*** *In districts other than Residential districts, projects proposing an alteration to a Historic Building and/or constructing new buildings on sites that contain a Historic Building shall be permitted to include additional square footage, as provided below:*

(A) up to 1.5 times the gross floor area foregone by retaining the Historic Building and complying with Objective Standards pertaining to Historic Buildings, including through setting back building additions and/or new construction in relation to the Historic Building. For the purposes of this subsection (e)(~~5~~6)(A), the foregone gross floor area shall be equal to the gross floor area within the volume that would otherwise be permitted under the Planning Code and all applicable Objective Standards, inclusive of modifications allowed pursuant to this Section 206.10, but is not being constructed in order to accommodate a reduced building mass above or around a Historic Building and that complies with or exceeds the setbacks or mass reductions required by the Objective Standards pertaining to Historic Buildings. The Zoning Administrator may publish further guidance on the calculation of foregone gross floor area; and

(B) for Historic Buildings with storefronts that contain character-defining features, an additional 0.25 square feet for every square foot of space in the storefront, provided that the project preserves the storefront in compliance with Objective Standards pertaining to Historic Buildings; and

(C) *horizontal or vertical additions to accommodate this extra square footage, except that any such additions shall not:*

(i) exceed 20 feet above the Housing Choice-SF height limit (Section 263.19); or

(ii) reduce the required rear yard above the ground floor to less than 15 feet where the site abuts the rear yard of adjacent parcels containing residential uses.

(~~C~~D*) The Historic Building* and/or historic storefront *shall be maintained in compliance with the Preservation Design Standards for the life of the project, and the requirement shall be recorded in a Notice of Special Restrictions.*

(~~6~~7*)* ***Limits on Bonuses.*** Except as provided below, ~~A~~a*n HC-SF Project can combine the heights, square footage, and additional bonuses in subsections (e)(1) through (e)(*~~5~~6*)*~~, as provided below:~~.

(1) ***Height.*** *A project may combine the bonuses in subsections (e)(1) through (e)(*~~4~~5*) provided that any height bonus is limited to 10 feet above the Housing Choice-SF height limit. A project may combine the bonuses in subsections (e)(1) through (e)(*~~5~~6*) provided that any height bonus is limited to 30 feet above the Housing Choice-SF height limit.*

(2) ***Rear Yard.*** *A project cannot reduce the required rear yard beyond the lowest of the limits set forth in subsections (e)(3)-(e)(*~~5~~6*).*

SEC. 334. HOUSING CHOICE-SAN FRANCISCO PROJECT AUTHORIZATION.

(a) ***Purpose and Applicability.*** *The purpose of this Section 334 is to provide for the review and*

approval of a Housing Choice San Francisco (HC-SF) project, as defined in Section 206.10.

(b) ***General Process.***

(1) ***Application.*** *An HC-SF Project shall apply through the Planning Department's procedures for Development Applications and review. An HC-SF project application shall be submitted with and processed concurrently with all other applications. The HC-SF project application shall be submitted on a form prescribed by the Department, and shall include all of the following information:*

(i) A full plan set, including a site plan, elevations, sections, and floor plans, showing total number of units, and the number of and location of affordable units as applicable; and a draft Regulatory Agreement, if the project elects to subject units to the Rent Stabilization Ordinance under Section 206.10(c)(1);

(ii) Except as noted in subsection (iii), demonstration of compliance with the Planning Code and provisions of the HC-SF Program, including any permitted zoning modifications;

(iii) Requested Major Modifications under subsection (d).

(2) ***Procedures.*** *The review of an HC-SF Project shall be conducted as part of, and incorporated into, a Development Application. Where there is a conflict, the provisions of Section 206.10 shall govern. Unless modified by Section 206.10, if a project requires a conditional use authorization, or any other entitlement that requires a public hearing before the Planning Commission and/or the Historic Preservation Commission, the HC-SF Project shall be reviewed by the Planning Commission and/or the Historic Preservation Commission, as applicable.*

(3) ***Discretionary Review.*** *As long as the Planning Commission has delegated its authority to the Planning Department to review applications for an HC-SF Project, the Planning Commission shall not hold a public hearing for discretionary review of an HC-SF that is subject to this Section 334.*

(4) ***Regulatory Agreement for Projects Using Section 206.10(c)(1).***

(A) Sponsors of HC-SF Projects that elect to comply with the provisions of

Section 206.10(c)(1) shall enter into a regulatory agreement with the City subjecting all units, except for any units required to be Affordable Units as defined in Planning Code Section 401, to the Residential Rent Stabilization and Arbitration Ordinance (Chapter 37 of the Administrative Code), as a condition of approval ("Regulatory Agreement").

(B) The property owner and the Planning Director, or the Director's designee, on behalf of the City, will execute the Regulatory Agreement, which is subject to review and approval by the City Attorney's Office. The Regulatory Agreement shall be executed prior to the City's issuance of the First Construction Document for the project, as defined in Section 107A.13.1 of the Building Code. Following execution of the Regulatory Agreement by all parties and approval by the City Attorney, the Regulatory Agreement or a memorandum thereof shall be recorded in the title records in the Office of the Assessor-Recorder against the property and shall be binding on all future owners and successors in interest.

(C) At a minimum, the Regulatory Agreement shall contain the following:

(i) A description of the total number of Dwelling Units approved, including the number of units subject to the Rent Stabilization and Arbitration Ordinance and other restricted units, if any, and the location, square footage of Dwelling Units, and number of bedrooms in each unit;

(ii) A statement that the Dwelling Units are not subject to the Costa-Hawkins Rental Housing Act (California Civil Code Section 1954.50 et seq.). Further, that under Section 1954.52(b), the property owner has entered into and agreed to the terms of the agreement with the City in consideration for an exception from residential density limits, or other direct financial contribution or other forms of assistance specified in California Government Code Section 65915 et seq.;

(iii) A description of the residential density exception or other direct financial contribution or forms of assistance provided to the property owner; and

(iv) A description of the remedies for breach of the agreement and other provisions to ensure implementation and compliance with the agreement; and,

(v) An agreement that any lease, sublease, or other agreement regarding tenancy of units not subject to the Costa-Hawkins Rental Housing Act (California Civil Code Sections 1954.50 et seq.) shall include the following text: "This unit is a rental unit subject to the San Francisco Residential Rent Stabilization and Arbitration Ordinance."

(5) ***Other Agreements.*** *HC-SF Projects that provide on-site affordable units under Section 415 et seq. or other state or local program that requires or allows the provision of on-site affordable units, shall comply with any applicable recording or regulatory agreement requirement of that state or local program.*

(6) ***Timeline of Review.*** *Unless the Environmental Review Officer determines that compliance with the California Environmental Quality Act would take more than 180 days, review of an HC-SF Project not seeking a Major Modification under this Section 334 shall be completed within 180 days of submittal of a complete Development Application. Unless the Environmental Review Officer determines that compliance with the California Environmental Quality Act would take more than 180 days, the Planning Commission shall hold a public hearing for projects seeking a Major Modification within 180 days of submittal of a complete project application.*

(c) ***Administrative Review.*** *The Planning Department shall administratively review an HC-SF Project, unless the Project seeks a Major Modification pursuant to subsection (d), or any HC-SF Project that is a 100% Affordable HC-SF Project. The Planning Department's determination regarding an HC-SF Project under this subsection (c) shall not be appealable.* Nothing in this Section 334 abrogates permit, license, or other requirements codified outside the Planning Code.

(d) ***Projects Seeking Major Modifications to Standards and Requirements.*** *An HC-SF Project may seek a Major Modification using the process in this subsection (d).*

(1) ***Definition.*** *A "Major Modification" means any deviation from any quantitative*

standard in the Planning Code or any applicable Objective Standard not otherwise provided in Section 206.10(d) through (e). A project seeking a Major Modification to an Objective Standard shall not be considered code compliant.

*(2) **Additional Modifications.** HC-SF Projects seeking Major Modifications pursuant to this subsection (d) may also pursue additional modifications that are not Major Modifications under the provisions elsewhere in this Code.*

*(3) **Exclusions.** In no case may an HC-SF Project receive a Major Modification or other exception under any provision of this Code to the following requirements: maximum building height; maximum permitted accessory off-street parking amounts; wind standards; minimum density requirements; Floor Area Ratio limits; any standard set forth in Articles 1.7, 3, 3.5, 4, 10, and 11 of the Planning Code; definitions; permitted land uses; the Transportation Demand Management Program under Section 169;* dwelling unit mix; *and any standard or provision adopted by the voters.*

*(4) **Required Findings for Major Modifications.** To grant a Major Modification, the Planning Commission shall find: (a) that the proposed modification achieves equal or superior design quality, and (b) the project would provide a significant community benefit by producing housing near transit, or otherwise promote the general welfare.*

*(5) **Conditions of Approval.** The Planning Commission may adopt conditions of approval for granted modification(s). Such conditions shall be limited to addressing the potential impact of such granted modification(s).*

*(6) **Process for Applicants Seeking Major Modifications.***

*(A) **Decision.** The Planning Commission, at a noticed public hearing, shall review, and approve, disapprove, or approve with conditions, a request for a Major Modification. The Planning Commission shall find that the proposed Major Modification(s) meet the criteria in subsection (d)(4). As part of its review and decision, the Planning Commission may impose additional conditions, requirements, modifications, and limitations on a proposed project in order to mitigate the*

effect of the requested modification(s) and thereby achieve the objectives, policies, and intent of the General Plan and/or applicable Objective Standards.

(B) ***Notification.*** *Notice of a hearing required by subsection (6)(A) shall be provided in accordance with Planning Code Section 333.*

(e) ***Notification and Record of Decision.*** *Notification and record of decision of an HC-SF Project shall be provided as set forth in the Planning Department procedures for review and approval of Development Applications.*

(f) ***Change of Conditions.*** *Once a project is approved, a change in any condition previously imposed by the Planning Commission shall require approval by the Planning Commission subject to the procedures set forth in this Section 334.*

SEC. 344. HOUSING CHOICE HOUSING SUSTAINABILITY DISTRICT.

(a) ***Purpose.*** *This Section 344 establishes the Housing Choice - San Francisco Housing Sustainability District ("HSD") under California Government Code Sections 66200 et seq. The purpose of the HSD is to encourage the development of on-site affordable housing in new residential and mixed-use projects by providing a streamlined, ministerial approval process for such projects. This Section 344 sets forth eligibility criteria, design review standards, and entitlement and approval procedures for projects seeking approval pursuant to the HSD.*

(b) ***Geography.*** *The HSD shall be comprised of all parcels, other than those zoned as RH or RM, in the R-4 Height and Bulk District.*

(c) ***Relationship to Other Planning Code Provisions.*** *Except as otherwise provided in this Section 344, the Planning Code shall apply to projects approved pursuant to this Section 344. In the event of a conflict between other provisions of the Planning Code and this Section 344, this Section shall control.*

(d) ***Eligibility.*** *Projects seeking approval pursuant to this Section 344 shall meet all of the*

following requirements:

(1) The project is located in a zoning district where Residential uses are principally permitted.

(2) For Dwelling Unit projects, the project's residential density is no less than 50 Dwelling Units per acre, and no more than 1,000 Dwelling Units per acre.

(3) At least one-half of the project's Gross Floor Area is designated for Residential uses. All proposed Non-Residential uses must be principally permitted in the underlying zoning district and any applicable SUD(s). The project shall not include more than 24,999 square feet of Gross Floor Area of Office use that would be subject to the annual limit on office development set forth in Sections 321 et seq.

(4) The project does not demolish or substantially alter 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~~a building that is designated as a landmark under Article 10, is listed as a contributor to an historic district in Article 10, is listed as a Significant or Contributory Building under Article 11, is listed in the California Register of Historical Resources, or is listed on the National Register of Historic Places~~.

(5) Consistent with California Government Code Section 66201(f), the project shall provide no less than 10% of dwelling units as units affordable to very low or low income households. A project subject to Section 415 may apply any such affordable units towards its compliance with Section

415. Projects not subject to Section 415 shall enter into a regulatory agreement with the City to restrict the affordability of any such units for no less than 55 years.

(6) The project does not demolish, remove, or convert to another use any existing Dwelling Unit(s), or Residential Flat.

(7) The project complies with all applicable Planning Code requirements and any adopted Objective Standards. Projects seeking approval pursuant to this Section 344 may not seek any exceptions to height and bulk limits pursuant to Section 309(a)(17).

(8) The project sponsor complies with all applicable mitigation measures in the Housing Element 2022 Update Environmental Impact Report ("Housing Element EIR").

(9) The project sponsor certifies that the project will comply with all applicable requirements of California Government Code Section 66201(f)(4).

(10) The project complies with the requirement of Government Code Section 66201(f)(5).

(11) The project provides relocation assistance to any displaced residential tenants.

(12) A project is not deemed to be for residential use if it is infeasible for actual use as a single or multifamily residence.

(13) The project does not demolish or convert any portion of a Hotel.

(e) ***Approving Authority.*** *The Planning Department is the approving authority designated to review permit applications for compliance with this Section 344.*

(f) ***Application.*** *In addition to any requirements under other provisions of this Code for submittal of application materials, an application under this Section 344 shall be submitted to the Department on a form prescribed by the Department and shall not be considered complete until the project sponsor has provided all of the following:*

(1) A full plan set, including site plan, elevations, sections, and floor plans, showing total number of units, and number of and location of units affordable to very low or low income

households;

(2) All documentation required by the Planning Department and sufficient to support determinations that:

(A) The project meets all applicable zoning and any Objective Standards.

(B) The project sponsor will implement any and all mitigation measures in the Housing Element EIR that the Environmental Review Officer determines are applicable. The project sponsor shall submit scope(s) of work for any studies required as part of any mitigation measure, and the application shall not be deemed complete until such studies are completed to the satisfaction of the Environmental Review Officer.

(C) The project will comply with subsections (d)(10) and (d)(11) of this Section 344.

(g) ***Decision and Hearing.*** *The Department shall ministerially approve projects that meet all the requirements in this Section 344, as follows:*

(1) ***Hearing.*** *The Planning Department shall conduct an informational public hearing for all projects that are subject to this Section 344 within 100 days of receipt of a complete application, as set forth in subsection (f).*

(2) ***Decision.*** *Within 120 days of receipt of a complete application, as set forth in subsection (f), the Planning Director or the Director's designee shall issue a written decision approving, disapproving, or approving subject to conditions, the project. The applicant and the Department may mutually agree to extend this 120-day period. If no written decision is issued within 120 days of the Department's receipt of a complete application, or within the period mutually agreed upon by the Department and applicant, the project shall be deemed approved. The Planning Director or the Director's designee shall include any certifications required by California Government Code Section 66205(e) in a copy of the written decision.*

(3) ***Grounds for Permit Denial.*** *The Department may deny an HSD project application*

only for one or more of the following reasons:

(A) The proposed project does not fully comply with this Section 344, including but not limited to meeting all adopted Objective Standards and/or implementing all mitigation measures in the Housing Element EIR that the Department determines are applicable.

(B) The project sponsor has not submitted all of the information or paid any application fee required by this Section 344 and necessary for an adequate and timely design review or assessment of potential impacts on nearby properties.

(C) The Department determines, based upon substantial evidence in light of the whole record of the public hearing on the project, that a physical condition on the site of development that was not known and could not have been discovered with reasonable investigation at the time the application was submitted would have a specific adverse impact upon the public health or safety and that there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact. As used in this subsection (g)(3)(C), "specific adverse impact" means a significant, quantifiable, direct, and unavoidable impact based on identified objective written public health or safety standards, policies, or conditions, in existence at the time the application was deemed complete.

(4) ***Appeal.*** *The procedures for appeal to the Board of Appeals of a decision by the Department under this Section 344 shall be as set forth in Section 8 of the Business and Tax Regulations Code.*

(5) ***Discretionary Review.*** *No requests for discretionary review shall be accepted by the Planning Department for projects subject to this Section 344. As long as the Planning Commission has delegated its authority to the Planning Department to review applications for projects subject to this Section 344, the Planning Commission shall not hold a public hearing for discretionary review of projects subject to this Section 344.*

(6) ***Progress Requirement.*** *Approval of a project pursuant to this Section 344 shall expire if the project sponsor has not procured a building permit or site permit for construction of the*

project within 30 months of the date of the Department's issuance of a written decision pursuant to subsection (g)(2). If the Planning Director or the Director's designee finds that the project sponsor has demonstrated good faith in its efforts to obtain the first site or building permit for the project, the Planning Director or designee may extend the approval for the project for a maximum of six additional months. Such deadline shall additionally be extended in the event of any appeal of such approval for the duration of the appeal, and in the event of litigation seeking to invalidate the approval for the duration of the litigation.

(h) ***Design Review Standards.*** *Projects subject to this Section 344 shall be reviewed for compliance with the design standards set forth in the Planning Code and any Objective Standards.*

(i) ***District Affordability Requirement.*** *At the request of the California Department of Housing and Community Development, the Planning Department shall demonstrate that at least 20% of the residential units constructed in the HSD during the life of the District and pursuant to this Section 344 will be affordable to very low, low, and moderate-income households and subject to a recorded affordability restriction for at least 55 years.*

(j) ***Monitoring and Enforcement.*** *The Planning Department shall include, as conditions of approval of all projects approved pursuant to this Section 344, monitoring and enforcement provisions to ensure that the project meets all applicable labor and wage requirements and complies with all identified applicable mitigation measures. Projects found to be in violation of any of these conditions shall be subject to the Administrative Enforcement Procedures in Section 176 of this Code, including initiation of abatement proceedings or referral to the City Attorney or District Attorney for prosecution, if not corrected within 90 days of service of any notice of violation issued under Section 176(b)(1). Conditions of approval shall include, but are not limited to:*

(1) A project sponsor shall submit weekly reports to the Office of Labor Standards Enforcement, certifying that a project approved pursuant to this Section 344 is complying with subsections (d)(11) and (d)(12), if applicable to the project. Projects found to be in violation of

subsections (d)(11) and (d)(12) shall be subject to penalties pursuant to Section 1741 of the Labor Code, in addition to any penalties assessed pursuant to Section 176 of this Code. All penalties shall be paid prior to issuance of the project's First Certificate of Occupancy, as defined in Section 401 of this Code.

(2) The Planning Department shall monitor compliance with the Housing Element EIR mitigation measures for projects approved under the HSD.

(3) The Planning Department shall monitor and report the construction of affordable housing units under the HSD in its annual Housing Inventory, which shall include the following information:

(A) Number of projects approved pursuant to this Section 344.

(B) Number of projects under construction pursuant to approvals obtained under this Section 344.

(C) Number of projects completed pursuant to approvals obtained under this Section 344.

(D) Number of Dwelling Units or Group Housing beds within projects completed pursuant to approvals obtained under this Section 344.

(E) Number of Dwelling Units affordable to very low, low, moderate, and middle income households within projects completed pursuant to approvals obtained under this Section 344.

(k) ***Operative and Sunset Dates.***

(1) This Section 344 shall become operative upon confirmation of approval by the California Department of Housing and Community Development under California Government Code Section 66202(c) ("Operative Date").

(2) This Section 344 shall expire by operation of law seven years from the Operative Date, unless this Section 344 is renewed by ordinance pursuant to Government Code Section 66201(g), in which case this Section 344 shall expire on the date specified in that ordinance ("Sunset Date").

Upon the expiration of this Section 344, the City Attorney shall cause this Section 344 to be removed from the Planning Code. Pursuant to Government Code Section 66205(b), this Section 344 shall govern the processing and review of any complete application submitted pursuant to this Section 344 prior to the Sunset Date.

Section 4. Height and Bulk Limits. Article 2.5 of the Planning Code is hereby amended by revising Sections 260, 263.19, 263.20, and 270, and adding Sections 270.3 to read as follows:

SEC. 260. HEIGHT LIMITS: MEASUREMENT.

(a) **Method of Measurement.** The limits upon the height of buildings and structures shall be as specified on the Zoning Map, except as permitted by Section 206. In the measurement of height, the following rules shall be applicable:

(1) The point above which such measurements shall be taken shall be as specified as follows.

(A) In the case of either *subsection (a)(1)*(B) or (C) below, such point shall be taken at the centerline of the building or, where the building steps laterally in relation to a street that is the basis for height measurement, separate points shall be taken at the centerline of each building step.

(B) Where the lot is level with or slopes downward from a street at the centerline of the building or building step, such point shall be taken at curb level on such a street. This point shall be used for height measurement only for a lot depth not extending beyond a line 100 feet from and parallel to such street, or beyond a line equidistant between such street and the street on the opposite side of the block, whichever depth is greater. Measurement of height for any portion of the lot extending beyond such line shall be considered in relation to the opposite (lower) end of the lot, and that portion shall be

considered an upward sloping lot in accordance with ~~S~~subsection *(a)(1)*(C) below, whether or not the lot also has frontage on a lower street.

(C) Where the lot slopes upward from a street at the centerline of the building or building step, such point shall be taken at curb level for purposes of measuring the height of the closest part of the building within 10 feet of the property line of such street; at every other cross-section of the building, at right angles to the centerline of the building or building step, such point shall be taken as the average of the ground elevations at either side of the building or building step at that cross-section. The ground elevations used shall be either existing elevations or the elevations resulting from new grading operations encompassing an entire block. Elevations beneath the building shall be taken by projecting a straight line between ground elevations at the exterior walls at either side of the entire building in the same plane.

(D) Where the lot has frontage on two or more streets, the owner may choose the street or streets from which the measurement of height is to be taken, within the scope of the rules stated above.

Where the height limits for buildings and structures are established by this Code, the upper points to be taken for measurement of height shall be as prescribed in the provisions relating to such height limits.

(2) The upper point to which such measurement shall be taken shall be the highest point on the finished roof in the case of a flat roof, and the average height of the rise in the case of a pitched or stepped roof, or similarly sculptured roof form, or any higher point of a feature not exempted under ~~S~~subsection (b) below. For any building taller than 550 feet in height in the S-2 Bulk District, the height of the building shall be measured at the upper point of all features of the building and exempted features in such cases shall be limited to only those permitted in ~~S~~subsection (b)(1)(M) and which are permitted by the Planning Commission

according to the procedures of Section 309.

(3) In cases where the height limit is 65 feet or less and a street from which height measurements are made slopes laterally along the lot, or the ground slopes laterally on a lot that also slopes upward from the street, there shall be a maximum width for the portion of the building or structure that may be measured from a single point at curb or ground level, according to the definition of "height," as specified in the following table. These requirements shall not apply to any property to which the bulk limitations in Section 270 of this Code are applicable.

(4) The following requirements shall apply to all parcels within the R-4 Height and Bulk District, at or below 85 feet. In cases where the height limit is 85 feet or less and a street from which height measurements are made slopes laterally along the lot, or the ground slopes laterally on a lot that also slopes upward from the street, there shall be a maximum width for the portion of the building or structure that may be measured from a single point at curb or ground level, according to the definition of "height" as specified in the following table. These requirements shall not apply to any property to which the bulk limitations in Sections 270 through 270.3 of this Code are applicable.

TABLE 260-*1*
HEIGHT MEASUREMENT
ON LATERAL SLOPES WHERE
HEIGHT LIMIT IS 65 FEET OR LESS

Average Slope of Curb or Ground From Which Height is Measured	**Maximum Width for Portion of Building that May Be Measured from a Single Point**
5% ~~*percent*~~ or less	No requirement
More than 5% ~~*percent*~~ but no more than 15%	65 feet

~~*percent*~~	
More than 15% ~~*percent*~~ but not more than 20% ~~*percent*~~	55 feet
More than 20% ~~*percent*~~ but no more than 25% ~~*percent*~~	45 feet
More than 25% ~~*percent*~~	35 feet

[image]

TABLE 260-2
HEIGHT MEASUREMENT
ON LATERAL SLOPES WHERE
HEIGHT LIMIT IS BETWEEN 65 AND 85 FEET

Average Slope of Curb or Ground From Which Height is Measured	*Maximum Width for Portion of Building that May Be Measured from a Single Point*
5% or less	*No requirement*
More than 5% but no more than 15%	*85 feet*
More than 15% but no more than 20%	*75 feet*
More than 20% but no more than 25%	*65 feet*
More than 25%	*55 feet*

(b) **Exemptions.** In addition to other height exceptions permitted by this Code, the features listed in this subsection (b) shall be exempt from the height limits established by this Code, in an amount up to but not exceeding that which is specified.

* * * *

SEC. 263.19. HEIGHT LIMITS: PERMITTED ~~*PODIUM AND*~~ TOWER HEIGHTS IN THE R BULK DISTRICTS.

(a) This Section 263.19(a) shall apply to R Bulk Districts, except for the R-4 Height and Bulk District.

~~(a)~~*(1)* **Intent.** The general development concept for R Bulk Districts is of podium buildings that vary from 65 to 170 feet in height depending on the district and location, with adequately spaced slender towers up to 650 feet in height rising above the podium buildings.

~~(b)~~*(2)* **Maximum Height Controls for Podiums and Towers.** In the ~~*R bulk districts, which include the*~~ R, R-2, and R-3 bulk districts as designated on Sectional Map No. HT01, HT02, and HT07 of the Zoning Map, maximum permitted building heights for both podiums and towers are expressed as two numbers separated by a slash. The number preceding the slash represents the height limit for podium buildings. The number following the slash represents the height limit for towers. No building may exceed the podium height limit except for towers meeting the bulk and tower spacing controls established in Section 270(e) and (f).

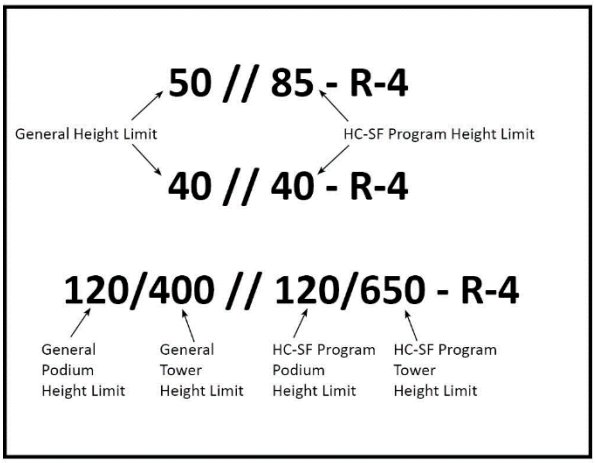
~~(c)~~*(3)* **Maximum Height Controls for Podiums and Towers in the R-2 Bulk District and the Van Ness & Market Residential Special Use District**. In the R-2 bulk district and within the Van Ness & Market Residential Special Use District, maximum permitted building heights for both podiums and towers are expressed as two sets of numbers separated by a double slash in the format described above, in subsection *(a)*(*2*~~*b*~~). Each set of numbers represents the maximum heights for podium and tower applicable to the parcel and as regulated per subsection *(a)*(*2*~~*b*~~) above as follows: The first set of numbers represents the principally permitted height limits for the parcel, both for the podium and for the tower. The second set of numbers after the double slash represents the maximum height limits for podium and tower that can be granted by the Planning Commission for that parcel through an exception pursuant to the procedures and findings of Section 309(a)(17).

(b) This Section 263.19(b) shall apply to the R-4 Height and Bulk District.

(1) ***Intent.*** *The general development concept for the R-4 Height and Bulk District is for buildings that vary in height depending on the location, and in some locations providing for adequately spaced slender towers rising above the podiums of lower height(s). In addition to establishing bulk controls for all buildings in the district as further described in Section 270(i), the R-4 district implements the Housing Choice-San Francisco (HC-SF) program by providing for a secondary height limit for projects using the HC-SF Program per Section 206.10.*

(2) ***Maximum Height Controls for the HC-SF Program.*** *In the R-4 Height and Bulk District, as designated on Sectional Maps Nos. HT01, 02, 03, 04, 05, 06, 07, 11, 12, and 13 of the Zoning Map, the permitted building heights are expressed as two sets of numbers separated by a double slash. Preceding the double slash is the permitted building height limit for projects not using the HC-SF Program. Following the double slash is the height limit for projects using the HC-SF Program per Section 206.10. Where there is a set of two numbers separated by a single slash, the number preceding the single slash is the maximum height for podium buildings and the number following the single slash is the maximum tower height subject to the bulk and tower spacing controls of Section 270(i).*

The following represents an example of height limits subject to both podium and tower controls, and high limits for projects not using the HC-SF Program and projects using the HC-SF Program.



SEC. 263.20. SPECIAL HEIGHT EXCEPTION: ADDITIONAL FIVE FEET HEIGHT FOR ACTIVE GROUND FLOOR USES IN CERTAIN DISTRICTS *AND ALL GROUND FLOOR USES IN THE R-4 HEIGHT AND BULK DISTRICT*.

* * * *

(b) **Applicability.** The special height exception described in this ~~s~~Section *263.20* shall only apply to projects that meet ~~*all*~~ *both* of the following criteria:

(1) project is located in a 30-X, 40-X, or-50-X Height and Bulk District, *or in the R-4 Height and Bulk District with a height limit of 40, 50, or 80 feet*, as designated on the Zoning Map;

(2) ~~*project is located in one of the following districts:*~~

~~*(A) in an NCT district as designated on the Zoning Map;*~~

~~*(B) in the Castro Street, Inner Clement Street, Outer Clement Street, Excelsior Outer Mission Street, Irving Street, Japantown, Judah Street, Noriega Street, Taraval Street, and 24th Street – Noe Valley NCDs;*~~

~~*(C) on a NC-2 designated parcel on Balboa Street between 2nd Avenue and 8th Avenue, and between 32nd Avenue and 39th Avenue;*~~

~~*(D) on a NC-1 designated parcel within the boundaries of Sargent Street to Orizaba Avenue to Lobos Street to Plymouth Avenue to Farallones Street to San Jose Avenue to Alemany Boulevard to 19th Avenue to Randolph Street to Monticello Street and back to Sargent Street;*~~

~~*(E) on a NC-3 designated parcel fronting on Geary Boulevard from Masonic Avenue to 28th Avenue, except for parcels on the north side of Geary Boulevard between Palm Avenue and Parker Avenue; or*~~

~~*(F) on a parcel zoned NC-1 on Noriega, Irving, Taraval, or Judah Streets west of 19th Avenue.*~~

~~*(3)*~~ project features ground floor commercial space or other active use as

defined by Section 145.1(b)(2) with clear ceiling heights in excess of ten feet from sidewalk grade, or in the case of residential uses, such walk-up residential units are raised up from sidewalk level.~~;~~

~~*(4) said ground floor commercial space, active use, or walk-up residential use is primarily oriented along a right-of-way wider than 40 feet;*~~

~~*(5) said ground floor commercial space or active use occupies at least 50% of the project's ground floor area; and*~~

~~*(6) except for projects located in NCT districts, the project sponsor has conclusively demonstrated that the additional 5' increment allowed through Section 263.20 would not add new shadow to any public open spaces.*~~

* * * *

SEC. 270. BULK LIMITS: MEASUREMENT.

(a) The limits upon the bulk of buildings and structures shall be as stated in this Section 270 *(including Sections 270.1, 270.2, and 270.3)* and in Sections 271 and 272. The terms Diagonal Dimension, Height, Length, and Plan Dimensions shall be as defined in this Code. In each height and bulk district, the maximum plan dimensions shall be as specified in the following table, at all horizontal cross-sections above the height indicated.

TABLE 270 **BULK LIMITS**			
District Symbol on Zoning Map	***Height Above Which Maximum Dimensions Apply (in feet)***	***Maximum Plan Dimensions (in feet)***	
		Length	***Diagonal Dimension***

* * * *			
R	This table not applicable. But see Section 270(e)		
R-2	This table not applicable. But see Section 270(f)		
R-3	*This table not applicable. But see Section 270(g)*		
R-4	*This table not applicable. But see Section 270(i)*		
V		110	140
* * * *			

* * * *

(i) ***R-4 Height and Bulk District.*** *In the R-4 Height and Bulk District, the bulk limitation are as follows:*

(1) ***Tower Bulk and Spacing.*** *In the R-4 Height and Bulk District, the otherwise applicable bulk controls for structures below a height of 85 feet or below a different height threshold where explicitly specified elsewhere in the Code ("Podium Height") shall govern, including, but not limited to, those found in the Citywide Design Standards. Portions of structures above the podium height shall comply with the bulk limitations described in subsection (i)(1)(A) and (B) below.*

(A) Buildings between the Podium Height and 140 feet in height (exclusive of permitted height exceptions) shall:

(i) Provide 15-foot setback(s) from any interior property line(s) for portion(s) of the building above the Podium Height.

(ii) For portions of structures above the Podium Height, the average floor plate shall not exceed 12,000 square feet.

(iii) For portions of structures above the Podium Height, a maximum length of 130 feet and a maximum diagonal of 160 feet are permitted.

(iv) Building portions above the Podium Height and up to 140 feet must maintain a 30-foot distance from other buildings above the Podium Height on any lot.

(B) Buildings above 140 feet in height (exclusive of permitted height exceptions) shall:

(i) Provide 15-foot setback(s) from any interior property line(s) for portion(s) of the building above the Podium Height.

(ii) For portions of structures above the Podium Height, the average floor plate shall not exceed 12,000 square feet.

(iii) For portions of structures above the Podium Height, a maximum length of 130 feet and a maximum diagonal of 160 feet are permitted.

(iv) Building portions above the Podium Height shall be separated by no less than 115 feet from other buildings above 85 feet on any lot.

(v) For portions of buildings above the Podium Height, a maximum unbroken wall width of 100 feet is permitted. For building masses above 85 feet in height and with a plan length in excess of 100 feet, relief shall be provided through:

a. a notch, defined as a building recess or volumetric reduction that is provided at the indicated height and extending the full vertical height of the subject facade above 85-feet, of at least 10 feet by 10 feet; or

b. a change in plane of at least 10 feet.

(vi) The top one-third of a building above 85 feet shall be reduced in both floor plate and the allowed maximum plan and diagonal dimensions set forth in subsection (i)(1)(B) by 10% each.

SEC. 270.3. SPECIAL BULK REQUIREMENTS: MID-BLOCK ALLEYS IN LARGE LOT DEVELOPMENT OUTSIDE OF THE EASTERN NEIGHBORHOODS MIXED USE DISTRICTS, SOUTH OF MARKET COMMERCIAL TRANSIT DISTRICT, FOLSOM STREET NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT, REGIONAL COMMERCIAL

DISTRICT, C-3 AND DTR DISTRICTS.

(a) ***Findings.*** *This Section 270.3 incorporates the findings in Section 270.2(a), and determines that the conditions in Section 270.2 are applicable outside of the geographic area specified in Section 270.2..*

(b) ***Purpose.*** *The mid-block alley requirements of this Section 270.3 are intended to ameliorate the conditions and impacts described in the findings in Section 270.2(a) and make the subject areas appropriate for a higher density of activity and population in areas being targeted for more intense development. The horizontal mass reductions and mid-block alleys will ensure that block sizes for new housing support walkable neighborhoods. To encourage pedestrian movement, walking to nearby destinations including to and from transit, and neighborhood blocks with shortened distances to facilitate this activity, the bulk limitations noted below will apply.*

(c) ***Applicability.*** *This Section 270.3 applies to all development lots not subject to the requirements of Section 270.2, except development lots in PDR districts or that contain exclusively government or Public Facilities, that:*

(1) Are two acres or larger; and/or

(2) Have a frontage of 200 feet or greater on a single block face that is 400 feet or greater.

(d) ***Requirements.*** *New construction on development lots that meet the criteria in subsection (c) above must be divided into smaller resultant lots and blocks in either one of the two following ways:*

(1) ***Option 1.*** *Lots shall be divided into resultant blocks such that:*

(A) no block frontage exceeds a length of 300 feet between intersections;

(B) no block perimeter exceeds a total of 1,200 feet; and

(C) the resultant blocks shall be separated from each other by newly created public street(s), alley(s), or publicly-accessible privately-owned street(s) or alley(s). Such street(s) shall meet San Francisco street standards including the Better Streets Plan as codified in Section 138.1

and pursuant to Public Works Code requirements. If privately-owned street(s) or alley(s) are created, they shall be maintained and must provide public access pursuant to the standards provided in Planning Code Section 270.2(e).

(2) ***Option 2****. Lots shall be divided into resultant blocks of not more than 400 feet in length between intersections of streets or alleys per subsection (d)(1)(C) above, that are bisected by alleys or passageways, and that do not exceed a total block perimeter of 1,400 feet. Such mid-block alleys or passageways shall meet the following conditions:*

(A) ***Location.*** *Be located as close to the middle portion of the subject block face, defined as within 50 lateral feet from the block centerline, perpendicular to the subject frontage and connecting to any existing adjacent streets and alleys. If the subject lot is not within the central portion of the block, the passageway shall cross the subject lot at its centerline or within 50 lateral feet from the lot centerline. For Development projects that include a Public Facility or are immediately abutting a parcel containing a Public Facility, this locational requirement shall not apply.*

(B) ***Hours of Operation.*** *The passageway(s) must be open to the public 24 hours a day, seven days a week. Fences and/or gates that would prevent public access at any point within the passageway(s) are prohibited.*

(C) ***Width.*** *The passageway(s) must maintain minimum width(s) of 20 feet measured from building-to-building at any point.*

(D) ***Walking Width.*** *Have a minimum clear walking width of 10 feet free of any obstructions in the case of a pedestrian-only right-of-way, and dual sidewalks each of not less than six feet in width with not less than four feet minimum clear width in the case of an alley with vehicular access.*

(E) ***Open to the Sky.*** *At least 60% of the passageway area must be open to the sky. Obstructions permitted within setbacks pursuant to Planning Code Section 136, that do not conflict with or obstruct the required walking width, may be located within the portion of the alley or*

passageway that is required to be open to the sky. All portions of the alley or pathway not open to the sky shall have a minimum clearance height from grade of 15 feet at all points. For Development Projects that include a Public Facility or are immediately abutting a parcel containing to a Public Facility, the required percent of the passageway area that must be open to the sky may be reduced to 50%.

*(F) **Topography.** Changes in grade or steps are not permitted in an alley or passageway unless required by the natural topography and average grade.*

*(G) **Frontage.** Alleys or passageways must be fronted by active ground-floor uses, as defined in Section 145.1, for no less than 60% of their fronting length and in no case feature more than 50 continuous feet of inactive use(s) in any segment. For development projects that include a Public Facility or are immediately abutting a parcel containing a Public Facility, the required percent for active ground-floor uses may be reduced to 40% and may be unevenly distributed between the alley's or passageway's two sides.*

*(H) **Visual access.** Alleys or passageways must be configured to allow clear visual access from one end of the passageway through the development lot to its opposite end.*

(e) Additional Requirements for Private Passageways and Alleys.

*(1) **Maintenance.** Mid-block passageways and alleys required under this Section 270.3 shall be maintained at no public expense unless a publicly-accepted street or alley is created pursuant to subsection (d)(1) above. The owner of the property on which the alley or passageway is located shall maintain it by keeping the area clean and free of litter and by keeping it in an acceptable state of repair. Conditions intended to assure continued maintenance of the right-of-way for the actual lifetime of the building giving rise to the open space requirement may be imposed.*

*(2) **Informational Plaque.** Prior to issuance of a permit of occupancy, a plaque shall be placed in a publicly conspicuous location for pedestrian viewing. The plaque shall state the right of the public to pass through the alley and stating the name and address of the owner or owner's agent*

responsible for maintenance. The plaque shall be of no less than 24 inches by 36 inches in size.

(3) Property owners providing a pathway or alley under this Section 270.3 shall hold harmless the City and County of San Francisco, its officers, agents, and employees, from any damage or injury caused by the design, construction, or maintenance of the right-of-way, and are solely liable for any damage or loss occasioned by any act or neglect in respect to the design, construction, or maintenance of the right-of-way.

(f) Any non-vehicular portions of such a passageway or alley, including sidewalks or other walking areas, seating areas, or landscaping, may count toward any open space requirements of this Code which permit publicly-accessible open space, provided that such space meets the standards of Section 135.

Section 5. Wind Controls. Articles 1, and 2 of the Planning Code are hereby amended by revising Sections 148, 243, 249.1, and 249.78, to read as follows:

SEC. 148. REDUCTION OF GROUND-LEVEL WIND CURRENTS *FOR BUILDINGS TALLER THAN 85 FEET* IN ~~*C-3*~~ *CERTAIN* DISTRICTS.

*(a) **Applicability.** In the C-3 Districts, Van Ness Special Use District, Folsom and Main Residential/Commercial Special Use District, Downtown Residential (DTR) Districts, and Central SoMa Special Use District, this Section 148 shall apply to new buildings taller than 85 feet in Height, vertical additions of more than 30 feet resulting in a total building height greater than 85 feet, or vertical additions of more than 30 feet to an existing building that is taller than 85 feet. Building height for the purpose of applicability of this Section shall be calculated pursuant to the provisions of Sections 260 and 263.21.*

*(b) **Definitions.***

"Equivalent Wind Speed" means an hourly average wind speed adjusted to incorporate the effects of gustiness or turbulence on pedestrians, pursuant to the methodology adopted by the Planning

Commission, as amended from time to time.

"Nine-Hour Hazard Criterion" means a ground-level equivalent wind speed of 26 miles per hour for nine or more hours per year.

(c) ***Controls for Hazardous Winds.*** *Projects shall not result in any net new locations that exceed the Nine-Hour Hazard Criterion.*

(d) ***Wind-reducing Features.*** *All wind-reducing features necessary to meet the requirements of this Section 148 shall be identified on the approved project plan set.*

(e) ***Maintenance of Wind-reducing Features.*** *All wind-reducing features necessary to meet the requirements of this Section 148 must be maintained for the life of the project. The Zoning Administrator may approve, including after installation, substitution of alternate wind-reducing features that would have an equal or superior effect on reducing ground-level winds at the subject location, provided that such features do not conflict with or increase noncompliance with other provisions of the Planning Code or other adopted Citywide Design Standards.*

~~*(a)* ***Requirement and Exception.*** *In C-3 Districts, buildings and additions to existing buildings shall be shaped, or other wind-baffling measures shall be adopted, so that the developments will not cause ground-level wind currents to exceed, more than 10 percent of the time year round, between 7:00 a.m. and 6:00 p.m., the comfort level of 11 m.p.h. equivalent wind speed in areas of substantial pedestrian use and seven m.p.h. equivalent wind speed in public seating areas.*~~

~~*When preexisting ambient wind speeds exceed the comfort level, or when a proposed building or addition may cause ambient wind speeds to exceed the comfort level, the building shall be designed to reduce the ambient wind speeds to meet the requirements. An exception may be granted, in accordance with the provisions of Section 309, allowing the building or addition to add to the amount of time that the comfort level is exceeded by the least practical amount if (1) it can be shown that a building or addition cannot be shaped and other wind-baffling measures cannot be adopted to meet the foregoing requirements without creating an unattractive and ungainly building form and without*~~

~~*unduly restricting the development potential of the building site in question, and (2) it is concluded that, because of the limited amount by which the comfort level is exceeded, the limited location in which the comfort level is exceeded, or the limited time during which the comfort level is exceeded, the addition is insubstantial.*~~

~~*No exception shall be granted and no building or addition shall be permitted that causes equivalent wind speeds to reach or exceed the hazard level of 26 miles per hour for a single hour of the year.*~~

~~*(b)* ***Definition.*** *The term "equivalent wind speed" shall mean an hourly mean wind speed adjusted to incorporate the effects of gustiness or turbulence on pedestrians.*~~

~~*(c)* ***Guidelines.*** *Procedures and Methodologies for implementing this Section shall be specified by the Office of Environmental Review of the Planning Department.*~~

SEC. 243. VAN NESS SPECIAL USE DISTRICT.

* * * *

(c) **Controls.** All provisions of the Planning Code applicable to an RC-4 District shall apply except as otherwise provided in this Section *243*.

* * * *

(15) ***Wind Standards.*** *Wind standards shall apply pursuant to Section 148.* ~~***Reduction of Ground Level Wind Currents.***~~

~~*(A) New buildings and additions to existing buildings shall be shaped, or other wind baffling measures shall be adopted, so that the development will not cause year-round ground level wind currents to exceed, more than 10 percent of the time, between 7:00 a.m. and 6:00 p.m., the comfort level of 11 m.p.h. equivalent wind speed in areas of pedestrian use and seven m.p.h. equivalent wind speed in public seating areas. When pre-existing ambient wind speeds exceed the comfort levels specified above, the building shall be designed to reduce the ambient wind speeds in efforts to meet the*~~

~~*goals of this requirement.*~~

~~*(B) An exception to this requirement may be permitted but only if and to the extent that the project sponsor demonstrates that the building or addition cannot be shaped or wind baffling measures cannot be adopted without unduly restricting the development potential of the building site in question.*~~

~~*(i) The exception may permit the building or addition to increase the time that the comfort level is exceeded, but only to the extent necessary to avoid undue restriction of the development potential of the site.*~~

~~*(ii) Notwithstanding the above, no exception shall be allowed and no building or addition shall be permitted that causes equivalent wind speeds to reach or exceed the hazard level of 26 m.p.h. for a single hour of the year. For the purposes of this Section, the term "equivalent wind speed" shall mean an hourly wind speed adjusted to incorporate the effects of gustiness or turbulence on pedestrians.*~~

* * * *

SEC. 249.1. FOLSOM AND MAIN RESIDENTIAL/COMMERCIAL SPECIAL USE DISTRICT.

* * * *

(b) **Controls.** The following zoning controls are applicable in the Residential/Commercial Special Use District.

(1) ***Wind Standards.*** *Wind standards shall apply pursuant to Section 148.* ~~***Reduction of Ground-Level Wind Currents.***~~

~~*(A)* ***Requirement.*** *New buildings and additions to existing buildings shall be shaped, or other wind-baffling measures shall be adopted, so that the developments will not cause ground-level wind currents to exceed, more than 10 percent of the time year-round, between 7:00 a.m.*~~

~~*and 6:00 p.m., the comfort level of 11 m.p.h. equivalent wind speed in areas of substantial pedestrian use and seven m.p.h. equivalent wind speed in public seating areas. The term "equivalent wind speed" shall mean an hourly mean wind speed adjusted to incorporate the effects of gustiness or turbulence on pedestrians.*~~

~~*When preexisting ambient wind speeds exceed the comfort level, or when a proposed building or addition may cause ambient wind speeds to exceed the comfort level, the building shall be designed to reduce the ambient wind speeds to meet the requirements. The provisions of this Section 249.1(b)(3) shall not apply to any buildings or additions to existing buildings for which a draft EIR has been published prior to January 1, 1985.*~~

~~*(B)* **Exception.** *The Zoning Administrator may allow the building or addition to add to the amount of time the comfort level is exceeded by the least practical amount if (1) it can be shown that a building or addition cannot be shaped and other wind-baffling measures cannot be adopted to meet the foregoing requirements without creating an unattractive and ungainly building form and without unduly restricting the development potential of the building site in question, and (2) it is concluded that, because of the limited amount by which the comfort level is exceeded, the limited location in which the comfort level is exceeded, or the limited time during which the comfort level is exceeded, the addition is insubstantial.*~~

~~*The Zoning Administrator shall not grant an exception and no building or addition shall be permitted that causes equivalent wind speeds to reach or exceed the hazard level of 26 miles per hour for a single hour of the year.*~~

~~*(C)* **Procedures.** *Procedures and methodologies for implementing this Section shall be specified by the Office of Environmental Review of the Planning Department.*~~

* * * *

SEC. 249.78. CENTRAL SOMA SPECIAL USE DISTRICT.

* * * *

(d) **Urban Design and Density Controls.**

* * * *

(9) **Wind** ***Standards.*** *Wind standards shall apply pursuant to Section 148.*

~~*(A)* ***Applicability.*** *This subsection shall apply to new buildings above 85 feet in Height and additions to existing buildings that result in a building above 85 feet in Height.*~~

~~*(B)* ***Definitions.***~~

~~*"Comfort Level" means ground-level equivalent wind speeds of 11 miles per hour in areas of substantial pedestrian use and seven miles per hour in public seating areas between 7:00 a.m. and 6:00 p.m. when occurring for more than 15 percent of the time year round.*~~

~~*"Equivalent Wind Speed" means an hourly mean wind speed adjusted to incorporate the effects of gustiness or turbulence on pedestrians.*~~

~~*"Nine-Hour Hazard Criterion" means a ground-level equivalent wind speed of 26 miles per hour for more than nine hours per year per test location.*~~

~~*"One-Hour Hazard Criterion" means a ground-level equivalent wind speed of 26 miles per hour for more than one hour per year per test location.*~~

~~*"Substantial Increase" means an increase in wind speeds of more than six miles per hour for more than 15 percent of the time year round.*~~

~~*(C)* ***Controls for Wind Comfort.***~~

~~*(i) Projects may not result in wind speeds that exceed the Comfort Level at any location.*~~

~~*(ii) Projects may not cause a Substantial Increase in wind speed at any location where the existing or resulting wind speed exceeds the Comfort Level.*~~

~~*(iii) Pursuant to Section 329, the Planning Commission may grant an exception to the standards of subsections (i) and (ii) above as applied to a project if it finds that the*~~

~~*project meets the following criteria:*~~

~~*(aa) It has undertaken all feasible measures to reduce wind speeds through such means as building sculpting and appurtenances, permanent wind baffling measures, and landscaping; and*~~

~~*(bb) Reducing wind speeds further would substantially detract from the building design or unduly restrict the square footage of the project.*~~

~~*(D)* **Controls for Hazardous Winds.***~~

~~*(i) Projects shall not result in net new locations with an exceedance of the One-Hour Hazard Criterion, except as allowed by the Planning Commission based on criteria described in subsection (ii) below.*~~

~~*(ii) Pursuant to Section 329, the Planning Commission may grant an exception to the standard of subsection (i) above as applied to a proposed project if it finds that the proposed project meets all of the following criteria:*~~

~~*(aa) The project with wind reduction measures does not result in net new locations with an exceedance of the Nine-Hour Hazard Criterion;*~~

~~*(bb) The project has undertaken all feasible measures to reduce hazardous wind speeds, such as building sculpting and appurtenances, permanent wind baffling measures, and landscaping; and*~~

~~*(cc) Meeting the requirements of subsection (i) would detract from the building design or unduly restrict the square footage of the project.*~~

~~*(iii) No exception shall be granted and no building or addition shall be permitted for any project that causes net new locations with an exceedance in the Nine-Hour Hazard Criterion.*~~

~~*(E)* **Guidelines.** *Procedures and methodologies for implementing this subsection shall be issued by the Department.*~~

* * * *

Section 6. Residential Districts. Article 2 of the Planning Code is hereby amended by revising Sections 209, 209.1, 209.2, and 209.3, to read as follows:

SEC. 209. DESCRIPTION AND PURPOSE OF RESIDENTIAL AND RESIDENTIAL-COMMERCIAL DISTRICTS.

The following statements of description and purpose outline the main functions of the Residential and Residential-Commercial (Residential) Districts in the zoning plan for San Francisco, supplementing the statements of purpose contained in Section 101 of this Code.

(a) **Purpose.** These Districts are established for purposes of implementing the Residence element and other elements of the General Plan, according to the objectives, principles and policies stated therein. Among these purposes are the following:

(1) Preservation, improvement and maintenance of the existing housing stock through protection of neighborhood environments and encouragement of sound ownership practices and rehabilitation efforts;

(2) Recognition and protection of the architectural characteristics and *urban patterns* ~~*densities*~~ of existing residential areas;

(3) Maximizing of housing choice by assuring the availability of quality owner and rental housing of various kinds, suitable for a whole range of household types, lifestyles and economic levels;

(4) Encouragement of residential development that will meet outstanding community needs, provide adequate indoor and outdoor spaces for its occupants, and relate well to the character and scale of existing neighborhoods and structures; and

(5) Promotion of balanced and convenient neighborhoods having appropriate public improvements and services, suitable nonresidential activities that are compatible with

housing and meet the needs of residents, and other amenities that contribute to the livability of residential areas.

(b) **Uses and Features Permitted in Residential and Residential-Commercial Districts.** The uses and features permitted in Residential and Residential-Commercial Districts are listed in the Zoning Control Tables in Sections 209.1 through 209.4.

SEC. 209.1. RH (RESIDENTIAL, HOUSE) DISTRICTS.

These Districts are intended to recognize~~*, protect, conserve,*~~ and enhance areas characterized by dwellings in the form of houses and small multi-family buildings, usually with one, two, or three units with separate entrances, and limited scale in terms of building width and height, and characterized by rear yards and a pattern of mid-block open spaces. Such areas tend to have similarity of building styles and predominantly contain large units suitable for family occupancy, considerable open space, and limited nonresidential uses. *In all RH Districts, multi-family buildings with four or more units are permitted under various provisions of this Code.* The RH Districts are composed of five separate classes of districts, as follows:

RH-1(D) Districts: One-Family (Detached Dwellings). These Districts are characterized by lots of greater width and area than in other parts of the City, and by single-family houses with side yards. The structures are relatively large, but rarely exceed 35 feet in height. Ground level open space and landscaping at the front and rear are usually abundant. Much of the development has been in sizable tracts with similarities of building style and narrow streets following the contours of hills. ~~*In some cases private covenants have controlled the nature of development and helped to maintain the street areas.*~~

RH-1 Districts: One-Family. These Districts ~~*are*~~*have been* occupied almost entirely by single-family houses on lots 25 feet in width, without side yards. Floor sizes and building styles vary, but tend to be uniform within tracts developed in distinct time periods. Though

built on separate lots, the structures have the appearance of small-scale row housing, rarely exceeding 35 feet in height. Front setbacks are common, and ground level open space is generous. ~~*In most cases the single-family character of these Districts has been maintained for a considerable time.*~~

RH-1(S) Districts: One-Family with Minor Second Unit. These Districts are similar in character to RH-1 Districts, except that a small second dwelling unit has been installed in many structures, usually by conversion of a ground-story space formerly part of the main unit or devoted to storage. The second unit remains subordinate to the owner's unit, and may house one or two persons related to the owner or be rented to others. Despite these conversions, the structures retain the appearance of single-family dwellings.

RH-2 Districts: Two-Family. These Districts ~~*are devoted to*~~*have been historically developed with* one-family and two-family houses, with the latter commonly consisting of two large flats, one occupied by the owner and the other available for rental. Structures are finely scaled and usually do not exceed 25 feet in width or 40 feet in height. Building styles are often more varied than in historically single-family areas, but certain streets and tracts are quite uniform. Considerable ground-level open space is available, and it frequently is private for each unit. The Districts may have easy access to shopping facilities and transit lines. In some cases, Group Housing and institutions are found in these areas, although nonresidential uses tend to be quite limited.

RH-3 Districts: Three-Family. These Districts have many similarities to RH-2 Districts, but structures with three units are common in addition to one-family and two-family houses. The predominant form ~~*is*~~*has historically been* large flats rather than apartments, with lots 25 feet wide, a fine or moderate scale, and separate entrances for each unit. Building styles tend to be varied but complementary to one another. Outdoor space is available at ground level, and also on decks and balconies for individual units. Nonresidential uses are more common in

these areas than in RH-2 Districts.

Table 209.1

ZONING CONTROL TABLE FOR RH DISTRICTS

Zoning Category	***§ References***	***RH-1(D)***	***RH-1***	***RH-1(S)***	***RH-2***	***RH-3***
BUILDING STANDARDS						
Massing and Setbacks						
Height and Bulk Limits	§§ 102, 105, 106, 250-252, 253, 260, 261, 261.1, *263.19,* 270, *270.3,* 271. See also Height and Bulk District Maps.	No portion of a Dwelling may be taller than 35 feet. Structures with uses other than Dwellings may be constructed to the prescribed height limit, which is generally	~~*No portion of a Dwelling may be taller than*~~ *Varies, but generally* 40 feet. Structures with uses other than Dwellings may be constructed to the prescribed height limit. Per § 261 the height limit may be decreased based on the slope of the lot.			Varies, but generally 40 feet. Height sculpting on Alleys per § 261.1.

		40 feet. Per § 261 the height limit may be decreased or increased based on the slope of the lot.		
Front Setback	§§ 130, 131, 132	Required. Based on the front setback of the adjacent property with the shortest front setback or if subject property has a Legislated Setback. When front setback is based on adjacent properties, in no case shall the required setback be greater than 10 feet.		
Rear Yard	§§ 130, 134	30% of lot depth, but in no case less than 15 feet.		
Side Yard	§§ 130, 133	Required for Lots 28 feet and wider. Width of side setback	Not Required	

		depends on width of lot.				
~~*Residential*~~ Design Guidelines *and Standards*	§ 311	Subject to the Residential Design Guidelines *and Citywide Design Standards and any o*~~. *O*~~ther *applicable* design guidelines that have been approved by the Planning Commission~~ *may also apply*~~.				
Street Frontage and Public Realm						
Front Setback Landscaping and Permeability Requirements	§ 132	Required. At least 50% of Front Setback shall be permeable so as to increase storm water infiltration and 20% of Front Setback shall be unpaved and devoted to plant material.				
Streetscape and Pedestrian Improvements (Street Trees)	§ 138.1	Required.				
Street Frontage Requirements	§ 144	§ 144 applies generally. Additional requirements apply to Limited Commercial Uses, as specified in § 186.				
Street Frontage, Parking and Loading Access Restrictions	§ 155(r)	As specified in § 155(r)				
Miscellaneous						
Planned Unit Development	§ 304	C	C	C	C	C

Awning	§ 136.1	*N*P(1)	*N*P(1)	*N*P(1)	*N*P(1)	*N*P(1)
Canopy or Marquee	§ 136.1	NP*(2)*	*NP(2)*	NP*(2)*	NP*(2)*	NP*(2)*
Signs	§ 606	As permitted by ~~*Section*~~ § 606.				
Housing Choice-SF	*§ 206.10*	*Form-based density, additional height, and other zoning modifications for eligible projects in the R-4 Height and Bulk District.*				
RESIDENTIAL STANDARDS AND USES						
Development Standards						
Usable Open Space [Per Dwelling Unit]	§§ 135, 136	At least 300 square feet if private, and 400 square feet if common.	At least 300 square feet if private, and 400 square feet if common.	At least 300 square feet for the first unit and 100 for the minor second unit if private, and 400 square feet for the first unit and 133	At least 125 square feet if private, and 166 square feet if common.	At least 100 square feet if private, and 133 square feet if common.

				square feet for the second unit if common.		
Parking Requirements	§§ 151, 161	None required. Maximum permitted per § 151.				
Residential Conversion, Demolition, or Merger *of Dwelling Units, including Residential Flats*	§ 317	C ~~*for Removal of one or more Residential Units or Unauthorized Units.*~~				
Use Characteristics						
Intermediate Length Occupancy	§§ 102, 202.10	P(9)	P(9)	P(9)	P(9)	P(9)
Single Room Occupancy	§ 102	P	P	P	P	P
Student Housing	§ 102	P	P	P	P	P
Residential Uses						
~~*Residential Density,*~~ Dwelling Unit~~s~~ *Density, General* (6)(11)	§§ 102, 207	P up to one ~~*One*~~ unit per lot, or one unit per 3,000 square feet of	P up to one unit per lot, or up	P up to two units per lot, if the	P up to two units per lot, or up to one unit per	P up to three units per lot, or up to one

		lot area, with no more than three units per lot.	to one unit per 3,000 square feet of lot area.	second unit is 600 sq. ft. or less, or up to one unit per 3,000 square feet of lot area, with no more than three units per lot.	1,500 square feet of lot area.	unit per 1,000 square feet of lot area.
Minimum Dwelling Unit Densities, if Applicable	*§ 207.9*	*Varies depending on project location, but generally ranges between 50 and 100 dwelling units per acre.*				

Maximum Dwelling Unit Size	*§§ 207.10, 317*	*P up to 4,000 square feet of Gross Floor Area or an equivalent Floor Area Ratio for any individual Dwelling Unit of 1.2:1. C for Dwelling Units that exceed the greater of those thresholds.*				
Senior Housing *Density*	§§102, 202.2(f), *207*	P up to twice the number of dwelling units otherwise permitted as a principal use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of dwelling units otherwise permitted as a principal use in the district and meeting all requirements of ~~*Section*~~ § 202.2(f)(1) except for § 202.2(f)(1)(D)(iv), related to location.				
~~*Residential Density,*~~ Group Housing *Density*	§208	NP(10)	NP (10)	NP (10)	P, up to one bedroom for every 415 square feet of lot area.	P, up to one bedroom for every 275 square feet of lot area.
Homeless Shelter	§§ 102, 208	P	P	P	P	P
NON-RESIDENTIAL STANDARDS AND USES						
Floor Area Ratio	§§ 102, 123, 124	1.8 to 1	1.8 to 1	1.8 to 1	1.8 to 1	1.8 to 1

Off-Street Parking	§§ 150, 151, 161	None required. Maximum permitted per § 151.
Limited Commercial Uses	§§ 186, 186.3	Continuing nonconforming uses are permitted, subject to the requirements of § 186. Limited Commercial Uses may be conditionally permitted in historic buildings subject to § 186.3.
Limited Corner Commercial Uses	§ 231	P on a Corner Lot, with no part of the use extending more than 50 feet in depth from said corner; NP if the LCCU would require the Residential Conversion of a Residential Unit or Unauthorized Unit under Planning Code Section 317, unless the space proposed for conversion is occupied by a garage or storage space located in the Basement or First Story.
Commercial Use Characteristics		
Drive-up Facility	§ 102	NP
Formula Retail	§ 102, 303.1	NP
Hours of Operation	§§ 102, 186, 231	For Limited Corner Commercial Uses under § 231 and Limited Commercial Uses under § 186: P 6:00 a.m. to 10:00 p.m.; NP 10:00 p.m. to 6:00 a.m.
Maritime Use	§ 102	NP
Open Air Sales	§ 102	NP
Outdoor Activity Area	§§ 102, 145.2, 186, 202.2, 231	P if located in front of building; NP if elsewhere.

Walk-up Facility	§ 102	NP				
Agricultural Use Category						
Agricultural Uses*	§§ 102, 202.2(c)	C	C	C	C	C
Agriculture, Industrial	§§ 102, 202.2(c)	NP	NP	NP	NP	NP
Agriculture, Neighborhood	§§ 102, 202.2(c)	P	P	P	P	P
Automotive Use Category						
Automotive Uses*	§ 102	NP	NP	NP	NP	NP
Parking Garage, Private	§ 102	C	C	C	C	C
Parking Lot, Private	§ 102	C	C	C	C	C
Parking Lot, Public	§§ 102, 142, 156	NP	NP	NP	NP	NP
Entertainment, Arts and Recreation Use Category						
Entertainment, Arts and Recreation Uses*	§ 102	NP	NP	NP	NP	NP
Open Recreation Area	§ 102	C	C	C	C	C
Passive Outdoor Recreation	§ 102	P	P	P	P	P

Industrial Use Category						
Industrial Uses*	§ 102	NP	NP	NP	NP	NP
Institutional Use Category						
Institutional Uses*	§ 102	NP	NP	NP	NP	NP
Child Care Facility	§ 102	P	P	P	P	P
Community Facility	§ 102	C	C	C	C	C
Hospital	§ 102	C	C	C	C	C
Post-Secondary Ed. Institution	§ 102	C	C	C	C	C
Public Facilities	§ 102	P	P	P	P	P
Religious Institution	§ 102	C	C	C	C	C
Residential Care Facility	§ 102	P	P	P	P	P
School	§ 102	C	C	C	C	C
Sales and Service Category						
Retail Sales and Service Uses*	§ 102	NP	NP	NP	NP	NP
Hotel	§ 102	NP	NP	NP	C(4)	C(4)
Mortuary	§ 102	C(5)	C(5)	C(5)	C(5)	C(5)
Non-Retail Sales and Service Uses	§ 102	NP	NP	NP	NP	NP
Utility and Infrastructure Use Category						
Utility and	§ 102	NP	NP	NP	NP	NP

Infrastructure*						
Internet Service Exchange	§ 102	C	C	C	C	C
Utility Installation	§ 102	C	C	C	C	C
Wireless Telecommunications Services Facility	§ 102	C or P (7)	C or P (7)	C or P (7)	C or P (7)	C or P (7)

* Not listed below.

(1) *P if required as a wind mitigation feature. Additionally,* P for Limited Commercial Uses and Limited Corner Commercial Uses per ~~§~~*Section* 136.1~~ *only, otherwise NP*~~.

(2) ~~*[Note Deleted]*~~ *Canopy is P if required as a wind mitigation feature.*

(4) C for five or fewer guest rooms or suites of rooms; NP for six or more guest rooms.

(5) Must be located on a landmark site, and where the site is within a Height and Bulk District of 40 feet or less, and where a columbarium use has lawfully and continuously operated since the time of designation.

(6) Construction of Accessory Dwelling Units may be permitted pursuant to Sections 207.1 and 207.2.

(7) C if a Macro WTS Facility; P if a Micro WTS Facility.

(8) [Note expired.]

(9) NP for buildings with three or fewer Dwelling Units; C for buildings with 10 or more Dwelling Units.

(10) Group Housing permitted at one room per 415 sq. ft. of lot area according to the provisions in Planning Code Section 207(c)(8).

(11) P for up to four dwelling units per lot, excluding Corner Lots, and P for up to six dwelling units in Corner Lots, pursuant to Section 207(c)(8).

SEC. 209.2. RM (RESIDENTIAL, MIXED) DISTRICTS.

* * * *

Table 209.2

ZONING CONTROL TABLE FOR RM DISTRICTS

Zoning Category	***§ References***	***RM-1***	***RM-2***	***RM-3***	***RM-4***
BUILDING STANDARDS					
Massing and Setbacks					
Height and Bulk Limits	§§ 102, 105, 106, 250-252, 253, 260, 261.1-, *263.19,* 270, *270.3,* 271	Varies~~,~~. See Height and Bulk Map and referenced sections. Height sculpting on Alleys per § 261.1.			
Front Setback	§§ 130, 131, 132	Based on the front setback of the adjacent property with the shortest front setback or if subject property has a Legislated Setback. When front setback is based on adjacent properties, in no case shall the required setback be greater than 10 feet.			
Rear Yard	§§ 130, 134	30% of lot depth but in no case less than 15 feet.		25% of lot depth, but in no case less than 15 feet.	
Side Yard	§§ 130, 133	Not Required.			
~~*Residential*~~ Design	§ 311	Subject to the Residential Design Guidelines *and*			

Guidelines *and Standards*		*Citywide Design Standards and any* ~~. O~~other design guidelines that have been approved by the Planning Commission ~~*may also apply*~~.			
Street Frontage and Public Realm					
Front Setback Landscaping and Permeability Requirements	§ 132	At least 50% of Front Setback shall be permeable so as to increase stormwater infiltration and 20% of Front Setback shall be unpaved and devoted to plant material.			
Streetscape and Pedestrian Improvements (Street Trees)	§ 138.1	Required.			
Street Frontage Requirements	§ 144	§ 144 applies generally. Additional requirements apply to Limited Commercial Uses, as specified in § 186.			
Moderation of Building Frontage	§ 144.1	Stepping of the front of the buildings required when lot width is greater than 35 feet.			
Street Frontage, Parking and Loading Access Restrictions	§ 155(r)	As specified in § 155(r).			
Miscellaneous					
Planned Unit Development	§ 304	C	C	C	C
Awning	§ 136.1	*N*P(1)	*N*P(1)	*N*P(1)	*N*P(1)
Canopy or Marquee	§ 136.1	NP*(2)*	NP*(2)*	NP*(2)*	NP*(2)*

Signs	§ 606	As permitted by ~~*Section*~~ § 606.			
Housing Choice-SF	*§ 206.10*	*Form-based density, additional height, and other zoning modifications for eligible projects in the R-4 Height and Bulk District.*			
RESIDENTIAL STANDARDS AND USES					
Development Standards					
* * * *					
Usable Open Space [Per Dwelling Unit]	§§ 135, 136	At least 100 square feet if private, and 133 square feet per Dwelling Unit if common.	At least 80 square feet if private, and 106 square feet per Dwelling Unit if common.	At least 60 square feet if private and 80 square feet per Dwelling Unit if common.	At least 36 square feet if private, and 48 square feet per Dwelling Unit if common.
Parking Requirements	§§ 151, §155, 161	None required. Maximum permitted per § 151.			
Residential Conversion, Demolition, or Merger *of Dwelling Units, including Residential Flats*	§ 317	C ~~*for Removal of one or more Residential Units or Unauthorized Units.*~~			

* * * *						
Use Characteristics						
Intermediate Length Occupancy	§§ 102, 202.10	P(10)	P(10)	P(10)	P(10)	P(10)
Single Room Occupancy	§ 102	P	P	P	P	P
Student Housing	§ 102	P	P	P	P	P
Residential Uses						
~~*Residential Density*~~, Dwelling Unit~~s~~ *Density, General* (7)	§ 207	~~*P if 3 units per lot or at least one unit per 1067 square feet of lot area, whichever is greater.*~~ Total maximum permitted density is one unit per 800 square feet of lot area. ~~*(11)*~~	~~*P if 3 units per lot or at least one unit per 800 square feet of lot area, whichever is greater.*~~ Total maximum permitted density is one unit per 600 square feet of lot area. ~~*(11)*~~	~~*P if 3 units per lot or at least one unit per 533 square feet of lot area, whichever is greater.*~~ Total maximum permitted density is one unit per 400 square feet of lot area ~~*(11)*~~	~~*P if 3 units per lot or at least one unit per 267 square feet of lot area, whichever is greater.*~~ Total maximum permitted density is one unit per 200 square feet of lot area. (8)~~, *(11)*~~	

Minimum Dwelling Unit Densities	*§ 207.9*	*Varies depending on project location, but generally ranges between 50 and 100 dwelling units per acre.*			
Maximum Dwelling Unit Size	*§§ 207.10, 317*	*P up to 4,000 square feet of Gross Floor Area or an equivalent Floor Area Ratio for any individual Dwelling Unit of 1.2:1. C for Dwelling Units that exceed the greater of those thresholds.*			
Senior Housing *Density*	§§102, 202.2(f)*, 207*	P up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all requirements of ~~*Section*~~ § 202.2(f)(1) except for § 202.2(f)(1)(D)(iv), related to location.			
~~*Residential Density*~~, Group Housing *Density*	§208	P (6), Up to one bedroom for every 275 square feet of lot area.	P (6), Up to one bedroom for every 210 square feet of lot area.	P (6), Up to one bedroom for every 140 square feet of lot area.	P (6), Up to one bedroom for every 70 square feet of lot area.
Homeless Shelter	§§ 102, 208	P	P	P	P
NON-RESIDENTIAL STANDARDS AND USES					

Floor Area Ratio	§§ 102, 123, 124	1.8 to 1	1.8 to 1	3.6 to 1	4.8 to 1
Off-Street Parking	§§ 150, 151, 155, 161	None required. Maximum permitted per § 151.			
Limited Corner Commercial Uses	§ 231	P on a Corner Lot, with no part of the use extending more than 50 feet in depth from said corner; NP if the LCCU would require the Residential Conversion of a Residential Unit or Unauthorized Unit under Planning Code Section 317, unless the space proposed for conversion is occupied by a garage or storage space located in the Basement or First Story.		P on a Corner Lot, with no part of the use extending more than 100 feet in depth from said corner; NP if the LCCU would require the Residential Conversion of a Residential Unit or Unauthorized Unit under Planning Code Section 317, unless the space proposed for conversion is occupied by a garage or storage space located in the Basement or First Story. ~~*Limited Commercial*~~	
Limited Commercial Uses	§§ 186, 186.3	Continuing nonconforming uses are permitted, subject to the requirements of § 186. Limited Commercial Uses may be conditionally permitted in historic buildings subject to § 186.3.			

Commercial Use Characteristics					
Drive-up Facility	§ 102	NP			
Formula Retail	§ 102, 303.1	NP			
Hours of Operation	§§ 102, 186, 231	For Limited Corner Commercial Uses under § 231 and Limited Commercial Uses under § 186: P 6:00 a.m. to 10:00 p.m.; NP 10:00 p.m. to 6:00 a.m.			
Maritime Use	§ 102	NP			
Open Air Sales	§ 102	NP			
Outdoor Activity Area	§§ 102, 145.2, 186, 202.2, 231	P if located in front of building; NP if elsewhere.			
Walk-up Facility	§ 102	NP		P	
Agricultural Use Category					
Agricultural Uses*	§§ 102, 202.2(c)	C	C	C	C
Agriculture, Industrial	§§ 102, 202.2(c)	NP	NP	NP	NP
Agriculture, Neighborhood	§§ 102, 202.2(c)	P	P	P	P
Automotive Use Category					
Automotive Uses*	§ 102	NP	NP	NP	NP
Parking Garage, Private	§ 102	C	C	C	C

Parking Lot, Private	§ 102	C	C	C	C
Entertainment, Arts and Recreation Use Category					
Entertainment, Arts and Recreation Uses*	§ 102	NP	NP	NP	NP
Open Recreation Area	§ 102	C	C	C	C
Passive Outdoor Recreation	§ 102	P	P	P	P
Industrial Use Category					
Industrial Uses*	§ 102	NP	NP	NP	NP
Institutional Use Category					
Institutional Uses*	§ 102	NP	NP	NP	NP
Child Care Facility	§ 102	P	P	P	P
Community Facility	§ 102	C	C	C	C
Hospital	§ 102	C	C	C	C
Post-Secondary Ed. Institution	§ 102	C	C	C	C
Public Facilities	§ 102	P	P	P	P
Religious Institution	§ 102	C	C	C	C
Residential Care Facility	§ 102	P	P	P	P
School	§ 102	C	C	C	C
Sales and Service Category					

Retail Sales and Service Uses*	§ 102	NP	NP	NP	NP
Hotel	§ 102	C(4)	C(4)	C(4)	C(4)
Mortuary	§ 102	C(5)	C(5)	C(5)	C(5)
Non-Retail Sales and Service Uses	§ 102	NP	NP	NP	NP
Utility and Infrastructure Use Category					
Utility and Infrastructure*	§ 102	NP	NP	NP	NP
Internet Service Exchange	§ 102	C	C	C	C
Utility Installation	§ 102	C	C	C	C
Wireless Telecommunications Services Facility	§ 102	C or P (9)	C or P (9)	C or P (9)	C or P (9)

* Not listed below.

(1) *P if required as a wind mitigation feature. Additionally,* P for Limited Commercial Uses and Limited Corner Commercial Uses per § 136.1 ~~*only, otherwise NP*~~.

(2) ~~*[Note Deleted]*~~ *Canopy is P if required as a wind mitigation feature.*

(3) [Note Deleted]

(4) C for 5 or fewer guest rooms or suites of rooms; NP for 6 or more guest rooms; provided, however, that a total of up to 47 Tourist Hotel rooms are Principally Permitted on Block 0976, Lot 001, subject to the provisions of Ordinance No. 251-22.

(5) Must be located on a landmark site, and where the site is within a Height and Bulk District of 40 feet or less, and where a columbarium use has lawfully and continuously

operated since the time of designation.

(6) C required if the Group Housing is affiliated with and operated by a Hospital or an Institutional Educational Use as defined in Section 102.

(7) Construction of Accessory Dwelling Units may be permitted pursuant to Sections 207.1 and 207.2.

(8) For purposes of this calculation, a Dwelling Unit in this ~~d~~*D*istrict containing no more than 500 square feet of net floor area and consisting of not more than one habitable room in addition to a kitchen and a bathroom may be counted as equal to three-quarters of a Dwelling Unit.

(9) C if a Macro WTS Facility; P if a Micro WTS Facility.

(10) NP for buildings with three or fewer Dwelling Units; C for buildings with 10 or more Dwelling Units.

(11) *[Note Deleted]*~~*NP if less than minimum density as set forth in the table.*~~ ~~*Expansions of existing single-family residential buildings may not exceed more than 25% of Gross Floor Area over 10 years, or result in a building over 3,000 square feet. In new construction, no unit may be smaller than one-third the Gross Floor Area of the largest unit in the building.*~~

SEC. 209.3. RC (RESIDENTIAL-COMMERCIAL) DISTRICTS.

These Districts are intended to recognize, protect, conserve, and enhance areas characterized by structures combining Residential uses with neighborhood-serving Commercial uses. The predominant Residential uses are preserved, while provision is made for supporting Commercial uses, usually in or below the ground story, that meet the frequent needs of nearby residents without generating excessive vehicular traffic. The compact, walkable, transit-oriented and mixed-use nature of these Districts is recognized by no off-street parking requirements. The RC Districts are composed of two separate districts, as

follows:

RC-3 Districts*~~: Medium Density~~*. These Districts provide for *Residential Uses~~a mixture of medium-density Dwellings similar to those in RM-3 Districts~~*, with supporting Commercial ~~u~~*U*ses. Open spaces are required for Dwellings in the same manner as in RM-3 Districts, except that rear yards need not be at ground level and front setback areas are not required.

RC-4 Districts*~~: High Density~~*. These Districts provide for *Residential Uses*, ~~a mixture of high-density Dwellings similar to those in RM-4 Districts~~ with supporting Commercial uses. Open spaces are required for Dwellings in the same manner as in RM-4 Districts, except that rear yards need not be at ground level and front setback areas are not required.

* * * *

Table 209.3

ZONING CONTROL TABLE FOR RESIDENTIAL-COMMERCIAL DISTRICTS

Zoning Category	***§ References***	***RC-3***	***RC-4***
BUILDING STANDARDS			
Massing and Setbacks			
Height and Bulk Limits	§§ 102, 105, 106, 250-252, 260-, 261.1-, *263.19*, 270, *270.3*, 271	Varies~~,~~. See Height and Bulk Maps. Height sculpting on Alleys per § 261.1.	
* * * *			
~~*Residential*~~Design Guidelines *and Standards*	§ 311	Subject to the Residential Design Guidelines *and Citywide Design Standards and any*~~. O~~other design guidelines that have been approved by the Planning	

		Commission may also apply.	
Street Frontage and Public Realm			
* * * *			
Street Frontage, Parking and Loading Access Restrictions	§ 155(r)	As specified in § 155(r).	As specified in § 155(r). ~~*Curb cuts are NP on The Embarcadero between King and Jefferson Streets, and on Broadway between Mason and The Embarcadero.*~~
Miscellaneous			
* * * *			
Signs	§ 607.1	Per § 607.1.	Per § 607.1.
Housing Choice-SF	*§ 206.10*	*Form-based density, additional height, and other zoning modifications for eligible projects in the R-4 Height and Bulk District.*	
RESIDENTIAL STANDARDS AND USES			
Development Standards			
* * * *			
Residential Conversion, Demolition, or Merger *of Dwelling Units, including Residential Flats*	§ 317	C ~~*for Removal of one or more Residential Units or Unauthorized Units.*~~	

* * * *			
Residential Uses			
~~*Residential Density,*~~ Dwelling Unit~~s~~ *Density, General* (7) (13)	§ 207	*Form-Based Density applies within the R-4 Height and Bulk District (§ 263.19). Outside the R-4 Height and Bulk District,* ~~*P if 3 units per lot, or at least one unit per 533 square feet of lot area, whichever is greater. T*~~total maximum permitted density is one unit per 400 square feet of lot area. ~~*(13)*~~	*Form-Based Density applies within the R-4 Height and Bulk District (§ 263.19). Outside the R-4 Height and Bulk District,* ~~*P if 3 units per lot or at least one unit per 267 square feet of lot area, whichever is greater. T*~~total maximum permitted density is one unit per 200 square feet of lot area. No density limits in the Van Ness SUD (§ 243). (8)~~*, (13)*~~
Minimum Dwelling Unit Densities	*§ 207.9*	*Varies depending on project location, but generally ranges between 50 and 100 dwelling units per acre.*	
Maximum Dwelling Unit Size	*§§ 207.10, 317*	*P up to 4,000 square feet of Gross Floor Area or an equivalent Floor Area Ratio for any individual Dwelling Unit of 1.2:1. C for Dwelling Units that exceed the greater of those thresholds.*	

Senior Housing *Density*	§§102, 202.2(f), *207*	*Form-Based Density applies within the R-4 Height and Bulk District (§ 263.19). Outside the R-4 Height and Bulk District*, P up to twice the number of dwelling units otherwise permitted as a principal use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of dwelling units otherwise permitted as a principal use in the district and meeting all requirements of ~~*Section*~~ § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location. C up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all requirements of ~~*Section*~~ § 202.2(f)(1) except for § 202.2(f)(1)(D)(iv), related to location.	
~~*Residential Density*~~, Group Housing *Density*	§208	*Form-Based Density applies within the R-4 Height and Bulk District (§ 263.19). Outside the R-4 Height and Bulk District,* P up to one bedroom for every 140 square feet of lot area. (9)	*Form-Based Density applies within the R-4 Height and Bulk District (§ 263.19). Outside the R-4 Height and Bulk District,* P up to one bedroom for every 70 square feet of lot area. (9)
* * * *			
NON-RESIDENTIAL STANDARDS AND USES			
Development Standards			
Floor Area Ratio	§§ 102, 123,	3.6 to 1. *For Office Uses*	4.8 to 1. Other FAR

	124, *207.9*	*minimum intensities may apply pursuant to § 207.9.*	controls apply in the Van Ness SUD; § 243(c)(1). *For Office Uses minimum intensities may apply pursuant to § 207.9.*
* * * *			

* * * *

(7) Construction of Accessory Dwelling Units may be ~~*permitted*~~ *P* pursuant to Sections 207.1 and 207.2.

(8) For purposes of this calculation, a Dwelling Unit in this ~~*d*~~*D*istrict containing no more than 500 square feet of net floor area and consisting of not more than one habitable room in addition to a kitchen and a bathroom may be counted as equal to three-quarters of a Dwelling Unit.

(9) *Within the Priority Equity Geographies SUD,* C required if the Group Housing is affiliated with and operated by a Hospital or an Institutional Educational Use as defined in Section 102.

* * * *

(13) *[Note Deleted]* ~~*NP if less than minimum density as set forth in the table. Expansions of existing single-family residential buildings may not exceed more than 25% of Gross Floor Area over 10 years, or result in a building over 3,000 square feet. In new construction, no unit may be smaller than one-third the Gross Floor Area of the largest unit in the building.*~~

Section 7. Residential, Transit Oriented (RTO) Districts. Articles 1.2, 1.7, 2, 3, and 6 of the Planning Code are hereby amended by revising Sections 124, 132, 134, 135, 144, 186, 186.3, 201, 207.6, 207.7, 208, 209.4, 231, 303, 304, 603, 606, and 607.1, to read as follows:

SEC. 124. BASIC FLOOR AREA RATIO.

(a) Except as provided in subsections (b), (c), (d), (e), *(k)*, and (l) of this Section 124, the basic Floor Area Ratio limits specified in the Zoning Control Table for the district in which the lot is located, or in Table 124 below, shall apply to each building or development in the districts indicated.

TABLE 124 **BASIC FLOOR AREA RATIO LIMITS**	
District	***Basic Floor Area Ratio Limit***
RED, RED-MX	1.0 to 1
Pacific	1.5 to 1
* * * *	1.8 to 1
RTO~~, *RTO-M*~~	
* * * *	
* * * *	

(b) In R, RC, NC, and Mixed Use Districts, *F*~~f~~loor *A*~~a~~rea *R*~~r~~atio limits shall not apply to ~~*dwellings or to other*~~ ~~*r*~~*R*esidential ~~*u*~~*U*ses. *However, projects proposing new construction of a Dwelling Unit that would exceed the maximum dwelling unit size described in Section 207.10 may require Conditional Use authorization by the Planning Commission as set forth in Section 207.10.* In Chinatown Mixed Use Districts, the above floor area ratio limits shall not apply to institutions, and mezzanine commercial space shall not be calculated as part of the floor area ratio.

* * * *

SEC. 132. FRONT SETBACK AREAS IN RTO, RH, AND RM DISTRICTS AND FOR REQUIRED SETBACKS FOR *PROJECTS IN NC AND RTO-C DISTRICTS, AND* PLANNED UNIT DEVELOPMENTS.

The following requirements for minimum front setback areas shall apply to every building in all RH, RTO, and RM Districts, in order to relate the setbacks provided to the existing front setbacks of adjacent buildings. ~~*Buildings in RTO Districts which have more than 75 feet of street frontage are additionally subject to the Ground Floor Residential Design Guidelines, as adopted and periodically amended by the Planning Commission.*~~ Planned Unit Developments or PUDs, as defined in Section 304, shall also provide landscaping in required setbacks in accord with Section 132(g).

* * * *

(c) **Applicability to Special Lot Situations.**

* * * *

(3) **Lots Abutting RC, C, M, and P Districts.** In the case of any lot that abuts property in an RC, C, M, or P District, any property in such district shall be disregarded, and the required setback for the subject lot shall be equal to the front setback of the adjacent building in the RH, RTO, or RM District.

* * * *

(e) Required Front Setbacks and Sidewalk Widths in RTO-C and NC Districts.

(1) ***Applicability.*** *This subsection (e) applies to projects located in RTO-C and Neighborhood Commercial (NC) Districts that meet any of the following criteria:*

(A) Have a street frontage of 50 feet or more;

(B) Are located on a Corner Lot; or

(C) Are adjacent to a building with a front setback consistent with the requirements of this subsection.

(2) ***Setback Requirement.*** *Where the sidewalk does not meet the recommended width required by the Better Streets Plan, a front setback shall be provided to widen the publicly accessible sidewalk. The setback must be wide enough so that, when combined with the existing sidewalk, the total distance from the curb to the building frontage meets or exceeds the recommended width under the Better Streets Plan. If a greater front setback is required under Section 132 or any other provision of this Code, the greater requirement shall apply. This setback is required only up to 15 feet above street grade.*

* * * *

(h) **Permeable Surfaces.** The front setback area shall be at least 50% permeable so as to increase stormwater infiltration. The Permeable Surface may be inclusive of the area counted towards the landscaping requirement; provided, however, that turf pavers or similar planted hardscapes shall be counted only toward the Permeable Surface requirement and not the landscape requirement.

(1) The Zoning Administrator, after consultation with the Director of Public Works, may waive the Permeable Surface requirement if the site does not qualify as a suitable location pursuant to Department of Public Works rules and regulations.

(2) If the site receives stormwater run-off from outside the lot boundaries, the Zoning Administrator, after consultation with the General Manager of the Public Utilities Commission, may modify the Permeable Surface requirement to include alternative management strategies, such as bio-retention or other strategies, pursuant to Public Utilities Commission rules and regulations.

(3) If a portion of the front setback is designed as a publicly-accessible sidewalk extension to satisfy the Better Streets Standard width standards under subsection (e), then the provisions of this subsection (h) do not apply.

* * * *

SEC. 134. REAR YARDS IN R, RC, *RTO,* NC, M, CMUO, MUG, MUO, MUR, RED, RED-MX, SPD, UMU, AND WMUG DISTRICTS; AND LOT COVERAGE REQUIREMENTS IN C DISTRICTS.

* * * *

(b) **Applicability.** The rear yard requirements established by this Section 134 shall apply to every building in the districts listed below~~*, except NC-S Districts, where no rear yard is required*~~. To the extent that these provisions are inconsistent with any Special Use District or Residential Character District, the provisions of the Special Use District or Residential Character District shall apply.

(c) **Basic Requirements.** The basic rear yard requirements shall be as follows for the districts indicated:

(1) In RH, RM-1, RM-2, RTO*-1*, *and* RTO-M Zoning Districts, the basic rear yard shall be equal to 30% of the total depth of the lot on which the building is situated, but in no case less than 15 feet.

* * * *

(d) **Rear Yard Location Requirements.**

(1) **RH, RM, RTO*-1, RTO-M*, NC-1, NCT-1, Inner Sunset, Outer Clement Street, Cole Valley, Haight Street, Lakeside Village, Sacramento Street, 24th Street-Noe Valley, Pacific Avenue, and West Portal Avenue *NC* Districts.** Rear yards shall be provided at grade level and at each succeeding level or story of the building.

(2) ***RTO-C, NC-S,* NC-2, NCT-2, Ocean Avenue, Inner Balboa Street, Outer Balboa Street, Castro Street, Cortland Avenue, Divisadero Street NCT, Excelsior-Outer Mission Street, Inner Clement Street, Upper Fillmore Street, Lower Haight Street, Judah Street, Noriega Street, North Beach, San Bruno Avenue, Taraval Street, Inner Taraval**

Street, Irving Street, Union Street, Valencia Street, 24th Street-Mission, Glen Park, ***and Folsom Street NC Districts, and the*** **Regional Commercial District** ~~*and Folsom Street Districts*~~**.** Rear yards shall be provided at the second story, and at each succeeding story of the building, and at the First Story if it contains a Dwelling Unit.

* * * *

(*6*~~*H*~~) **Lot Coverage in C Districts.** Lot coverage is limited to 80% at all levels containing residential uses, except that on levels that include only lobbies and circulation areas and on levels in which all residential uses, including circulation areas, are within 40 horizontal feet from a property line fronting a street or alley, up to 100% lot coverage may occur. The unbuilt portion of the lot shall be open to the sky except for those obstructions permitted in yards pursuant to subsections (1) through (23) of Section 136(c). Where the adjacent properties have an existing rear yard, the unbuilt area of the new project shall be designed to adjoin that rear yard. In accordance with Section 210.5, lot coverage requirements shall not be applicable for Commercial to Residential Adaptive Reuse projects.

* * * *

(f) **Second Building on Corner Lots and Through Lots in RH, RTO**~~*, RTO-M*~~**, RM-1, and RM-2 Districts.** Where a lot is a Corner Lot, or is a through lot having both its front and its rear lot line along Streets, Alleys, or a Street and an Alley, the subject lot may have two buildings, each fronting at one end of the lot, provided that all the other requirements of this Code are met. In such cases, the rear yard required by this Section 134 for the subject lot shall be located in the central portion of the lot, between the two buildings on such lot. In no case shall the total minimum rear yard for the subject lot be thus reduced to less than a depth equal to 30% of the total depth of the subject lot or to less than 15 feet, whichever is greater; provided, however, that the Zoning Administrator may reduce the total depth to 20% pursuant to Section 307(l) of this Code if the reduction is for the sole purpose of constructing an

Accessory Dwelling Unit under Section 207.1, and provided further that the reduction/waiver is in consideration of the property owner entering into a Regulatory Agreement pursuant to Section 207.1 subjecting the ADU to the San Francisco Rent Stabilization and Arbitration Ordinance. For buildings fronting on a Narrow Street as defined in Section 261.1 of this Code, the additional height limits of Section 261.1 shall apply. Furthermore, in all cases in which this subsection (f) is applied, the requirements of Section 132 of this Code for front setback areas shall be applicable along both Street or Alley frontages of the subject through lot.

* * * *

(l) ***Lot Coverage for Large Lots.*** *This subsection (l) shall apply to all districts except C-3 districts. In lieu of rear yard and lot coverage controls described in this Section 134, where a development lot is two acres or greater, the allowed lot coverage for any project containing residential uses shall be limited to 60% of lot area at street grade and above with a corresponding requirement of 40% unbuilt area in Residential Districts other than RTO-C, and in all other districts 65% lot coverage from the second story and above with 35% lot area unbuilt. Obstructions permitted in setbacks and yards per Section 136 are permitted in the unbuilt area. New rights-of-way, pedestrian passageways or any portion of the site provided for publicly-accessible circulation or open space, including but not limited to any such space provided pursuant to Planning Code Sections 270.2, 270.3, or elsewhere in this Code, may count toward the required unbuilt area.*

SEC. 135. USABLE OPEN SPACE FOR DWELLING UNITS AND GROUP HOUSING, R, NC, MIXED USE, C, AND M DISTRICTS.

*** * * ***

(a) **Character of Space Provided.** Usable open space shall *generally* be composed of an outdoor area or areas designed for outdoor living, recreation or landscaping, including such areas on the ground and on decks, balconies, porches and roofs, which are safe and

suitably surfaced and screened, and which conform to the other requirements of this Section. Such area or areas shall be on the same lot as the dwelling units (or bedrooms in group housing) they serve, and shall be designed and oriented in a manner that will make the best practical use of available sun and other climatic advantages. "Private usable open space" shall mean an area or areas private to and designed for use by only one dwelling unit (or bedroom in group housing). "Common usable open space" shall mean an area or areas designed for use jointly by two or more dwelling units (or bedrooms in group housing). "Privately-owned public open space," only allowed in DTR and Eastern Neighborhood Mixed Use under this Section, shall mean an area of areas designed for use of the general public while owned and maintained by private owners as described in Section 138*. For senior housing, usable open space requirements are set forth in subsection (d)(3) below.*

* * * *

(d) **Amount Required.** Usable open space shall be provided for each building in the amounts specified herein and in Tables 135A and B for the district in which the building is located; provided, however, that (i) in the Downtown Residential (DTR) Districts, open space shall be provided in the amounts specified in Section 825, and (ii) in accordance with Section 210.5, usable open space shall not be required for Commercial to Residential Adaptive Reuse projects.

* * * *

(3) *In all districts, ~~F~~f*or dwellings specifically designed for and occupied by senior citizens, as defined and regulated by Section 102.6.1 of this Code, the minimum amount of usable open space to be provided for use by each dwelling unit shall be one-half the amount required for each dwelling unit as specified in Paragraph (d)(1) above *or 36 square feet, whichever is less. Notwithstanding 135(a), for these dwellings, "common usable open space" shall also include indoor community space, defined as indoor space that is not less than 10 feet wide in all*

directions at all points, is accessible to all residents of the building or site equally at no additional cost, is specifically configured and designed for leisure and/or recreational use, and shall not include any building circulation spaces, lobbies, or other building or resident support facilities not specifically intended for leisure and/or recreational use.

* * * *

(6) ~~***Efficiency Dwelling Units With Reduced Square Footage.*** *Common usable open space shall be the preferred method of meeting the open space requirement for Efficiency Dwelling Units with reduced square footage, as defined in Section 318 of this Code. Private open space shall not be credited toward satisfaction of the open space requirement for such units unless the Zoning Administrator determines that the provision of common open space is infeasible or undesirable, in whole or in part, due to~~

~~*(A) site constraints,*~~

~~*(B) the special needs of anticipated residents, or*~~

~~*(C) conflicts with other applicable policies and regulations, including but not limited to standards for the treatment of historic properties, the Americans with Disabilities Act, or the Building Code.*~~

~~*(7)*~~ **Homeless Shelters.** Homeless Shelters, as defined in Section 102 of this Code, are exempt from the open space requirements described in this Section 135.

TABLE 135A **MINIMUM USABLE OPEN SPACE FOR DWELLING UNITS AND GROUP HOUSING OUTSIDE THE EASTERN NEIGHBORHOODS MIXED USE DISTRICT**		
District	**Square Feet of Usable Open Space Required for Each Dwelling Unit If All Private**	**Ratio of Common Usable Open Space That May Be Substituted for Private**
* * * *		

RM-1, RC-1, ~~*RTO,*~~ RTO-M	100	1.33
RM-2, RC-2, SPD*, RTO-1*	80	1.33
RM-3, RC-3, RED*, RTO-C*	60	1.33
* * * *		

* * * *

(e) **Slope.** The slope of any area credited as either private or common usable open space shall not exceed *15%* ~~*five percent*~~.

* * * *

SEC. 144. STREET FRONTAGES IN RH, RTO, ~~*RTO-M,*~~ AND RM DISTRICTS.

(a) **Purpose.** This Section *144* is enacted to assure that in RH, RM, *and* RTO ~~*and RTO-M*~~ Districts the ground story of dwellings as viewed from the street is compatible with the scale and character of the existing street frontage, visually interesting and attractive in relation to the pattern of the neighborhood, and so designed that adequate areas are provided for front landscaping, street trees and on-street parking between driveways. The design of ground story frontages subject to this Section *144* shall also be reviewed for consistency with applicable design guidelines, including the Ground Floor Residential Design Guidelines.

(b) **Controls.**

(1) **Entrances to Off-Street Parking.** Except as otherwise provided herein, in the case of every dwelling in such districts no more than one-third of the width of the ground story along the front lot line, or along a street side lot line, or along a building wall that is set back from any such lot line, shall be devoted to entrances to off-street parking, except that in no event shall a lot be limited by this requirement to a single such entrance of less than *10* ~~*ten*~~ feet in width, or to a single such entrance of less than ~~*8*~~ *eight* feet in RTO ~~*and RTO-M*~~ ~~*d*~~*D*istricts. In addition, no entrance to off-street parking on any lot shall be wider than 20 feet,

and where two or more separate entrances are provided there shall be a minimum separation between such entrances of six feet. Lots ~~*in RTO and RTO-M districts*~~ are limited to a total of 20 feet per block frontage devoted to entrances to off-street parking. Street-facing garage structures and garage doors may not extend closer to the street than a primary building facade unless the garage structure and garage door are consistent with the features listed in Section 136 of this Code. Entrances to off-street parking shall be located at least six feet from a lot corner located at the intersection of two public rights-of-way.

* * * *

SEC. 186. EXEMPTION OF LIMITED COMMERCIAL AND INDUSTRIAL NONCONFORMING USES IN RH, RM, RTO-*1, RTO-M*, AND RED DISTRICTS.

* * * *

(a) **Exemption from Termination Provisions.** The following nonconforming uses in R Districts shall be exempt from the termination provisions of Section 185, provided such uses comply with all the conditions specified in subsection (b) below:

* * * *

(4) In the RED Districts, any nonconforming use that is Arts Activities, Business Service, Catering, Design Professional, Light Manufacturing, Personal Service, Trade Office, Trade Shop, Wholesale Sales,~~,~~ or Wholesale Storage~~,~~ use.

(b) **Conditions on Limited Nonconforming Uses.** The limited nonconforming uses described above shall meet the following conditions:

* * * *

(3) The hours during which the use is open to the public shall be limited to the period between 6:00 a.m. and 10:00 p.m., however, in RED, RTO-*1*, and RTO-M Districts only, the Planning Commission may extend the hours of operation to 12:00 a.m. through

Conditional Use authorization, as outlined in Section 303 of this Code;

* * * *

SEC. 186.3. NON-RESIDENTIAL USES IN LANDMARK BUILDINGS IN RH, RM, RTO-*1*, AND RTO-M DISTRICTS.

Any use listed as a Principal or Conditional Use permitted on the ground floor in an NC-1 District, when located in a structure on a landmark site designated pursuant to Article 10 of this Code, is permitted with Conditional Use authorization pursuant to Section 303 of this Code, provided that no Conditional Use shall be authorized under this ~~*provision*~~ *Section 186.3* unless (1) such authorization conforms to the applicable provisions of Section 303 of this Code, and (2) the specific use so authorized is essential to the feasibility of retaining and preserving the landmark.

SEC. 201. CLASSES OF USE DISTRICTS.

Residential Districts (Defined in Sec. 209.1-209.4)	
* * * *	
RTO-*1*	Residential, Transit-Oriented Neighborhood Districts (Defined in Sec. 209.4)
RTO-C	*Residential, Transit-Oriented, Commercial Districts (Defined in Sec. 209.4)*
RTO-M	Residential, Transit-Oriented, – Mission Neighborhood Districts (Defined in Sec. 209.4)

* * * *

In addition to the classes of use districts in the above table, the following terms shall

apply:

* * * *

"RTO District" shall mean any RTO-*1, RTO-C,* or RTO-M District;

* * * *

SEC. 207.6. REQUIRED MINIMUM DWELLING UNIT MIX IN RTO-*1, RTO-M*, RCD, NCT, DTR, EASTERN NEIGHBORHOODS MIXED USE DISTRICTS, THE VAN NESS & MARKET RESIDENTIAL SPECIAL USE DISTRICT, AND THE POLK STREET AND PACIFIC AVENUE NEIGHBORHOOD COMMERCIAL DISTRICTS.

(a) **Purpose.** In order to foster flexible and creative infill development while maintaining the character of the district, dwelling unit density is not controlled by lot area in RTO-*1, RTO-M*, NCT, and Eastern Neighborhoods Mixed Use Districts but rather by the physical constraints of this Code (such as height, bulk, setbacks, open space, and dwelling unit exposure). However, to ensure an adequate supply of family-sized units in existing and new housing stock, new residential construction must include a minimum percentage of units of at least two bedrooms. In the Pacific Avenue and Polk Street Neighborhood Commercial Districts, and the Van Ness & Market Residential Special Use District, a dwelling unit mix requirement addresses the need for family-sized housing production in these districts.

(b) **Applicability.**

(1) This Section *207.6* shall apply in the RTO-*1, RTO-M*, RCD, NCT, DTR, Eastern Neighborhoods Mixed Use Districts, the Van Ness & Market Residential Special Use District, and the Pacific Avenue and Polk Street NCDs.

* * * *

(c) **Controls.** For all RTO-*1, RTO-M*, RCD and NCT districts, as well as DTR, Eastern Neighborhoods Mixed Use Districts, the Van Ness & Market Residential Special Use

District, and the Pacific Avenue and Polk Street NCDs, one of the following three must apply:

(1) no less than 40% of the total number of proposed Dwelling Units shall contain at least two bedrooms. Any fraction resulting from this calculation shall be rounded to the nearest whole number of Dwelling Units, or

(2) no less than 30% of the total number of proposed Dwelling Units shall contain at least three bedrooms. Any fraction resulting from this calculation shall be rounded to the nearest whole number of Dwelling Units, or

(3) no less than 35% of the total number of proposed Dwelling Units shall contain at least two or three bedrooms with at least 10% of the total number of proposed Dwelling Units containing three bedrooms. Any fraction resulting from this calculation shall be rounded to the nearest whole number of Dwelling Units.

(d) **Modifications.**

(1) In NCT, RCD, RTO-*1, RTO-M* and the Pacific Avenue and Polk Street NC Districts, these requirements may be waived or modified with Conditional Use ~~A~~*a*uthorization. In addition to those conditions set forth in Section 303, the Planning Commission shall consider the following criteria:

(A) The project demonstrates a need or mission to serve unique populations, or

(B) The project site or existing building(s), if any, feature physical constraints that make it unreasonable to fulfill these requirements.

(2) In Eastern Neighborhoods Mixed Use Districts, these requirements may be waived in return for provision of family-sized affordable units, pursuant to Section 419 et seq. To receive this waiver, 100*%*~~*percent*~~ of the total number of inclusionary units required under Section 415 et seq. or Section 419 et seq. shall contain at least two bedrooms. Also in Eastern Neighborhoods Mixed Use Districts, these requirements may be waived or modified

through the Variance process set forth in Section 305, or in the case of projects subject to Section 329, through the procedures of that section.

(3) In DTR Districts, these requirements may be modified per the procedures of Section 309.1.

(4) In the Van Ness & Market Residential Special Use District, these requirements may only be modified pursuant to the procedures of Section 309, regardless of the underlying zoning district.

* * * *

SEC. 207.7. REQUIRED MINIMUM DWELLING UNIT MIX.

(a) **Purpose.** To ensure an adequate supply of family-sized units in new housing stock, new residential construction must include a minimum percentage of units of at least two and three bedrooms.

(b) **Applicability.**

(1) This Section 207.7 shall apply to all applications for building permits and/or Planning Commission entitlements that propose the creation of 10 or more Dwelling Units in all districts that allow residential uses, unless that project is located in the RTO*-1*, *RTO-M*, RCD, NCT, DTR, and Eastern Neighborhoods Mixed Use Districts, or in an area or Special Use District with higher specific bedroom mix requirements, or is a HOME SF project subject to the requirements of Planning Code Section 206.3.

*** * * ***

SEC. 208. DENSITY LIMITATIONS FOR GROUP HOUSING OR HOMELESS SHELTERS.

The density limitations for Group Housing or Homeless Shelters, as described in

Sections 102 and 890.88(b) and (c) of this Code, shall be as follows:

(a) For Group Housing, the maximum number of Bedrooms on each Lot shall be as specified in the Zoning Control Table for the District in which the Lot is located, except that in RTO, ~~*RTO-M,*~~ RCD, UMU, MUG, WMUG, MUR, MUO, CMUO, WMUO, RED, RED-MX, SPD, DTR, and all NCT Districts the density of Group Housing shall not be limited by lot area, and except that for Lots in NC Districts, the group housing density shall not exceed the number of Bedrooms permitted in the nearest R District provided that the maximum density not be less than the amount permitted by the ratio specified for the NC District in which the lot is located. For Homeless Shelters, the maximum number of beds on each lot shall be regulated pursuant to the requirements of the Standards of Care for City Shelters contained in Administrative Code, Chapter 20, Article XIII, in addition to the applicable requirements of the Building Code and Fire Code.

* * * *

SEC. 209.4. RTO (RESIDENTIAL TRANSIT ORIENTED) DISTRICTS.

~~*These*~~*RTO (Residential Transit Oriented)* Districts*, inclusive of RTO-1, RTO-M, and RTO-C Districts,* are intended to recognize~~*, protect, conserve,*~~ and enhance areas characterized by a mixture of houses and apartment buildings, covering a range of densities and building forms. RTO*-1 (Residential, Transit -Oriented Neighborhood)* and RTO-M (Residential Transit Oriented, Mission) Districts are composed of multi-family moderate-density areas, primarily areas formerly designated RM and RH-3~~,~~*. RTO-C (Residential Transit Oriented, Commercial) permits neighborhood-serving uses at limited sizes along with housing. RTO Districts*~~*and*~~ are well served within short walking distance, generally less than one-quarter mile, of transit and neighborhood commercial areas. Transit available on nearby streets is frequent and/or provides multiple lines serving different parts of the City or region. *In RTO-1 and RTO-M*

*Districts, ~~L~~l*imited small-scale neighborhood-oriented retail and services ~~*is*~~*are* common and permitted throughout the neighborhood on Corner Lots only to provide goods and services to residents within walking distance, but the ~~*d*~~*D*istricts are otherwise residential. *In RTO-1 and RTO-M Districts, ~~O~~o*nly retail compatible with housing, generally those permitted in NC-1 Districts, is permitted and auto-oriented uses are not permitted~~.~~*;* ~~*H*~~*h*ours of operation are restricted and off-street parking is not permitted for these very locally-oriented uses. *In the RTO-C District, a greater amount and wider range of non-residential uses are permitted and not limited to corners, to provide goods and services to residents and visitors, especially adjacent to existing NC Districts and along transit corridors, though ground floor commercial uses are not required.*

Areas of these districts off of major commercial or transit streets are largely characterized by a~~A~~ fine-grain pattern of 25-foot to 35-foot building widths*, with some larger and wider structures on major streets* ~~*is prevalent, and structures typically range from two to five stories in height*~~. While some one- and two-family structures are present, the character of the District is primarily of structures with three or more units of a range of sizes and types suitable for a variety of households. Buildings are moderately scaled and segmented, and units or groups of units have separate entrances directly from the street. ~~*The overall residential density is regulated by the permitted and required height, bulk, setbacks, and open space of each parcel, along with residential design guidelines.*~~ *Except in the RTO-1 District, housing density is generally limited not by lot area, but by the regulations on the built envelope of buildings, including height, bulk, setbacks, and lot coverage, and standards for Residential Uses, including open space and exposure, and urban design standards.* Because of the high availability of transit service and the proximity of retail and services within walking distance, many households do not own cars; it is common that not every Dwelling Unit has a parking space and overall off-street residential parking is limited. Open space is provided on site, in the form of rear yards, decks, balconies, roof-decks, and courtyards, and

is augmented by nearby public parks, plazas, and enhanced streetscapes.

Table 209.4

ZONING CONTROL TABLE FOR RTO DISTRICTS

Zoning Category	***§ References***	***RTO-1***	***RTO-M***	***RTO-C***
BUILDING STANDARDS				
Massing and Setbacks				
Height and Bulk Limits	§§ 102, 105, 106, 250-252, 260, 261.1, *263.19*, 270, *270.3*, 271	Varies. See Height and Bulk Map and referenced sections.		
Front Building Setback	§ 132	~~*Required. Based on average of adjacent properties or if subject property has a Legislated Setback. When front setback is based on adjacent properties, in no case shall the required setback be greater than 15 feet.*~~ *Required. Based on the front setback of the adjacent property with the shortest front setback or if subject property has a Legislated Setback. When front setback is based on adjacent properties, in no case shall the required setback be greater than 10 feet.* *For RTO-C Districts, regardless of the depth of setback required by § 132, where the sidewalk does not meet the*		

		recommended width required by the Better Streets Plan, a front setback shall be provided so that, when combined with the existing sidewalk, the total distance from the curb to the building frontage meets or exceeds the required recommended width under the Better Streets Plan. This setback is required only up to 15 feet above street grade.	
Rear Yard	§§ 130, 134	30% of lot depth but in no case less than 15 feet.	*25% of the total depth of the lot on which the building is situated, but in no case less than 15 feet.*
Side Yard	§ 133	Not Required.	
~~*Residential*~~Design Guidelines *and Standards*	§ 311	Subject to the Residential Design Guidelines, *Citywide Design Standards, and any* ~~O~~other design guidelines that have been approved by the Planning Commission~~ *may also apply*~~.	
Street Frontage and Public Realm			
Front Setback Landscaping and Permeability Requirements	§ 132	*Generally* ~~R~~required. At least 50% of Front Setback shall be permeable so as to increase storm water infiltration and 20% of Front Setback shall be unpaved and devoted to plant material. *Not required where front setback is used to expand adjacent sidewalk*	

		to meet Better Streets Plan recommended dimensions.		
Streetscape and Pedestrian Improvements (Street Trees)	§ 138.1	Required.		
Street Frontage Requirements	§§ 144, 186, 231	Controls of § 144 apply to residential frontages. Additional controls apply to Limited Commercial Uses per §§ 186 and 231.		
Street Frontage, Parking and Loading Access Restrictions	§ 155(r)	As specified in § 155(r)~~ *curb cuts are restricted on certain specified streets and on Transit Preferential, Neighborhood Commercial Streets or official City bicycle routes or bicycle lanes*~~.		
Miscellaneous				
Large Project Review	§ 303(r)	New buildings or significant enlargement of existing buildings on lots of 10,000 sq. ft. or larger requires C. New public rights-of-way may be required for sites larger than 1/2 acre.		
Planned Unit Development	§ 304	C	C	*C*
Awning	§§ 136, 136.1	*N*P(1)	*N*P(1)	*P*
Canopy or Marquee	§§ 136, 136.1	NP*(2)*	NP*(2)*	*NP(2)*
Signs	§*§* 606*, 607.1*	As permitted by ~~*Section*~~ § 606.		*As permitted by controls of the nearest NC District*

				described in § 607.1.
Housing Choice-SF	*§ 206.10*	*Form-based density, additional height, and other zoning modifications for eligible projects in the R-4 Height and Bulk District.*		
RESIDENTIAL STANDARDS AND USES				
Development Standards				
Usable Open Space [Per Dwelling Unit]	§§ 135, 136	At least ~~100~~*80* square feet if private, and ~~133~~ *106* square feet per Dwelling Unit if common.	*At least 100 square feet if private, and 133 square feet per Dwelling Unit if common.*	*At least 60 square feet if private, and 80 square feet per Dwelling Unit if common.*
Parking Requirements	§§ 150, 151.1	None required. Maximum permitted per § 151.1.		
Residential Conversion, Demolition, or Merger *of Dwelling Units, including Residential Flats*	§ 317	C ~~*for Removal of one or more Residential Units or Unauthorized Units.*~~		
Dwelling Unit Division	§ 207.8	P	P	*P*
~~*Required Dwelling Unit Mix*~~	~~*§ 207.6*~~	~~*No less than 40 percent of the total number of proposed dwelling units*~~		~~*No less than 40 percent of the*~~

		~~*shall contain at least two bedrooms; or no less than 30 percent of the total number of proposed dwelling units shall contain at least three bedrooms.*~~	~~*total number of proposed dwelling units shall contain at least two bedrooms; or no less than 30 percent of the total number of proposed dwelling units shall contain at least three bedrooms.*~~
Dwelling Unit Mix	*§§ 207.6, 207.7*	*Generally required for creation of five or more Dwelling Units per § 207.6. No less than 40% of the total number of proposed dwelling units shall contain at least two bedrooms; or no less than 30% of the total number of proposed dwelling units shall contain at least three bedrooms.*	*Generally required for creation of 10 or more Dwelling Units. No less than 25% of the total number of proposed Dwelling Units shall contain at least two*

				Bedrooms, and no less than 10% of the total number of proposed Dwelling Units shall contain at least three Bedrooms.
Use Characteristics				
Intermediate Length Occupancy	§§ 102, 202.10	P(10)	P(10)	*P(10)*
Single Room Occupancy	§ 102	P	P	*P*
Student Housing	§ 102	P	P	*P*
Residential Uses				
~~*Residential Density,*~~ Dwelling Unit~~s~~ *Density, General* (7)	§ 207	~~*P if at least one unit per 800 square feet of lot area (8).*~~ Maximum density as of right is one unit per 600 square feet of lot area.	~~*No density limit. Density is regulated by the permitted height and bulk, and required setbacks, exposure, and open space of*~~	*Form-Based Density.*

		C above, per criteria of § 207(a). ~~(11)~~*(8)*	~~*each parcel, along with Residential Design Guidelines.*~~ *Form-Based Density.*	
Minimum Dwelling Unit Densities, If Applicable	*§ 207.9*	*Varies depending on project location, but generally ranges between 50 and 100 dwelling units per acre.*		
Maximum Dwelling Unit Size	*§§ 207.10, 317*	*P up to 4,000 square feet of Gross Floor Area or an equivalent Floor Area Ratio for any individual Dwelling Unit of 1.2:1. C for Dwelling Units that exceed the greater of those thresholds.*		
Senior Housing *Density*	§§102, 202.2(f), *207.9*	*Form-Based Density applies within the R-4 Height and Bulk District (§ 263.19). Outside the R-4 Height and Bulk District,* P up to	~~*No density limit. Density is regulated by the permitted height and bulk, and required setbacks, exposure, and open space of*~~	*Form-Based Density.*

		twice the number of dwelling units otherwise permitted as a principal use in the district; C~~,~~ *required to exceed that density limit.* ~~*density not limited by lot area, but by the applicable requirements and limitations elsewhere in this Code, including but not limited to height, bulk, setbacks, open space, exposure, unit mix, and relevant design guidelines.*~~	~~*each parcel, along with Residential Design Guidelines.*~~*Form-Based Density.*	
~~*Residential Density,*~~	§ 208	~~*No density limit. Density is regulated by the permitted*~~		

Group Housing *Density*		~~*height and bulk, and required setbacks, exposure, and open space of each parcel, along with Residential Design Guidelines.*~~*Form-Based Density.*		
Homeless Shelter	§§ 102, 208	P	P	*P*
NON-RESIDENTIAL STANDARDS AND USES				
Development Standards				
Floor Area Ratio	§§ 102, 123, 124, *207.9*	1.8 to 1	1.8 to 1	*1.8 to 1. For Office Uses minimum intensities may apply pursuant to § 207.9.*
Use Size	*§ 102*	*N/A*	*N/A*	*N/A: Non-Residential Uses of any size are either P or C, depending on specified lot or use features. (11)*
Off-Street Parking	§§ 150, 151.1	None required. Maximum permitted per § 151.1.		
Limited Corner Commercial Uses	§ 231	P on a Corner Lot, with no part of the use extending more	P on a Corner Lot, with no part of the use extending more	*N/A*

		than 50 feet in depth from said corner	than 100 feet in depth from said corner	
Limited Commercial Uses	§§ 186, 209	Continuing nonconforming uses are permitted, subject to the requirements of § 186.		*N/A*
Commercial Use Characteristics				
Hours of Operation	§§ 102, 186, 231	For Limited Corner Commercial Uses under § 231 and limited commercial uses under § 186: P 6:00 a.m. to 10:00 p.m.; C 10:00 p.m. to 12:00 a.m.; NP 12:00 a.m. to 6:00 a.m.		*P 6:00 a.m. to 2:00 a.m.; C 2:00 a.m. to 6:00 a.m.*
Formula Retail	*§§ 102, 303.1*	*NP(3)*	*NP(3)*	*C*
Outdoor Activity Area	§§ 102, 145.2, 186, 202.2, 231	P if located in front of building; P if elsewhere and compliant with § 202.2(a)(7); NP otherwise.		
Agricultural Use Category				
Agricultural Uses*	§§ 102, 202.2(c)	C	C	*C*
Agriculture, Neighborhood	§§ 102, 202.2(c)	P	P	*P*
Automotive Use Category				
Automotive Uses*	§ 102	NP	NP	*NP*
Electric Vehicle	*§ 102*	*NP*	*NP*	*NP*

Charging Location				
Parking Garage, Private	§ 102	C	C	*C*
Parking Garage, Public	*§ 102*	*C*	*C*	*C*
Parking Lot, Private	§§ 102, 144, 155(r), 158.1	C	C	*C*
Parking Lot, Public	*§§ 102, 144, 155(r), 158.1*	*C*	*C*	*C*
Entertainment, Arts and Recreation Use Category				
Entertainment, Arts and Recreation Uses*	§ 102	NP	NP	*P*
Entertainment, Nighttime	*§ 102*	*NP*	*NP*	*C*
Movie Theater	*§ 102*	*NP*	*NP*	*C*
Open Recreation Area	§ 102	C	C	*C*
Passive Outdoor Recreation	§ 102	P	P	*P*
Industrial Use Category				
Industrial Uses*	§ 102	NP	NP	*NP*
Institutional Use Category				
Institutional Uses*	§ 102	NP	NP	*P*

Childcare ~~*Child Care*~~ Facility	§ 102	P	P	*P*
Community Facility	§ 102	P	P	*P*
Hospital	§ 102	C	C	*C*
Post-Secondary Ed. Institution	§ 102	C	C	*P*
Public Facilities	§ 102	P	P	*P*
Religious Institution	§ 102	C	C	*P*
Residential Care Facility	§ 102	P	P	*P*
School	§ 102	C	C	*P*
Sales and Service Category				
Retail Sales and Service Uses*	§ 102	NP	NP	*P*
Flexible Retail	*§ 102*	*NP*	*NP*	*P*
Hotel	§ 102	C(4)	C(4)	*C*
Mobile Food Facility	§ 102	P(5)	P(5)	*P*
Services, Retail Professional	*§ 102*	*NP*	*NP*	*P*
Mortuary	§ 102	C(6)	C(6)	*P*
Non-Retail Sales and Service*	§ 102	NP	NP	*C*
Service, Non-Retail Professional	*§ 102*	*NP*	*NP*	*C*

Utility and Infrastructure Use Category				
Utility and Infrastructure*	§ 102	NP	NP	*C*
Internet Service Exchange	§ 102	C	C	*C*
Power Plant	*§ 102*	*NP*	*NP*	*NP*
Public Utilities Yard	*§ 102*	*NP*	*NP*	*NP*
Utility Installation	§ 102	C	C	*C*
Wireless Telecommunications Services Facility	§ 102	C or P (9)	C or P (9)	*C or P (9)*

* Not listed below.

(1) *P if required as a wind mitigation feature. Additionally,* P for Limited Commercial Uses and Limited Corner Commercial Uses per § 136.1 ~~*only, otherwise NP*~~.

(2) ~~*[Note Deleted]*~~ *Canopy is P if required as a wind mitigation feature.*

(3) ~~*[Note Deleted]*~~ *C for Limited Commercial Uses per § 303.1.*

* * * *

(7) Construction of Accessory Dwelling Units may be ~~*permitted*~~*P* pursuant to Sections 207.1 and 207.2.

(8) ~~*With Conditional Use authorization, f*~~*F*or purposes of this calculation, a Dwelling Unit in this ~~*d*~~*D*istrict containing no more than 500 square feet of net floor area and consisting of not more than one habitable room in addition to a kitchen and a bathroom may be counted as equal to three-quarters of a Dwelling Unit.

(9) C if a Macro WTS Facility; P if a Micro WTS Facility.

(10) NP for buildings with three or fewer Dwelling Units; C for buildings with 10 or

more Dwelling Units.

(11) ~~*NP if less than minimum density as set forth in the table. Expansions of existing single-family residential buildings may not exceed more than 25% of Gross Floor Area over 10 years, or result in a building over 3,000 square feet. In new construction, no unit may be smaller than one-third the Gross Floor Area of the largest unit in the building.*~~ *No use size limit applies for Non-residential uses located on a lot where at least 2/3 of the total gross floor area contains Residential uses. No use size limit applies to a Non-residential use that is principally permitted in a RM-1 District. Conditional Use authorization is required for all use sizes if the Use does not meet one of those conditions. The controls applicable to each Use as provided in this Table 209.4 continue to apply. Nothing in the foregoing principally permits or conditionally authorizes a Use that is not permitted in this Table 209.4.*

SEC. 231. LIMITED CORNER COMMERCIAL USES IN RH, RTO-*1, RTO-M*, AND RM DISTRICTS.

(a) **Purpose.** Corner stores enhance and support the character and traditional pattern of development in San Francisco. These small neighborhood-oriented establishments provide convenience goods and services on a retail basis to meet the frequent and recurring needs of neighborhood residents within a short walking distance of their homes. These uses tend to be small in scale, to serve primarily walk-in trade, and cause minimum interference with nearby streets and properties. These uses are permitted only on the ground floor of corner buildings, and their intensity and operating hours are limited to ensure compatibility with the predominantly residential character of the district. Accessory off-street parking is prohibited for these uses to maintain the local neighborhood walk-in character of the uses.

(b) **Location.** Uses permitted under this *S*ection *231* must be located:

(1) completely within an RH, RTO-*1*, RTO-M, or RM District;

(2) on or below the ground floor;

(3) in RH, RM-1, RM-2, ~~*and*~~ RTO*-1, and RTO-M* Districts, on a Corner Lot, with no part of the use extending more than 50 feet in depth from said corner, as illustrated in Figure 231~~.~~*; and*

(4) in a space that would not require the Residential Conversion of a Residential Unit or Unauthorized Unit under Planning Code Section 317, unless the space proposed for conversion is occupied by a garage or storage space located in the Basement or First Story~~.~~*; and*

[Figure 231 remains]

(5) in RM-3, RM-4, and RTO-M Districts, on a Corner Lot, with no part of the use extending more than 100 feet in depth from said corner.

* * * *

(d) **Use Size.** In any RH, RM-1, or RM-2 District, the use size shall comply with the use size limitations of a Neighborhood Commercial District or Special Use District located within one-quarter mile of the use, up to a maximum of 1,200 square feet of Occupied Floor Area of commercial area. In any RM-3 or RM-4 District, the use size shall comply with the use size limitations of a Neighborhood Commercial District or Special Use District located within one-quarter mile of the use, up to a maximum of 2,500 square feet of Commercial Use. No more than 1,200 square feet of Occupied Floor Area of commercial area in a RTO*-1* District or in a RH, RM-1, or RM-2 District if the use is more than one-quarter mile from a Neighborhood Commercial District or Special Use District, and no more than 2,500 occupied square feet of Commercial Use in a RTO-M District or in a RM-3 or RM-4 District if the use is more than one-quarter mile from a Neighborhood Commercial District or Special Use District shall be allowed per Corner Lot, subject to the following exception. On lots which occupy more than one corner on a given block, an additional 1,200 square feet of Occupied Floor Area of Commercial Use

shall be allowed per additional corner, so long as the commercial space is distributed equitably throughout appropriate parts of the parcel or project.

(e) **Formula Retail Uses.** All uses meeting the definition of "formula retail" use per Section 303.1 shall not be permitted except by Conditional Use through the procedures of Section 303 for RTO and RTO-M Districts and shall not be permitted in RH and RM Districts.~~.~~

* * * *

(k) **Outdoor Activity Area.** An Outdoor Activity Area is principally permitted if it is located at the front of the building. An Outdoor Activity Area that is not at the front of the building is principally permitted in RTO-*1* and RTO-M Districts only if it complies with the operating restrictions in Section 202.2(a)(7) and shall not be permitted in RH or RM Districts.

SEC. 303. CONDITIONAL USES.

* * * *

(r) **Development of Large Lots in RTO-*1* and RTO-M Districts.** In order to promote, protect, and maintain a scale of development that is appropriate to each district and compatible with adjacent buildings, new construction or significant enlargement of existing buildings on lots of the same size or larger than the square footage stated in Table 209.4 under Large Project Review shall be permitted only as Conditional Uses subject to the provisions set forth in this Section *303* of this Code.

* * * *

SEC. 303.1. FORMULA RETAIL USES.

* * * *

(e) **Conditional Use Authorization Required.** A Conditional Use Authorization shall be required for a Formula Retail use in the following zoning districts unless explicitly exempted:

* * * *

(8) Limited Commercial Uses in RTO-*1, RTO-M,* and RED Districts, as permitted by Sections 186, 186.3, and 231;

* * * *

(9) Third Street Formula Retail Restricted Use District, as defined in Section 786; ~~*and*~~

(10) Central SoMa Special Use District as defined in Section 848, except for those uses not permitted pursuant to subsection (f) below~~.~~*; and*

(11) RTO-C District, as defined in Section 209.4.

* * * *

SEC. 304. PLANNED UNIT DEVELOPMENTS.

* * * *

(d) **Criteria and Limitations.** The proposed development must meet the criteria applicable to conditional uses as stated in Section 303(c) and elsewhere in this Code. In addition, it shall:

* * * *

(5) In R Districts, include Commercial Uses only to the extent that such uses are necessary to serve residents of the immediate vicinity, subject to the limitations for NC-1 Districts under this Code, and in RTO-*1 and RTO-M* Districts include Commercial Uses only according to the provisions of Section 231 of this Code;

* * * *

SEC. 603. EXEMPTED SIGNS.

* * * *

(c) Two General Advertising Signs each not exceeding 24 square feet in area on

either a transit shelter or associated advertising kiosk furnished by contract with the Municipal Transportation Agency or predecessor agency for the Municipal Railway in RTO~~, *RTO-M*~~, RM-2, RM-3, RM-4, RC, NC, C, M, PDR, Eastern Neighborhoods Mixed Use Districts, and in those P Districts where such Signs would not adversely affect the character, harmony, or visual integrity of the district as determined by the Planning Commission; eight General Advertising Signs each not exceeding 24 square feet in area on transit shelters located on publicly owned property on a high level Municipal Railway boarding platform in an RH-1D District adjacent to a C-2 District, provided that such advertising signs solely face the C-2 District; up to three double-sided General Advertising Signs each not exceeding 24 square feet in area on or adjacent to transit shelters on publicly owned high level Municipal Railway boarding platforms along The Embarcadero south of the Ferry Building, up to six double-sided panels at 2nd and King Streets, and up to four double-sided panels at 4th and King Streets; up to two double-sided panels not exceeding 24 square feet in area on each low-level boarding platform at the following E-Line stops: Folsom Street and The Embarcadero, Brannan Street and The Embarcadero, 2nd and King Streets, and 4th and King Streets; and a total of 71 double-sided General Advertising Signs each not exceeding 24 square feet in area on or adjacent to transit shelters on 28 publicly owned high level Municipal Railway boarding platforms serving the Third Street Light Rail Line. Each advertising sign on a low-level or high-level boarding platform shall be designed and sited in such a manner as to minimize obstruction of public views from pedestrian walkways and/or public open space.

Notwithstanding the above, no Sign shall be placed on any transit shelter or associated advertising kiosk located on any sidewalk which shares a common boundary with any property under the jurisdiction of the Recreation and Park Commission, with the exception of Justin Herman Plaza; on any sidewalk on Zoo Road; on Skyline Boulevard between Sloat Boulevard and John Muir Drive; on John Muir Drive between Skyline Boulevard and Lake

Merced Boulevard; or on Lake Merced Boulevard on the side of Harding Park Municipal Golf Course, or on any sidewalk on Sunset Boulevard between Lincoln Way and Lake Merced Boulevard; on any sidewalk on Legion of Honor Drive; or in the Civic Center Special Sign Districts as established in Section 608.3 of this Code.

The provisions of this subsection (c) shall be subject to the authority of the Port Commission under Sections 4.114 and B3.581 of the City Charter and under State law.

* * * *

SEC. 606. RESIDENTIAL AND RESIDENTIAL ENCLAVE DISTRICTS.

Signs in Residential and Residential Enclave Districts, *excluding the Residential Transit Oriented-Commercial (RTO-C) District, and* other than those signs exempted by Section 603 of this Code, shall conform to the following provisions:

* * * *

SEC. 607.1. NEIGHBORHOOD COMMERCIAL AND RESIDENTIAL-COMMERCIAL DISTRICTS, *AND RESIDENTIAL TRANSIT ORIENTED-COMMERCIAL DISTRICTS*.

* * * *

(a) **Purposes and Findings.** In addition to the purposes stated in Sections 101 and 601 of this Code, the following purposes apply to Neighborhood Commercial and Residential-Commercial Districts. These purposes constitute findings that form a basis for regulations and provide guidance for their application.

(1) As Neighborhood Commercial, ~~and~~ Residential-Commercial, *and Residential Transit Oriented-Commercial* Districts change, they need to maintain their attractiveness to residents, customers and potential new businesses alike. Physical amenities and a pleasant appearance will profit both existing and new enterprises.

(2) The character of signs and other features projecting from buildings is an important part of the visual appeal of a street and the general quality and economic stability of the area. Opportunities exist to relate these signs and projections more effectively to street design and building design. These regulations establish a framework that will contribute toward a coherent appearance of Neighborhood Commercial and Residential-Commercial Districts.

(3) Neighborhood Commercial, ~~*and*~~ Residential-Commercial, *and Residential Transit Oriented-Commercial* Districts are typically mixed use areas with commercial units on the ground or lower stories and residential uses on upper stories. Although signs are essential to a vital commercial district, they should not be allowed to interfere with or diminish the livability of residential units within a Neighborhood Commercial District or in adjacent residential districts.

(4) The scale of most Neighborhood Commercial and Residential-Commercial Districts as characterized by building height, bulk, and appearance, and the width of streets and sidewalks differs from that of other commercial and industrial districts. Sign sizes should relate and be compatible with the surrounding district scale.

(5) Signs controls in Residential Transit Oriented-Commercial Districts are determined by the sign controls of the nearest Neighborhood Commercial District described in this Section 607.1.

* * * *

Section 8. Transit Oriented Communities and Parking. Articles 1.5 and 2 of the Planning Code are hereby amended by deleting Section 151 in its entirety, revising Sections 151.1, 153, 154, 155, 155.2, and 161, and adding Sections 207.9 and 207.10, to read as follows:

~~***SEC. 151. SCHEDULE OF REQUIRED OFF-STREET PARKING SPACES.***~~

~~*(a) **Applicability.** Off-street parking spaces shall be provided in the minimum quantities specified in Table 151, except as otherwise provided in Section 151.1 and Section 161 of this Code. Where the building or lot contains uses in more than one of the categories listed, parking requirements shall be calculated in the manner provided in Section 153 of this Code. Where off-street parking is provided which exceeds certain amounts in relation to the quantities specified in Table 151, as set forth in subsection (c), such parking shall be classified not as accessory parking but as either a Principal or a Conditional Use, depending upon the use provisions applicable to the district in which the parking is located. In considering an application for a Conditional Use for any such parking, due to the amount being provided, the Planning Commission shall consider the criteria set forth in Section 303(t) or 303(u) of this Code. Minimum off-street parking requirements shall be reduced, to the extent needed, when such reduction is part of a Development Project's compliance with the Transportation Demand Management Program set forth in Section 169 of this Code.*~~

~~*(b) **Minimum Parking Required.***~~

~~***Table 151***~~

~~***OFF-STREET PARKING SPACES REQUIRED***~~

~~***Use or Activity***~~	~~***Number of Off-Street Parking Spaces Required***~~
~~***RESIDENTIAL USES***~~	
~~*Dwelling*~~	~~*None required. P up to 1.5 parking spaces for each Dwelling Unit.*~~
~~*Dwelling, in the Telegraph Hill - North Beach Residential Special Use District*~~	~~*None required. P up to 0.5 parking spaces for each Dwelling Unit, subject to the controls and procedures of Section 249.49(c) and Section 155(t); NP above preceding ratio.*~~
~~*Dwelling, in the Polk Street Neighborhood Commercial District*~~	~~*None required. P up to 0.5 parking spaces for each Dwelling Unit; NP above preceding ratio.*~~
~~*Dwelling, in the Pacific Avenue Neighborhood Commercial District*~~	~~*None required. P up to 0.5 parking spaces for each Dwelling Unit; C up to one car for each Dwelling Unit; NP above preceding ratios.*~~
~~*Group Housing of any kind*~~	~~*None required.*~~

~~***NON-RESIDENTIAL USES***~~	
~~***Agricultural Use Category***~~	
~~*Agricultural Uses**~~	~~*None required*~~
~~*Greenhouse*~~	~~*None required. Maximum 1.5 parking spaces for each 4,000 square feet of Occupied Floor Area, where the Occupied Floor Area exceeds 5,000 square feet.*~~
~~***Automotive Use Category***~~	
~~*Automotive Uses*~~	~~*None required.*~~
~~***Entertainment, Arts and Recreation Use Category***~~	
~~*Entertainment, Arts and Recreation Uses**~~	~~*None required. Maximum 1.5 parking spaces for each 200 square feet of Occupied Floor Area, where the Occupied Floor Area exceeds 5,000 square feet.*~~
~~*Arts Activities, except theater or auditorium spaces*~~	~~*None required. Maximum 1.5 parking spaces for each 2,000 square feet of Occupied Floor Area, where the Occupied Floor Area exceeds 7,500 square feet.*~~
~~*Sports Stadium*~~	~~*None required. Maximum 1.5 parking spaces for each 15 seats.*~~
~~*Theater or auditorium*~~	~~*None required. Maximum 1.5 parking spaces for each 8 seats up to 1,000 seats where the number of seats exceeds 50 seats, plus 1.5 parking spaces for each 10 seats in excess of 1,000.*~~
~~***Industrial Use Category***~~	
~~*Industrial Uses**~~	~~*None required. Maximum 1.5 parking spaces for each 2,000 square feet of Occupied Floor Area, where the Occupied Floor Area exceeds 10,000 square feet.*~~
~~*Live/Work Units*~~	~~*None required. Maximum 1.5 parking spaces for each 2,000 square feet of Occupied Floor Area, where the Occupied Floor Area exceeds 7,500 square feet, except in RH or RM Districts, within which the requirement shall be one space for each Live/Work Unit.*~~
~~***Institutional Uses Category***~~	
~~*Institutional Uses**~~	~~*None required.*~~
~~*Child Care Facility*~~	~~*None required. Maximum 1.5 parking spaces for each 25 children to be accommodated at any one time, where the number of such children exceeds 24.*~~
~~*Hospital*~~	~~*None required. Maximum 1.5 parking spaces for each 8 beds excluding bassinets or for each 2,400 square feet of Occupied Floor Area devoted to sleeping rooms, whichever results in the greater requirement, provided that these requirements shall not apply if the calculated number of spaces is no more than two.*~~

~~*Post-Secondary Educational Institution*~~	~~*None required. Maximum 1.5 parking spaces for each two classrooms.*~~
~~*Religious Institution*~~	~~*None required. Maximum 1.5 parking spaces for each 20 seats by which the number of seats in the main auditorium exceeds 200.*~~
~~*Residential Care Facility*~~	~~*None required. Maximum in RH-1 and RH-2 Districts, 1.5 parking spaces for each 10 beds where the number of beds exceeds nine.*~~
~~*School*~~	~~*None required. Maximum 1.5 parking spaces for each six classrooms.*~~
~~*Trade School*~~	~~*None required. Maximum 1.5 parking spaces for each two classrooms.*~~
~~***Sales and Service Category***~~	
~~***Retail Sales and Services****~~	~~*None required. Maximum 1.5 parking spaces for each 500 square feet of Occupied Floor Area up to 20,000 where the Occupied Floor Area exceeds 5,000 square feet, plus 1.5 spaces for each 250 square feet of Occupied Floor Area in excess of 20,000.*~~
~~*Eating and Drinking Uses*~~	~~*None required. Maximum 1.5 parking spaces for each 200 square feet of Occupied Floor Area, where the Occupied Floor Area exceeds 5,000 square feet.*~~
~~*Health Services*~~	~~*None required. Maximum 1.5 parking spaces for each 300 square feet of Occupied Floor Area, where the Occupied Floor Area exceeds 5,000 square feet.*~~
~~*Hotel in NC Districts*~~	~~*None required. Maximum 1.2 parking spaces for each guest bedroom.*~~
~~*Hotel in districts other than NC*~~	~~*None required. Maximum 1.5 parking spaces for each 16 guest bedrooms where the number of guest bedrooms exceeds 23, plus one for the manager's Dwelling Unit, if any.*~~
~~*Mortuary*~~	~~*Eight*~~
~~*Motel*~~	~~*None required. Maximum 1.5 parking spaces for each guest unit, plus one for the manager's Dwelling Unit, if any.*~~
~~*Retail space devoted to the handling of bulky merchandise such as motor vehicles, machinery or furniture*~~	~~*None required. Maximum 1.5 parking spaces for each 1,000 square feet of Occupied Floor Area, where the Occupied Floor Area exceeds 5,000 square feet.*~~
~~*Retail Greenhouse or plant nursery*~~	~~*None required. Maximum 1.5 parking spaces for each 4,000 square feet of Occupied Floor Area, where the Occupied Floor Area exceeds 5,000 square feet.*~~
~~*Self-Storage*~~	~~*None required. Maximum 1.5 parking spaces for every three self-storage units.*~~
~~***Non-Retail Sales and Services****~~	~~*None required. Maximum 1.5 parking spaces for each 1,000 square feet of Occupied Floor Area, where the Occupied Floor Area exceeds*~~

	~~*5,000 square feet.*~~
~~*Commercial Storage or Wholesale Storage*~~	~~*None required. Maximum 1.5 parking spaces for each 2,000 square feet of Occupied Floor Area, where the Occupied Floor Area exceeds 10,000 square feet.*~~
~~*Office*~~	~~*None required. Maximum 1.5 parking spaces for each 500 square feet of Occupied Floor Area, where the Occupied Floor Area exceeds 5,000 square feet.*~~
~~***Utility and Infrastructure Category***~~	
~~*Utility and infrastructure uses*~~	~~*None required.*~~

~~** Not listed below*~~

~~*(c) Where no parking is required for a use by this Section 151, the maximum permitted shall be one space per 2,000 square feet of Occupied Floor Area of use, three spaces where the use or activity has zero Occupied Floor Area or the maximum specified elsewhere in this Section.*~~

SEC. 151.1. SCHEDULE OF PERMITTED *ACCESSORY* OFF-STREET PARKING SPACES ~~*IN SPECIFIED DISTRICTS*~~.

(a) **Applicability.** *Unless otherwise specified in a Special Use District, this Section 151.1 shall apply.* ~~*This Section 151.1 shall apply only to NCT, RC, RCD, RTO, Mixed Use, M-1, PDR-1-D, PDR-1-G, and C-3 Districts, and to the Broadway, Excelsior Outer Mission Street, Japantown, North Beach, Polk, and Pacific Avenue Neighborhood Commercial Districts.*~~

(b) ***Off-street Accessory Parking.*** *Off-street accessory parking shall not be required for any use, and the quantities of off-street parking specified in Tables 151.1-1 and 151.1-2 shall serve as the maximum amount of off-street parking that may be provided as accessory to the uses specified. In addition:*

(1) Accessory off-street parking spaces shall be permitted up to quantities specified in Tables 151.1-1 and 151.1-2, except where provision of such parking would conflict with other provisions of this Code, including but not limited to Sections 144, 145.1, 145.4, and 155(r), in which case the Code Sections other than this Section 151.1 shall apply.

(2) Where a building or lot contains more than one use, the applicable accessory parking limit shall be calculated in the manner provided in Section 153 of this Code.

(3) Where the amount of off-street parking exceeds the quantities specified in Tables 151.1-1 and 151.1-2, such parking shall be considered a separate use requiring a separate entitlement and not considered an accessory use, unless it is existing non-conforming accessory parking that may only be expanded or intensified pursuant to Section 150(e).

(4) Off-street parking shall be reduced, if required for a Development Project to comply with the Transportation Demand Management Program set forth in Section 169 of this Code.

~~*(b)* ***Controls.*** *Off-street accessory parking shall not be required for any use, and the quantities of off-street parking specified in Table 151.1 shall serve as the maximum amount of off-street parking that may be provided as accessory to the uses specified. Variances from accessory off-street parking limits, as described in this Section 151.1, may not be granted. Where off-street parking is provided that exceeds the quantities specified in Table 151.1 or as explicitly permitted by this Section, such parking shall be classified not as accessory parking but as either a principally permitted or Conditional Use, depending upon the use provisions applicable to the district in which the parking is located. In considering an application for a Conditional Use for any such parking due to the amount being provided, the Planning Commission shall consider the criteria set forth in Sections 303(t) or 303(u) of this Code.*~~

(c) **Definition.** Where a number or ratio of spaces are described in Table*s* 151.1*-1 or 151.1-2*, such number or ratio shall refer to the total number of parked ~~*cars*~~ *vehicles* accommodated in the project ~~*proposal*~~, regardless of the arrangement of parking, and shall include all spaces accessed by mechanical means, valet, or non-independently accessible means. For the purposes of determining the total number of ~~*cars*~~ *vehicles* parked, the area of an individual parking space, except for those spaces specifically designated for persons with physical disabilities, may not exceed 185 square feet, including spaces in tandem, or in

parking lifts, elevators, or other means of vertical stacking. Any off-street surface area accessible to motor vehicles with a width of 7.5 feet and a length of 17 feet (127.5 square feet) not otherwise designated on plans as a parking space may be considered and counted as an off-street parking space at the discretion of the Zoning Administrator if the Zoning Administrator, in considering the possibility for tandem and valet arrangements, determines that such area is likely to be used for parking a vehicle on a regular basis and that such area is not necessary for the exclusive purpose of vehicular circulation to the parking or loading facilities otherwise permitted.

(d) **Car-Share Parking.** Any off-street parking space dedicated for use as a car-share parking space, as defined in Section 166, shall not ~~*be credited*~~ *count* toward the total parking permitted as accessory in this Section *151.1*.

Table 151.1-*1*

OFF-STREET PARKING PERMITTED AS ACCESSORY

Use or Activity	Number of Off-Street ~~*Car*~~ *Vehicle* Parking Spaces or Space Devoted to Off-Street ~~*Car*~~ *Vehicle* Parking Permitted
RESIDENTIAL USES	
Dwelling (in all Districts unless specified otherwise below)	*P up to 2.0 parking spaces on Lots with one Dwelling Unit; P up to 3.0 parking spaces on Lots with two Dwelling Units; P up to 1.0 parking space for each Dwelling Unit for Lots with three or more Dwelling Units; NP above preceding ratio.*
Dwelling, in the Telegraph Hill - North Beach Residential Special Use District	*P up to 0.5 parking space for each Dwelling Unit, subject to the controls and procedures of Section 249.49(c) and Section 155(t); NP above preceding ratio.*
Dwelling, in the Polk Street Neighborhood Commercial District	*P up to 0.5 parking space for each Dwelling Unit; NP above preceding ratio.*
Dwelling, in the Pacific Avenue	*P up to 0.5 parking space for each Dwelling Unit;*

Neighborhood Commercial District	*C above 0.5 and up to 1.0 parking space for each Dwelling Unit; NP above preceding ratios.*
~~*Dwelling Units in RH-DTR Districts*~~	~~*P up to one car for each two Dwelling Units; C up to one car for each Dwelling Unit, subject to the criteria and procedures of Section 151.1(e); NP above one space per unit.*~~
Dwelling Units in SB-DTR Districts, except as specified below	P up to *0.375 parking space for each Dwelling Unit* ~~*one car for each four Dwelling Units*~~; C *above 0.375 and* up to 0.75 ~~*cars*~~ *parking space* for each Dwelling Unit, subject to the criteria and procedures of Section 151.1(e); NP above 0.75 ~~*cars*~~ *parking space* for each Dwelling Unit.
Dwelling Units in SB-DTR Districts with at least 2 bedrooms and at least 1,000 square feet of Occupied Floor Area	P up to *0.375 parking space* ~~*one car*~~ for each ~~*four*~~ Dwelling Unit~~*s*~~; C *above 0.375 and* up to *1.0* ~~*one car*~~ *parking space* for each Dwelling Unit, subject to the criteria and procedures of Section 151.1(e); NP above *1.0* ~~*one car*~~ *parking space* for each Dwelling Unit.
Dwelling Units in C-3 *and RH-DTR* Districts	P up to *0.375 parking space* ~~*one car*~~ for each ~~*two*~~ Dwelling Unit~~*s*~~; C *above 0.375 and* up to 0.75 ~~*cars*~~ *parking space* for each Dwelling Unit, subject to the criteria and procedures of Section 151.1(e); NP above ~~*three cars for each four*~~ *0.75 parking space for each* Dwelling Unit~~*s*~~.
Dwelling Units in the Van Ness & Market Residential Special Use District	P up to ~~*one car*~~ *0.25 parking space* for each ~~*four*~~ Dwelling Unit~~*s*~~; NP above *0*.25 ~~*cars*~~ *parking space* for each Dwelling Unit.
Dwelling Units ~~*and SRO Units*~~ in SALI, MUG outside of the Central SoMa SUD, WMUG, MUR, MUO, WMUO, SPD Districts, except as specified below	P up to ~~*one car*~~ *0.25 parking space* for each ~~*four*~~ Dwelling ~~*or SRO*~~ Unit~~*s*~~; C *above 0.25 and* up to 0.75 ~~*cars*~~ *parking space* for each Dwelling Unit, subject to the criteria, ~~*and*~~ conditions, and procedures of Section 151.1(e) or (f); NP above 0.75 ~~*cars*~~ *parking spaces* for each Dwelling ~~*or SRO*~~ Unit.
Dwelling Units in SALI, MUG outside of the Central SoMa SUD, WMUG, MUR, MUO, WMUO, and SPD Districts with at least two bedrooms and at least 1,000 square feet of Occupied Floor Area	P up to ~~*one car*~~ *0.25 parking space* for each ~~*four*~~ Dwelling Unit~~*s*~~; C *above 0.25 and* up to *1.0* ~~*one car*~~ *parking space* for each Dwelling Unit, subject to the criteria and conditions and procedures of Section 151.1(e) or (f); NP above *1.0* ~~*one car*~~ *parking space* for each Dwelling Unit.
Dwelling Units ~~*and SRO Units*~~ in NCT,	P up to ~~*one car*~~ *0.5 parking space* for each ~~*two*~~

RC, RCD, RSD, Chinatown Mixed Use Districts, except as specified below	Dwelling ~~*or SRO*~~ Unit~~*s*~~; C *above 0.5 and* up to 0.75 ~~*cars*~~ *parking space* for each Dwelling Unit, subject to the criteria and procedures of Section 151.1(e); NP above 0.75 ~~*cars*~~ *parking space* for each Dwelling Unit.
Dwelling Units ~~*and SRO Units*~~ in the Telegraph Hill - North Beach Residential Special Use District	P up to 0.5 parking spaces for each Dwelling Unit, subject to the controls and procedures of Section 249.49(c) and Sections 155(r) and 155(t); NP above *preceding ratio*.
Dwelling Units ~~*and SRO Units*~~ in the Broadway and North Beach Neighborhood Commercial Districts outside of the boundaries of the Telegraph Hill - North Beach Residential Special Use District	P up to 0.5 parking space for each Dwelling Unit~~,~~*;* C *above 0.5 and* up to 0.75 ~~*cars*~~ *parking spaces* for each Dwelling Unit; NP above 0.75 ~~*cars*~~ *parking space* for each Dwelling Unit, subject to the controls and procedures of Sections 155(r), 155(t), and Section 151.1(e). *NP above preceding ratio.*
Dwelling Units in the Glen Park NCT District	*P up to 0.5 parking space for each Dwelling Unit; C above 0.5 and up to 1.0 parking space for each Dwelling Unit, subject to the criteria and procedures of Section 151.1(e); NP above 1.0 parking space for each Dwelling Unit.*
Dwelling Units in the ~~*Glen Park and*~~ Ocean Avenue NCT District~~*s*~~ and the Excelsior Outer Mission Street Neighborhood Commercial District	P up to ~~*one car*~~ *1.0 parking space* for each *Dwelling U*~~*u*~~nit; NP above *1.0 parking space for each Dwelling Unit*.
Dwelling Units in the Japantown NC District	P up to 0.75 ~~*cars*~~ *parking space* for each Dwelling Unit~~,~~*;* C *above 0.75 and* up to 1.0 ~~*cars*~~ *parking space* for each Dwelling Unit, subject to the criteria and procedures of Section 151.1(e); NP above *1.0 parking space for each Dwelling Unit*.
Dwelling Units ~~*with*~~in the Central SoMa SUD	P up to ~~*one car*~~ *0.25 parking space* for each ~~*four*~~ Dwelling Unit~~*s*~~; C above 0.25 and up to 0.5 ~~*cars*~~ *parking space* for each Dwelling Unit. *NP above 0.5 parking space for each Dwelling Unit.*
Dwelling Units in RTO Districts.	*P up to 1.0 parking space for each Dwelling Unit; NP above 1.0 parking space for each Dwelling Unit. For Lots east of Divisadero and Castro Streets in RTO Districts, P up to 0.75 parking spaces for each Dwelling Unit; C above 0.75 and up to 1.0 parking space for each Dwelling Unit, subject to the criteria and procedures of Section*

	151.1(e) or (f). NP above 1.0 parking space for each Dwelling Unit.
Dwelling Units in ~~*RTO,*~~ RED and RED-MX Districts, except as specified below	P up to ~~*three cars*~~ *0.75 parking spaces* for each ~~*four*~~ Dwelling Unit~~*s*~~; C *above 0.75 and* up to *1.0* ~~*one car*~~ *parking space* for each Dwelling Unit, subject to the criteria and procedures of Section 151.1(e) or (f); NP above *1.0* ~~*one car*~~ *parking space* for each Dwelling Unit.
Dwelling Units in UMU Districts, except as specified below	P up to 0.75 ~~*cars*~~ *parking spaces* for each Dwelling Unit; NP above *0.75 parking spaces for each Dwelling Unit*.
Dwelling Units in UMU District with at least 2 bedrooms and at least 1,000 square feet of occupied floor area	P up to 1*.0* ~~*car*~~ *parking space* for each Dwelling Unit and subject to the conditions of *Section* 151.1(e); NP above *1.0 parking space for each Dwelling Unit*.
Group Housing of any kind	P up to *1.0* ~~*one car*~~ *parking space* for each three bedrooms or for each six beds, whichever results in the greater *number of parking spaces* ~~*requirement*~~, plus *1.0* ~~*one*~~ *parking space* for the manager's Dwelling Unit if any; NP above *preceding ratios*.
NON-RESIDENTIAL USES IN C-3 DISTRICTS	
All non-residential uses in C-3 Districts	Not to exceed 7% of Occupied Floor Area of such uses, except not to exceed 3.5% of Occupied Floor Area in the C-3-O(SD) District, and subject to the pricing conditions of Section 155(g).
NON-RESIDENTIAL USES IN DISTRICTS OTHER THAN C-3	
Non-residential, non-office uses in PDR-1-D, PDR-1-G, and UMU Districts	P up to 50% greater than indicated for the uses specified below. *NP above preceding ratio.*
Agricultural Use Category	
Greenhouse	*P up to 1.5 parking spaces for each 4,000 square feet of Occupied Floor Area. NP above preceding ratio.*
Entertainment, Arts, and Recreation Uses Category	
Entertainment, Arts, and Recreation Uses*	*P up to 1.5 parking spaces for each 200 square feet of Occupied Floor Area. NP above preceding ratio.*

Arts Activities, except theaters and auditoriums	~~*P up to one car for each 200 square feet of Occupied Floor Area.*~~ *P up to 1.5 parking spaces for each 2,000 square feet of Occupied Floor Area. NP above preceding ratio.*
Sports Stadium	P up to *1.0 parking space* ~~*one car*~~ for each 15 seats. *NP above preceding ratio.*
Theater or auditorium	P up to *1.0* ~~*one car*~~ *parking space* for each ~~*eight*~~ *8* seats up to 1,000 seats, plus ~~*one*~~ *1.0 parking space* for each 10 seats in excess of 1,000. *NP above preceding ratio.*
Industrial Uses Category	
Industrial Uses*	P up to ~~*one car*~~ *1.0 parking space* for each 1,500 square feet of Occupied Floor Area. *NP above preceding ratio.*
Small Enterprise Workspace	P up to ~~*one car*~~ *1.0 parking space* for each 1,500 square feet of Occupied Floor Area. *NP above preceding ratio.*
Live/Work Units	*P up to 1.5 parking spaces for each 2,000 square feet of Occupied Floor Area, except in RH or RM Districts, within which the requirement shall be 1.0 parking space for each Live/Work Unit. NP above preceding ratio.*
Institutional Uses Category	
Institutional Uses*	P up to ~~*one car*~~ *1.0 parking space* per 1,500 square feet of Occupied Floor Area. NP above *preceding ratio*.
Child Care Facility	P up to ~~*one car*~~ *1.0 parking space* for each 25 children ~~*to be accommodated at any one time*~~. *NP above preceding ratio.*
Hospital	P up to ~~*one car*~~ *1.0 parking space* for each 8 guest beds excluding bassinets or for each 2,400 square feet of Occupied Floor Area devoted to sleeping rooms, whichever results in the lesser requirement. *NP above preceding*

	ratio.
Post-Secondary Educational Institution	P up to ~~*one car*~~ *1.0 parking space* for each ~~*two*~~ *2* classrooms. *NP above preceding ratio.*
Religious Institution	P up to ~~*one car*~~ *1.0 parking space* for each 20 seats. *NP above preceding ratio.*
Residential Care Facility	P up to ~~*one car*~~ *1.0 parking space* for each 10 beds. *NP above preceding ratio.*
School	P up to ~~*one car*~~ *1.0 parking space* for each ~~*six*~~ *6* classrooms. *NP above preceding ratio.*
Trade School	P up to ~~*one car*~~ *1.0 parking space* for each ~~*two*~~ *2* classrooms. *NP above preceding ratio.*
Sales and Services Category	
Retail Sales and Services*	P up to ~~*one car*~~ *1.0 parking space* for each 500 square feet of Occupied Floor Area. ~~*up to 20,000 square feet, plus one car for each 250 square feet of Occupied Floor Area in excess of 20,000.*~~ *NP above preceding ratio.*
Eating and Drinking Uses	P up to *1.25 parking spaces* ~~*one car*~~ for each *500* ~~*200*~~ square feet of Occupied Floor Area. *NP above preceding ratio.*
All retail in the Eastern Neighborhoods Mixed Use Districts where any portion of the parcel is within the Central SoMa Special Use District or is less than *one-quarter* ~~*1/4*~~ mile from Market, Mission, 3rd Streets and 4th Street north of Berry Street, except grocery stores of over 20,000 gross square feet.	P up to ~~*one*~~ *1.0 parking space* for each 1,500 square feet of Gross Floor Area. *NP above preceding ratio.*
General Grocery uses with over 20,000 square feet of Occupied Floor Area	P up to ~~*one car*~~ *1.0 parking space* per 500 square feet of Occupied Floor Area, and subject to the conditions of Section 303(u)(2). C up to ~~*one car*~~ *1.0 parking space* per 250 square feet of Occupied Floor Area ~~*for that area in excess of 20,000 square feet*~~, subject to the conditions and criteria of Section 303(t)(2).

	NP above *preceding ratio*.
Health Service	P up to *1.0* ~~one~~ *parking space* for each 300 square feet of Occupied Floor Area. *NP above preceding ratio.*
Hotel*s in Districts other than NC*	P up to ~~one car~~ *1.0 parking space* for each 16 guest bedrooms, plus ~~one~~ *1.0 parking space* for the manager's Dwelling Unit, if any. *NP above preceding ratio.*
Hotels in NC Districts	*P up to 1.2 parking spaces for each guest bedroom. NP above preceding ratio.*
Limited Corner Commercial Uses in *RH, RTO-1,* RTO-*M* and RM districts authorized under Section 231.	None permitted.
Mortuary	P up to *5.0 parking spaces.* ~~five cars.~~ *NP above preceding ratio.*
Motel	P up to *1.0 parking space* ~~one car~~ for each guest unit, plus ~~one~~ *1.0 parking space* for the manager's Dwelling Unit, if any. *NP above preceding ratio.*
Retail *Greenhouse or* plant nursery	P up to ~~one car~~ *1.0 parking space* for each 4,000 square feet of Occupied Floor Area. Such uses exceeding 20,000 square feet shall be subject to the conditions of Section 303(u)(2). *NP above preceding ratio.*
Retail space devoted to the handling of bulky merchandise such as motor vehicles, machinery, or furniture	P up to ~~one car~~ *1.0 parking space* for each 1,000 square feet of Occupied Floor Area. Such uses exceeding 20,000 square feet shall be subject to the conditions of Section 303(u)(2). *NP above preceding ratio.*
Self-Storage	P up to ~~one car~~ *1.0 parking space* for each ~~three~~ *3* self-storage units. *NP above preceding ratio.*
Non-Retail Sales and Services*	P up to ~~one car~~ *1.0 parking space* per 1,500 square feet of Occupied Floor Area. *NP above preceding ratio.*
Commercial Storage or Wholesale	P up to ~~one car~~ *1.0 parking space* for each 2,000

Storage	square feet of Occupied Floor Area. *NP above preceding ratio.*
Office (unless otherwise specified below)	*P up to 1.25 parking spaces for each 500 square feet of Occupied Floor Area. NP above preceding ratio.*
Office uses in DTR, SPD, MUG, WMUG, MUR, WMUO, and MUO Districts	P up to 7% of the Occupied Floor Area of such uses and subject to the pricing conditions of Section 155(g); NP above *preceding ratio.*.
Office uses in the Central SoMa Special Use District	P up to ~~one car~~ *1.0 parking space* per 3,500 square feet of Occupied Floor Area. *NP above preceding ratio.*
Office uses in Chinatown Mixed Use Districts	P up to 7% of the Occupied Floor Area of such uses; NP above *preceding ratio*.
Office uses in M-1, UMU, SALI, PDR-1-D, and PDR-1-G Districts, except as specified below	P up to ~~one car~~ *1.0 parking space* per 1,000 square feet of Occupied Floor Area and subject to the pricing conditions of Section 155(g); NP above *preceding ratio*.
Office uses in M-1, UMU, SALI, PDR-1-D, and PDR-1-G Districts where the entire parcel is greater than *one-quarter* ~~¼~~ mile from Market, Mission, 3rd Streets and 4th Street north of Berry Street	P up to ~~one car~~ *1.0 parking space* per 500 square feet of Occupied Floor Area; NP above *preceding ratio*.
Utility and Infrastructure Uses Category	
Utility and Infrastructure Uses	P up to ~~one car~~ *1.0 parking space* per 1,500 square feet of Occupied Floor Area. NP above *preceding ratio*.

* Not listed below

(e) ***Non-Residential Uses.*** *Unless otherwise specified in Tables 151.1-1 or 151.1-2, or elsewhere in this Section 151.1, the maximum accessory parking permitted for non-residential uses shall be one of the following:*

(1) One parking space per 2,000 square feet of Occupied Floor Area of use; or

(2) Three parking spaces where the use or activity has no Occupied Floor Area.

(~~f~~*e*) **Excess Residential Parking.** Any request for accessory residential parking, in excess of what is principally permitted in Table*s* 151.1-*1 and 151.1-2*, shall be reviewed by the Planning Commission as a Conditional Use*, provided that the request does not exceed the maximum amount stated in Tables 151.1-1 and 151.1-2*. In MUG, WMUG, MUR, MUO, RED, RED-MX, and SPD Districts, any project subject to Section 329 and that requests residential accessory parking in excess of that which is principally permitted in Table*s* 151.1-*1 and 151.1-2*, but which does not exceed the maximum amount stated in Table*s* 151.1-*1 and 151.1-2*, shall be reviewed by the Planning Commission according to the procedures of Section 329. Projects that are not subject to Section 329 shall be reviewed under the procedures detailed in subsection (*g*) below.

(~~f~~*g*) **Small Residential Projects in MUG, WMUG, MUR, MUO, CMUO, WMUO, RED, RED-MX, and SPD Districts**. Any project that is not subject to the requirements of Section 329 and that requests residential accessory parking in excess of what is principally permitted in Table*s* 151.1-*1 and 151.1-2* shall be reviewed by the Zoning Administrator subject to Section 307(i). The Zoning Administrator may grant parking in excess of what is principally permitted in Table*s* 151.1-*1 and 151.1-2*, not to exceed the maximum amount stated in Table*s* 151.1-*1 and 151.1-2*, only if the Zoning Administrator determines that:

(1) all the following conditions have been met:

(A) Vehicle movement on or around the project does not unduly impact pedestrian spaces or movement, transit service, bicycle movement, or the overall traffic movement in the district;

(B) Accommodating excess accessory parking does not degrade the overall urban design quality of the project proposal;

(C) All above-grade parking is architecturally screened and lined with active uses according to the standards of Section 145.1, and the project sponsor is not

requesting any exceptions or variances requiring such treatments elsewhere in this Code; and

(D) Excess accessory parking does not diminish the quality and viability of existing or planned streetscape enhancements;

(2) parking is not accessed from any protected Transit or Pedestrian Street described in Section 155(r), and

(3) where more than 10 spaces are proposed at least half of them, rounded down to the nearest whole number, are stored and accessed by mechanical stackers or lifts, valet, or other space-efficient means that reduces space used for parking and maneuvering, and maximizes other uses.

~~*(g)* ***Excess Parking for Non-Residential Uses greater than 20,000 square feet.*** *Where permitted by Table 151.1 for a Non-Residential Use greater than 20,000 square feet, any request for accessory parking in excess of what is principally permitted in Table 151.1, but which does not exceed the maximum amount stated in Table 151.1, shall be reviewed by the Planning Commission as a Conditional Use.*~~

(h) ***Transit-Oriented Communities Parking Limits.*** *Consistent with the Transit-Oriented Communities Policies of the Metropolitan Transportation Commission, this Section 151.1 implements the maximum parking limits based on the presence of certain transit services within one-half mile of the development. Notwithstanding the provisions of Table 151.1-2, if any portion of the subject development falls within the geographic areas listed in Table 151.1-2, the lower of the maximum limits in either Table 151.1-1 or Table 151.1-2 shall apply as the maximum amount of parking.*

Table 151.1-2

MAXIMUM PARKING LIMITS FOR TRANSIT STATION AREAS

Geographic Area	*Maximum Residential Parking per Dwelling Unit **	*Maximum Parking for Non-Retail Sales and Service Uses*

		(including all Office and Laboratory uses) and Retail Sales and Service Uses, except for any use also classified as a Production, Distribution, and Repair Use.
*Transit-Oriented Communities Tier 1: Sites within a half-mile of Embarcadero, Montgomery, Powell, or Civic Center BART stations; and Salesforce Transbay Transit Center.***	*0.375 parking space for each Dwelling Unit.*	*0.25 parking spaces per 1,000 square feet of Occupied Floor Area.*
*Transit-Oriented Communities Tier 2: Sites within a half-mile of 16th Street, 24th Street, Glen Park, or Balboa Park BART stations.***	*0.5 parking spaces for each Dwelling Unit.*	*1.6 parking spaces per 1,000 square feet of Occupied Floor Area.*
Transit-Oriented Communities Tier 3: Sites within a half-mile of all Muni rail stops on the F, J, K, L, M, N, or T lines; Caltrain Stations; and Van Ness Bus Rapid Transit Stops (i.e., stops on Van Ness Avenue between and including Market	*1.0 parking space for each Dwelling Unit.*	*2.5 parking spaces per 1,000 square feet of Occupied Floor Area.*

*Street and Union Street).***		
*Transit-Oriented Communities Tier 4: Sites within a half-mile of all ferry terminals, including the Ferry Building, 16th Street/Mission Bay, and Treasure Island.***	*1.0 parking space for each Dwelling Unit.*	*2.5 parking spaces per 1,000 square feet of Occupied Floor Area.*

** Refer to Table 151.1-1 for maximum parking limits applicable to Group Housing, including Group Housing projects in Transit Station Areas.*

*** As used in Table 151.1-2, the distance of one-half mile shall be measured in accordance with the methodology established by the Metropolitan Transportation Commission.*

SEC. 153. RULES FOR CALCULATION OF ~~*REQUIRED*~~ *PARKING* SPACES.

(a) In the calculation of off-street parking, freight loading spaces, and bicycle parking spaces *permitted or* required under Sections 151*.1*, 152, 152.1, 155.2, 155.3, and 155.4 of this Code, *or pursuant to any Special Use District*, the following rules shall apply:

(1) In the case of mixed uses in the same structure, on the same lot, or in the same development, or more than one type of activity involved in the same use, the total ~~*requirements for*~~ *permitted* off-street parking and *requirements for* loading spaces shall be the sum of the requirements for the various uses or activities computed separately, including fractional values.

(2) Where an initial quantity of floor area, rooms, seats, or other form of measurement is exempted from ~~*off-street parking or*~~ loading requirements, such exemption shall apply only once to the aggregate of that form of measurement. If the initial exempted

quantity is exceeded, for either a structure or a lot or a development, the requirement shall apply to the entire such structure, lot, or development, unless the contrary is specifically stated in this Code. In combining the requirements for use categories in mixed use buildings, all exemptions for initial quantities of square footage for the uses in question shall be disregarded, excepting the exemption for the initial quantity which is the least among all the uses in question.

(3) Where a structure or use is divided by a zoning district boundary line, the requirements as to quantity of ~~*off-street parking and*~~ loading spaces *and permitted off-street parking* shall be calculated in proportion to the amount of such structure or use located in each zoning district.

(4) Where seats are used as the form of measurement, each 22 inches of space on benches, pews and similar seating facilities shall be considered one seat.

(5) When the calculation of the ~~*required*~~ number of ~~*off-street parking or*~~ *required* freight loading *or permitted off-street parking* spaces results in a fractional number, a fraction of ~~½~~ *one-half* or more shall be adjusted to the next higher whole number of spaces, and a fraction of less than *one-half* ~~*½ may*~~ *shall* be disregarded, *except where the number of permitted spaces is less than one, in which case one parking space shall be permitted*.

(6) In C-3, MUG, MUR, MUO, CMUO, and UMU *Districts*, substitution of two service vehicle spaces for each required off-street freight loading space may be made, provided that a minimum of 50*%* ~~*percent*~~ of the required number of spaces are provided for freight loading. Where the 50*%* ~~*percent*~~ allowable substitution results in a fraction, the fraction shall be disregarded.

(b) The requirements for off-street ~~*parking and*~~ loading *and permitted off-street parking* for any use not specifically mentioned in Sections 151*.1* and 152 shall be the same as for a use specified which is similar, as determined by the Zoning Administrator.

(c) For all uses and all districts covered by Section 151.1, the rules of calculation established by subsection (a) *of this Section 153* shall apply to the determination of maximum permitted spaces ~~*al*~~ allowed by Section 151.1.

SEC. 154. DIMENSIONS FOR OFF-STREET PARKING, FREIGHT LOADING, AND SERVICE VEHICLE SPACES.

(a) **Parking Spaces.** ~~*Required parking*~~ *Parking* spaces may be either independently accessible or space-efficient as described in *Section* 154(a)(4) and 154(a)(5), except as required elsewhere in the Building Code for spaces specifically designated for persons with physical disabilities. Space-efficient parking is encouraged.

(1) Each independently accessible off-street parking space ~~*shall have a minimum*~~ *measuring an* area of 144 square feet (8 feet by 18 feet) *shall count as* ~~*for*~~ a standard space and *measuring* 112.5 square feet ~~*for*~~ *shall count as* a compact space (7.5 feet by 15 feet), except for the types of parking spaces authorized by *subsection* ~~*Paragraph*~~ (a)(4) below and spaces specifically designated for persons with physical disabilities, the requirements for which are set forth in the Building Code. Every ~~*required*~~ *parking* space shall be of usable shape. The area of any such space shall be exclusive of driveways, aisles, and maneuvering areas. ~~*The parking space requirements for the Bernal Heights Special Use District are set forth in Section 242.*~~

(2) Any ratio of standard spaces to compact spaces may be permitted, so long as compact car spaces are specifically marked and identified as a compact space. ~~*Special provisions relating to the Bernal Heights Special Use District are set forth in Section 242.*~~

(3) Off-street parking spaces in DTR, C-3, RTO, NCT, Eastern Neighborhoods Mixed Use, PDR-1-D, and PDR-1-G Districts shall have no ~~*minimum*~~ *defined* area or dimension requirements, except as required elsewhere in the Building Code for spaces specifically designated for persons with physical disabilities. For all uses in all Districts, ~~*for which there is*~~

~~*no minimum off-street parking requirement, per Section 151.1,*~~ refer to *Sections 153 and* 151.1(c) for rules regarding calculation of parking spaces.

(4) *Permitted off-street parking* ~~*Parking*~~ spaces in mechanical parking structures that allow a vehicle to be accessed without having to move another vehicle under its own power shall be deemed to be independently accessible. Parking spaces that are accessed by a valet attendant and are subject to such conditions as may be imposed by the Zoning Administrator to insure the availability of attendant service at the time the vehicle may reasonably be needed or desired by the user ~~*for whom the space is required*~~, shall be deemed to be independently accessible. Any conditions imposed by the Zoning Administrator pursuant to this Section *154* shall be recorded as a Notice of Special Restriction.

(5) Space-efficient parking is parking in which vehicles are stored and accessed by valet, mechanical stackers or lifts, certain tandem spaces, or other space-efficient means. Tandem spaces shall ~~*only*~~ count ~~*towards satisfying the parking requirement*~~ *toward permitted off-street parking spaces* if no more than one car needs to be moved to access the desired parking space. ~~*Space-efficient parking is encouraged, and may be used to satisfy minimum parking requirements so long as the project sponsor can demonstrate that all required parking can be accommodated by the means chosen.*~~

* * * *

SEC. 155. GENERAL STANDARDS AS TO LOCATION AND ARRANGEMENT OF OFF-STREET PARKING, FREIGHT LOADING, AND SERVICE VEHICLE FACILITIES.

Required off-street parking and freight loading facilities shall meet the following standards as to location and arrangement. Facilities which are not required but are actually provided shall also meet the following standards unless such standards are stated to be applicable solely to required facilities. In application of the standards of this Code for off-street

parking and loading, reference may be made to provisions of other portions of the Municipal Code concerning off-street parking and loading facilities, and to standards of the Better Streets Plan and the Bureau of Engineering of the Department of Public Works. Final authority for the application of such standards under this Code, and for adoption of regulations and interpretations in furtherance of the stated provisions of this Code shall, however, rest with the Planning Department.

* * * *

(u) **Driveway and Loading Operations Plan (DLOP)** ~~***in the Central SoMa Special Use District and Van Ness & Market Residential Special Use District***~~**.**

(1) **Purpose.** The purpose of a Driveway and Loading Operations Plan (DLOP) is to reduce potential conflicts between driveway and loading operations, including passenger and freight loading activities, and pedestrians, bicycles, and vehicles, to maximize reliance of on-site loading spaces to accommodate new loading demand, and to ensure that off-site loading activity is considered in the design of new buildings.

(2) **Applicability.** Development projects of more than 100,000 net new *Gross* ~~*square feet*~~ *Floor Area* ~~*in the Central SoMa Special Use District and Van Ness & Market Residential Special Use District*~~.

(3) **Requirement.** Applicable projects shall prepare a DLOP for review and approval by the Planning Department, in consultation with the San Francisco Municipal Transportation Agency. The DLOP shall be written in accordance with any guidelines issued by the Planning Department.

SEC. 155.2. BICYCLE PARKING: APPLICABILITY AND REQUIREMENTS FOR SPECIFIC USES.

*** * * ***

Table 155.2

BICYCLE PARKING SPACES REQUIRED

Use	**Minimum Number of Class 1 Spaces Required**	**Minimum Number of Class 2 Spaces Required**
RESIDENTIAL USES		
* * * *		
~~*Senior Housing or*~~ Dwelling Units dedicated to persons with physical disabilities	One Class 1 space for every 10 units or beds, whichever is applicable.	Minimum two spaces. Two Class 2 spaces for every 50 units or beds, whichever is applicable.
Senior Housing (Dwelling Units or Group Housing)	*One Class 1 space for every 20 units or beds, whichever is applicable. No Class 1 spaces are required for projects where the ratio would result in a requirement of less than 5 spaces.*	*Two Class 2 spaces for every 100 units or beds, whichever is applicable.*
* * * *		

* * * *

SEC. 161. EXEMPTIONS AND EXCEPTIONS FROM OFF-STREET PARKING, FREIGHT LOADING, AND SERVICE VEHICLE REQUIREMENTS.

The following exemptions shall apply to the requirements for off-street parking and loading spaces set forth in Sections 151.*1* through 155 of this Code. These provisions, as exemptions, shall be narrowly construed. Reductions or waivers by the Zoning Administrator

permitted by this Section 161 shall be conducted pursuant to the procedures of Section 307(h)(2). Where exceptions in this Section *161* require approval by the Zoning Administrator, the Zoning Administrator shall consider the criteria of Section 307(i).

~~*(a)* ***Topography****. No off-street parking shall be required for a one-family or two-family dwelling where the lot on which such dwelling is located is entirely inaccessible by automobile because of topographic conditions.*~~

(~~*b*~~*a*) ~~***Parking or***~~ **Loading Across Very Wide Sidewalks.** No off-street ~~*parking or*~~ loading shall be required where access to the lot cannot be provided other than by means of a driveway across a sidewalk 25 feet or more in width from the curb to the front lot line which would cause serious disruption to pedestrian traffic.

(~~*c*~~*b*) **Joint Use of Off-Street Parking.** Joint use of the same off-street parking spaces ~~*to meet the requirements of this Code*~~ for two or more structures or uses *is* ~~*may be*~~ permitted~~*, where the normal hours of operation of such structures or uses are such as to assure the feasibility of such joint use of parking and where the total quantity of spaces provided is at least equal to the total of the required spaces for the structures or uses in operation at any given time*~~.

~~*(d)* ***Exceptions to Improve Conformity with Setbacks, Yards, Open Space, and Other Requirements of the Code****. The Zoning Administrator may reduce or waive the off-street parking requirement for existing buildings if removal of parking and associated structures increases conformity with required front setbacks, side yards, and rear yards, increases conformity with open space or street frontage requirements, reduces or eliminates any nonconforming encroachment onto public rights-of-way or other public property or easement, and/or reduces or eliminates any other code nonconformity.*~~

(~~*e*~~*c*) **Freight Loading and Service Vehicle Spaces.** In recognition of the fact that site constraints may make provision of required freight loading and service vehicle spaces impractical or undesirable, a reduction in or waiver of the provision of freight loading and service vehicle spaces for uses may be permitted, by the Zoning Administrator in all ~~*d*~~*D*istricts,

or in accordance with the provisions of Section 309 of this Code in C-3 Districts. In considering any such reduction or waiver, the following criteria shall be considered:

(1) Provision of freight loading and service vehicle spaces cannot be accomplished underground because site constraints will not permit ramps, elevators, turntables and maneuvering areas with reasonable safety;

(2) Provision of the required number of freight loading and service vehicle spaces on-site would result in the use of an unreasonable percentage of ground-floor area, and thereby preclude more desirable use of the ground floor for retail, pedestrian circulation or open space uses;

(3) A jointly used underground facility with access to a number of separate buildings and meeting the collective needs for freight loading and service vehicles for all uses in the buildings involved, cannot be provided; and

(4) Spaces for delivery functions can be provided at the adjacent curb without adverse effect on pedestrian circulation, transit operations or general traffic circulation, and off-street space permanently reserved for service vehicles is provided either on-site or in the immediate vicinity of the building.

(~~g~~d) **Historic Buildings.** There shall be no minimum off-street ~~*parking or*~~ loading requirements for any principal or Conditional Use located in (1) a landmark building designated per Article 10 of this Code, (2) a contributing building located within a designated historic district per Article 10, (3) any building designated Category I-IV per Article 11 of this Code, or (4) buildings listed on the National Register and/or California Register.

(~~h~~e) **Landmark and Significant Trees.** The required off-street ~~*parking and*~~ loading may be reduced or waived if the Zoning Administrator determines that provision of required ~~*off-street parking or*~~ loading would result in the loss of or damage to a designated Landmark Tree or Significant Tree, as defined in the Public Works Code. The Zoning Administrator's decision

shall be governed by Section 307~~(i)~~ and shall require either (1) the recommendation of the Department of Public Works Bureau of Urban Forestry, or its successor agency, or (2) the recommendation of a certified arborist as documented in the subject tree's required tree protection plan.

(~~i~~*f*) **Geologic Hazards.** No off-street ~~*parking or*~~ loading shall be required where the Planning Department finds that required ~~*parking or*~~ loading cannot practically be provided without compromising the earthquake safety or geologic stability of a building and/or neighboring structures and properties.

(~~j~~*g*) **Protected Street Frontages and Transit Stops.** No off-street ~~*parking or*~~ loading is required on any lot whose sole feasible automobile access is across a protected street frontage identified in Section 155(r).

(~~k~~*h*) **Curbside Transit Lanes and Bikeways.** No off-street parking or loading is required on any lot whose sole feasible automobile access is across a curbside transit lane or bikeway.

SEC. 207.9. MINIMUM DWELLING UNIT DENSITIES AND MINIMUM OFFICE INTENSITIES, USES "BY-RIGHT."

(a) ***Purpose.*** *This Section 207.9 establishes minimum residential and commercial density standards in Transit-Oriented Communities, as identified by the Metropolitan Transit Commission, and implements the City's Housing Element obligations pursuant to Government Code 65583, including requirements for both minimum densities and approval of certain projects on Housing Element Sites. Consistent with the Transit-Oriented Communities Policies of the Metropolitan Transportation Commission, this Section establishes the minimum Dwelling Unit densities for residential development and minimum intensities for Office use. Consistent with Government Code Sections 65583.2(c), and (h), this Section permits certain types of housing projects as a "use by right," as that term is defined in*

Government Code Section 65583.2(i).

(b) ***Minimum Dwelling Unit Density.***

(1) ***Applicability.***

(A) ***Transit-Oriented Community Tiers.*** *This Section 207.9 applies to all projects proposing new construction of one or more Residential Buildings on sites that do not already contain Residential uses unless such uses are demolished, and that are located in the geographic areas or satisfy the applicability criteria described in Table 207.9. These minimum residential densities shall apply only in zoning Districts where Residential uses are permitted. Changes of use of existing building space to Residential use, additions of Residential use to existing structures, and additions of Residential or Office uses to lots where such uses are already existing, and that are not proposed for demolition, are not subject to the requirements of this Section.*

(B) ***Housing Element Sites.*** *Residential projects on sites identified pursuant to Government Code Section 65583.2(c) and (h) in which at least 20% of the units are set aside to households with incomes at 80% of Area Median Income or lower shall be approved "by-right" as that term is defined in Government Code Section 65583.2(i).*

(2) ***Minimum Densities.*** *New construction proposing Dwelling Units on sites within the geographic areas described in Table 207.9 must provide at least the number of Dwelling Units specified in Table 207.9. Sites that meet more than one applicable Tier requirement in Table 207.9 shall comply with the higher minimum density. Fractions of units shall be rounded per Section 207(b)(1). For purposes of this Section 207.9, Accessory Dwelling Units shall count toward any minimum density requirement.*

(c) ***Minimum Office Intensity.***

(1) ***Applicability.*** *This subsection (c) applies to all projects proposing new construction of Office use on sites that do not already contain Office uses, and that are located in the geographic areas or satisfy the applicability criteria described in Table 207.9; provided that the minimum Office*

intensities in this subsection (c) shall not exceed the amount of permissible Office use allowed in the District. These minimum densities shall only apply in Districts where Office uses are permitted. Changes of use of existing building space to Office use, additions of Office use to existing structures, and additions of Office uses to Lots where such uses are already existing, and that are not proposed for demolition are not subject to the requirements of this Section 207.9.

(2) ***Minimum Intensity.*** *New construction proposing Office use on sites within the geographic areas described in Table 207.9 must comply with the FAR requirements in Table 207.9.*

Table 207.9

MINIMUM DENSITIES REQUIRED FOR RESIDENTIAL DEVELOPMENT AND MINIMUM INTENSITIES FOR OFFICE USE

Applicability	***Minimum Dwelling Unit Density***	***Minimum Intensity for Office Use***
*Transit-Oriented Communities Tier 1: Sites within a half-mile of Embarcadero, Montgomery, Powell, or Civic Center BART stations; and Salesforce Transbay Transit Center.**	*100 units per acre*	*Floor Area Ratio 4:1*
*Transit-Oriented Communities Tier 2: Sites within a half-mile of 16th Street, 24th Street, Glen Park, or Balboa Park BART stations.**	*75 units per acre*	*Floor Area Ratio 3:1*

*Transit-Oriented Communities Tier 3: Sites within a half-mile of all Muni rail stops on the F, J, K, L, M, N, or T lines; Caltrain Stations; and Van Ness Bus Rapid Transit Stops (i.e. stops on Van Ness Avenue between and including Market Street and Union Street).**	*50 units per acre*	*Floor Area Ratio 2:1*
*Transit-Oriented Communities Tier 4: Sites within a half-mile of all ferry terminals, including the Ferry Building, 16th Street/Mission Bay, and Treasure Island; and all other locations subject to the applicability of Section 207.9.**	*50 units per acre*	*Floor Area Ratio 1:1*
*Sites identified as Reused Sites in the 2022 Housing Element Update.***	*50 units per acre*	*N/A*
*Sites identified as Appropriate for Very Low Income or Low Income Households in the 2022 Housing Element Update.****	*50 units per acre*	*N/A*

** As used in Table 207.9, the distance of one-half mile shall be measured in accordance with the methodology established by the Metropolitan Transportation Commission.*

*** Housing Projects in which at least 20% of the units are set aside to households with incomes at 80% of Area Median Income or lower on sites in this category shall be approved consistent with California Government Code Section 65583.2(c) and (i).*

**** Housing Projects in which at least 20% of the units are set aside to households with incomes at 80% of Area Median Income or lower on sites in this category shall be approved consistent with California Government Code Section 65583.2(h) and (i).*

(d) ***Gross Floor Area.*** *For purposes of determining the Gross Floor Area of a development Lot subject to this Section 207.9, the calculation shall exclude Gross Floor Area to be dedicated for publicly accessible streets. In instances where portions of a Lot are unbuildable due to topographic or geologic conditions, a development is proposed on only a portion of the Lot, or the Lot is otherwise constrained, the Zoning Administrator is authorized to determine that a smaller portion of a Lot shall serve as the development Lot.*

(e) ***Mixed-uses.*** *For purposes of determining minimum Residential Density and Office Intensity, as long as one of the land uses satisfies the minimum Residential Density and/or Office Intensity the respective land uses are prorated to comply individually.*

(f) ***Conditional Use Authorizations for Projects that Fail to Comply with this Section.*** *Projects that fail to comply with the objective standards in this Section 207.9 shall be considered non-code-compliant. If not otherwise prohibited by the Code, a project may not comply with the minimum Residential Density and Office Intensity, if the Planning Commission approves a Conditional Use Authorization.*

SEC. 207.10. MAXIMUM DWELLING UNIT SIZE.

(a) ***Purpose.*** *To encourage new infill multi-family housing, limit the proliferation and*

expansion of large houses that do not increase the housing stock of moderately-priced units, support the preservation of existing housing that serves lower- and middle-income households, and encourage maximizing residential density, this Section 207.10 sets forth citywide maximum Dwelling Unit sizes.

(b) ***Applicability.*** *This Section 207.10 applies to projects proposing to construct one or more Dwelling Units for which a Development Application is filed after January 31, 2026, and the project proposes any of the following:*

(1) construction of new Dwelling Unit(s), including the construction of a Dwelling Unit where an existing unit is proposed for demolition as defined in Section 317(b)(2);

(2) merger of two or more Dwelling Units as defined in Section 317(b)(7); or

(3) reduction in the number of existing Dwelling Units.

(c) ***Requirements.*** *Any project that meets one or more of the criteria in subsection (b) shall be restricted to a maximum Dwelling Unit size of 4,000 square feet of Gross Floor Area or an equivalent Floor Area Ratio for any individual Dwelling Unit of 1.2:1, whichever is greater, except in the following conditions:*

(1) any new construction project of four to nine Dwelling Units, where not more than one Dwelling Unit exceeds 4,000 square feet of Gross Floor Area; or

(2) any new construction project of 10 or more Dwelling Units, where not more than 10% of such units exceed 4,000 square feet of Gross Floor Area.

(d) ***Conditional Use Authorizations for Projects that Fail to Comply with this Section.*** *Projects that fail to comply with the objective standards in this Section 207.10 shall be considered non-code-compliant. If not otherwise prohibited by the Code, a project may exceed the maximum Dwelling Unit size, without satisfying the conditions in subsection (c), if the Planning Commission approves a Conditional Use Authorization for the larger Dwelling Unit(s).*

(e) ***Conditional Use Criteria.*** *In addition to the criteria outlined in Planning Code Section 303(c), in acting upon an application for Conditional Use Authorization, the Planning Commission*

shall consider whether facts are presented to establish based on the record before the Commission, that all of the following criteria are met:

(1) the proposed project meets applicable Residential Design Guidelines, Citywide Design Standards, and other applicable adopted guidelines or standards;

(2) the proposed project does not propose to reduce the size of any other existing Dwelling Unit or negatively impact the characteristics of a Residential Flat, as set forth in Section 317(g);

(3) the proposed project increases the number of Dwelling Units on the Lot and, if applicable, meets the applicable minimum density requirement under Section 207.9; and

(4) the proposed project will not have specific adverse impacts on a Historic Building as defined in Planning Code Section 102 or would render the property ineligible for historic designation as an individual or contributing resource.

(f) ***Calculation of Gross Floor Area.*** *For the purposes of this Section 207.10, the following shall apply in the calculation of a Dwelling Unit's total Gross Floor Area:*

(1) Gross Floor Area shall have the meaning set forth in Planning Code Section 401;

(2) Shared spaces and common areas in multi-unit buildings shall not be included;

(3) Storage areas, sheds, or other enclosed areas on the property that are accessory to and assigned to a specific Dwelling Unit but not contiguous with and directly accessible from the unit shall not be included; and

(4) Gross Floor Area shall include (A) all expansions of the Residential Building for which a building permit was issued within the previous 10 years, and (B) any Gross Floor Area resulting from construction performed without a validly issued permit regardless of the date of construction.

Section 9. Off-Street Parking and Curb Cuts. Article 1 and Article 2 of the Planning Code are hereby amended by revising Sections 155, 249.49, and 249.71, to read as follows

SEC. 155. GENERAL STANDARDS AS TO LOCATION AND ARRANGEMENT OF OFF-STREET PARKING, FREIGHT LOADING, AND SERVICE VEHICLE FACILITIES.

* * * *

(r) **Protected Pedestrian-, Cycling-, and Transit-Oriented Street Frontages.** In order to *protect and improve* ~~*preserve the*~~ pedestrian *and bicycle safety and transit service*, ~~*character of certain districts and to minimize delays to transit, service, garage entries, driveways, or other*~~ vehicular access to off-street parking or loading via curb cuts ~~*on development lots*~~ shall be regulated as set forth in this subsection (r). *However,* ~~*T*~~*t*hese limitations ~~*do*~~ *shall* not apply to the creation of new publicly-accessible Streets and Alleys. Any lot *where the only* ~~*whose sole feasible*~~ vehicular access is via a protected street frontage described in this subsection (r) shall be exempt~~*ed*~~ from any off-street ~~*parking or*~~ loading requirement found elsewhere in this Code*, unless a curb cut is otherwise authorized*.

(1) ***Curb Cuts Not Permitted.*** *No new or expanded curb cuts shall be permitted on the frontages listed in Table 155(r)(1) below:*

TABLE 155(r)(1). PROHIBITED STREET FRONTAGES
2nd Street from Market to Townsend Streets
3rd Street in the UMU District for 100 feet north and south of Mariposa Street and 100 feet north and south of 20th Street
3rd Street from Folsom Street to Townsend Street
4th Street from Folsom Street to Townsend Street
6th Street from Folsom Street to Brannan Street
6th Street for its entirety within the SoMa NCT District

9th Avenue from Lincoln Way to Judah Street in the Inner Sunset NC District
16th Street between Kansas and Mississippi Streets in the UMU and PDR-1-D Districts
16th Street between Guerrero and Capp Streets within the Valencia Street NCT and Mission Street NCT Districts
17th Street in the Castro Street NC District
18th Street in the Castro Street NC District
22nd Street between 3rd Street and Minnesota Streets within the NCT-2 District
24th Street in the 24th Street - Noe Valley NC District east of Castro Street
24th Street for the entirety of the 24th Street-Mission NCT District
All Alleys within the North Beach NCD and the Telegraph Hill-North Beach Residential SUD
All Alleys in the Chinatown Mixed Use Districts
Balboa Street from 35th Avenue to 38th Avenue
Brannan Street from 2nd Street to 6th Street
Broadway between Van Ness Avenue and Larkin Street
Broadway from the Embarcadero on the east to Polk Street on the west
Buchanan Street from Post Street to Sutter Street
Bush Street between Van Ness Avenue and Larkin Street
California Street between Van Ness Avenue and Hyde Street
Carl Street in the Cole Valley NC District
Castro Street in the Castro Street NC District
Chenery Street within the Glen Park NCT District
Chestnut Street from Divisadero Street to Fillmore Street
Church Street in the Upper Market Street NCT and NCT-3 Districts
Clement Street from Arguello Boulevard to Park Presidio Boulevard

Cole Street in the Cole Valley NC District
Columbus Avenue between Washington and North Point Streets
Destination Alleyways, as designated in the Downtown Streetscape Plan
Diamond Street within the Glen Park NCT District
Divisadero from Page to Oak Streets, from Fell to Grove Streets, and from Geary to Pine Streets
Ecker Alley in its entirety
Fillmore Street in the Upper Fillmore NC District
Folsom Street from 2nd Street to 13th Street
Folsom Street, from Second Street to The Embarcadero, except as permitted pursuant to Section 827
Geneva Avenue from I-280 to San Jose Avenue within the NCT-2 District
Grant Avenue between Columbus Avenue and Filbert Street
Green Street between Grant Avenue and Columbus/Stockton
Haight Street in the Lower Haight NC District and Haight Street NC District
Hayes Street from Franklin Street to Laguna Street
Howard Street from 5th Street to 13th Street
Hyde Street between California Street and Pine Street
Irving Street from 19th Avenue to 25th Avenue
Irving Street from 6th Avenue to 10th Avenue in the Inner Sunset NC District
Market Street for its entirety from The Embarcadero to Castro Street
Mission Street for the entirety of the Mission Street NCT District
Mission Street from The Embarcadero to Annie Street and from 10th Street to Division Street
Natoma Street from 300 feet westerly of 1st Street to 2nd Street
Ocean Avenue from Junipero Serra Boulevard to Lagunitas Drive in the Lakeside Village NC District

Ocean Avenue within the Ocean Avenue NCT District
Octavia Street from Hayes Street to Fell Street
Parnassus Avenue in the Cole Valley NC District
Pine Street between Van Ness Avenue and Larkin Street
Polk Street between Filbert Street and Golden Gate Avenue
Post Street, on the north side from Webster Street to Laguna Street and on the south side from Fillmore Street to Webster Street
Shaw Alley in its entirety
Taraval Street from 19th Avenue to 22nd Avenue
The Embarcadero (the western/inland side) between King and Jefferson Streets
The Embarcadero in the DTR Districts
Townsend Street from 2nd Street to 6th Street, except as permitted pursuant to Section 329(e)(3)(B)
Union Street from Fillmore Street to Octavia Street
Valencia Street between 15th and 23rd Streets in the Valencia Street NCT District
Van Ness Avenue from Hayes Street to Mission Street

(2) ***Protected Street Features.*** *No new or expanded curb cuts shall be permitted within the following street features:*

(A) An adjacent on-street curbside striped bus stop (e.g., curbside bus stop zones with striping or red curb) that has been approved by the San Francisco Municipal Transportation Agency (SFMTA) Board of Directors;

(B) A transit bulb-out, as defined in the Better Streets Plan; or

(C) A transit boarding island, as defined in the Better Streets Plan, if vehicles accessing the curb cut would be required to cross over the boarding island.

(3) ***Corner Lots in the SALI District.*** *For corner lots in the SALI District, no new curb cut shall be permitted, nor any existing curb cut expanded, on any Street or Alley identified as an Alley*

in the Western SoMa Area Plan of the General Plan if any property on the same block with frontage along that Street or Alley is designated as a RED or RED-MX District.

(4) ***Curb Cuts Requiring Planning Commission Approval.*** *In all zoning districts except RH, M, NC-S, P, PDR, and SALI, no new or expanded curb cuts shall be permitted on the frontages listed in Table 155(r)(4), unless approved by the Planning Commission through a Conditional Use Authorization pursuant to Planning Code Section 303. However, if the new or expanded curb cut is part of a project that requires Planning Commission approval under a separate section, such as Section 309 or 329, then the Planning Commission shall consider the curb cut as part of that approval. Regardless of the type of approval, in order to approve such a curb cut, the Planning Commission must make the findings required by Section 303(y). For projects within the C-3-0(SD) and the Central SoMa Special Use District, in no case shall such curb cut approval be granted where the proposed accessory parking would be greater than the amount principally permitted.*

(A) ***Protected Streets.*** *Planning Commission approval is required for any new or expanded curb cut that directly fronts any of the streets listed in Table 155(r)(4) below.*

Table 155(r)(4). PLANNING COMMISSION APPROVAL OF CURB CUTS
1st Street from Market to Folsom Street
5th Street from Howard Street to Townsend Street
16th Street in the RTO Districts
Beale Street from Market Street to Folsom Street
Bryant Street from 2nd Street to 6th Street
California Street in its entirety
Church Street in the RTO Districts
Dolores Street from Market Street to 16th Street
Duboce Street from Noe Street to Market Street

Fillmore Street from Hermann Street to Duboce Avenue
Folsom Street in the C-3 Districts
Fremont Street from Market Street to Folsom Street
Geary Street in the C-3 Districts
Grant Avenue from Market Street to Sacramento Street
Harrison Street from 2nd Street to 6th Street
Mission Street in the C-3 Districts
Montgomery Street from Market Street to Columbus Avenue
Noe Street from Duboce Avenue to Market Street
Octavia Street from Fell Street to Market Street
Powell Street in the C-3 Districts
Stockton Street in the C-3 Districts
The Embarcadero (eastern/water side) between Townsend and Taylor Streets
West Portal Avenue in the West Portal NC District

(B) ***Protected Street Types with Alternative Frontage.*** *Planning Commission approval is required for any new or expanded curb cut that directly fronts any of the following when an alternative street frontage is available:*

(i) Transit Preferential Streets designated in the Transportation Element;

(ii) Neighborhood Commercial Streets or Commercial Throughways defined by the Better Streets Plan; or

(iii) Bicycle routes or lanes as adopted by SFMTA Board of Directors. On such bicycle routes or lanes where the bicycle facility is only on one side of the street, the curb cut restriction shall apply to the side of the street with the bicycle facility, and shall not apply to the opposite side of the street.

(C) ***Protected Street Types with No Alternative Frontage.*** *A new or expanded*

curb cut on street types listed in subsection (r)(4)(B) where no alternative frontage exists shall still require Planning Commission approval. However, in such cases the Planning Commission shall not make the findings of Section 303(y) and instead must find that the final design minimizes negative impacts to transit movement and to the safety of pedestrians and bicyclists to the fullest extent feasible.

(5) ***Existing Curb Cuts.*** *Existing curb cuts on frontages listed in subsections (r)(1)-(r)(4) shall not be retained as part of a project that involves new construction, a building alteration that increases the Gross Floor Area of a structure by 20% or more, or a change of use affecting more than 50% of the structure's Gross Floor Area. However, the Planning Commission may allow retention or relocation of up to one existing curb cut along any of the site's frontages, through Conditional Use authorization or other applicable discretionary Planning Commission approval, provided that no existing curb cut shall be maintained if it is located in or affects a protected transit stop feature pursuant to subsection (r)(2), and no existing curb cut may be relocated to newly affect such features. In granting such approval, the Planning Commission must make the additional findings required under Planning Code Section 303(y) and must also find that (1) the project represents an increase in residential density and/or non-residential intensity that is appropriate to the site, such as its proximity to transit or its location within a mixed-use area; and (2) the proposed curb cut is necessary to support the project's scale and function, while being sited and designed to minimize to the fullest extent feasible negative impacts on pedestrian activity, street-level commercial activity, the movement of transit vehicles and passengers, and bicycle facilities.*

(6) Sites owned by the City and County of San Francisco under the jurisdiction of the SFMTA are not subject to the provisions of this Section 155(r).

~~*(1) Folsom Street, from Second Street to The Embarcadero, not permitted except as set forth in Section 827.*~~

~~*(2) Not permitted:*~~

~~*(A) The entire portion of Market Street from The Embarcadero to Castro Street,*~~

~~*(B) Hayes Street from Franklin Street to Laguna Street, and Church Street in the NCT-3 and Upper Market NCT Districts,*~~

~~*(C) Van Ness Avenue from Hayes Street to Mission Street,*~~

~~*(D) Mission Street from The Embarcadero to Annie Street and from 10th Street to Division Street,*~~

~~*(E) Octavia Street from Hayes Street to Fell Street,*~~

~~*(F) Embarcadero in the DTR Districts,*~~

~~*(G) 22nd Street between 3rd Street and Minnesota Streets within the NCT-2 District,*~~

~~*(H) Valencia Street between 15th and 23rd Streets in the Valencia Street NCT District,*~~

~~*(I) Mission Street for the entirety of the Mission Street NCT District,*~~

~~*(J) 24th Street for the entirety of the 24th Street-Mission NCT,*~~

~~*(K) 16th Street between Guerrero and Capp Streets within the Valencia Street NCT and Mission Street NCT Districts,*~~

~~*(L) 16th Street between Kansas and Mississippi Streets in the UMU and PDR-1-D Districts,*~~

~~*(M) 6th Street for its entirety within the SoMa NCT District,*~~

~~*(N) 3rd Street, in the UMU districts for 100 feet north and south of Mariposa and 100 feet north and south of 20th Streets,*~~

~~*(O) Ocean Avenue within the Ocean Avenue NCT District,*~~

~~*(P) Geneva Avenue from I-280 to San Jose Avenue within the NCT-2 District,*~~

~~*(Q) Columbus Avenue between Washington and North Point Streets,*~~

~~*(R) Broadway from the Embarcadero on the east to Polk Street on the west,*~~

~~*(S) All alleyways in the Chinatown Mixed Use Districts,*~~

~~*(T) Diamond Street within the Glen Park NCT District,*~~

~~*(U) Chenery Street within the Glen Park NCT District,*~~

~~*(V) Natoma Street from 300 feet westerly of 1st Street to 2nd Street,*~~

~~*(W) Ecker Alley in its entirety,*~~

~~*(X) Shaw Alley in its entirety,*~~

~~*(Y) 2nd Street from Market to Townsend Streets,*~~

~~*(Z) Destination Alleyways, as designated in the Downtown Streetscape Plan,*~~

~~*(AA) The western (inland) side of the Embarcadero between Townsend and Jefferson Streets,*~~

~~*(BB) Post Street, on the north side from Webster Street to Laguna Street and on the south side from Fillmore Street to Webster Street,*~~

~~*(CC) Buchanan Street from Post Street to Sutter Street,*~~

~~*(DD) Grant Avenue between Columbus Avenue and Filbert Street,*~~

~~*(EE) Green Street between Grant Avenue and Columbus/Stockton,*~~

~~*(FF) All Alleys within the North Beach NCD and the Telegraph Hill-North Beach Residential SUD,*~~

~~*(GG)1 Polk Street between Filbert Street and Golden Gate Avenue,*~~

~~*(HH) California Street between Van Ness Avenue and Hyde Street,*~~

~~*(II) Hyde Street between California Street and Pine Street,*~~

~~*(JJ) Broadway between Van Ness Avenue and Larkin Street,*~~

~~*(KK) Bush Street between Van Ness Avenue and Larkin Street,*~~

~~*(LL) Pine Street between Van Ness Avenue and Larkin Street, and*~~

~~*(MM) Howard Street from 5th Street to 13th Street,*~~

~~*(NN) Folsom Street from 2nd Street to 13th Street,*~~

~~*(OO) Brannan Street from 2nd Street to 6th Street,*~~

~~*(PP) Townsend Street from 2nd Street to 6th Street, except as permitted pursuant to Section 329(e)(3)(B),*~~

~~*(QQ) 3rd Street from Folsom Street to Townsend Street,*~~

~~*(RR) 4th Street from Folsom Street to Townsend Street, and*~~

~~*(SS) 6th Street from Folsom Street to Brannan Street.*~~

~~*(TT) No curb cut shall be permitted that directly fronts an adjacent on-street striped bus stop (e.g., bus stop zones with striping or red curb) that has been approved by the San Francisco Municipal Transportation Agency (SFMTA) Board of Directors, transit bulb-out as defined in the Better Streets Plan, or on street frontage directly adjacent to a transit boarding island as defined in the Better Streets Plan if vehicles accessing the curb cut would be required to cross over the boarding island.*~~

~~*(3) Not permitted without Conditional Use authorization or Sections 309 or 329 exception. In the C-3-O(SD) and the Central SoMa Special Use Districts, the Planning Commission may grant permission for a new curb cut or an expansion of an existing one as an exception pursuant to Sections 309 or 329 in lieu of a Conditional Use authorization as long as the Commission makes the findings required under Section 303(y) and where the amount of parking proposed does not exceed the amounts permitted as accessory according to Section 151.1. In addition, in the MUG, WMUG, MUR, MUO, RED, RED-MX, and SPD Districts, the Planning Commission may grant permission for a new curb cut or an expansion of an existing one as an exception pursuant to Section 329 in lieu of a Conditional Use authorization as long as the Commission makes the findings required under Section 303(y). A Planning Commission Conditional Use authorization subject to the additional findings under Section 303(y) is required to allow a new curb cut or expansion of an existing one on any other restricted street identified in this subsection 155(r)(3).*~~

~~*(A) Except as provided in Section 155(r), in all zoning districts except RH, M, NC-S, P, PDR, and SALI, no curb cuts accessing off-street parking or loading shall be created or expanded on street frontages identified along any Transit Preferential Street as designated in the Transportation Element of the General Plan, or Neighborhood Commercial Street and Commercial Throughways as*~~

~~*defined in the Better Streets Plan, or any SFMTA Board of Directors adopted bicycle routes or lanes, where an alternative frontage is available. On such bicycles routes or lanes where the bicycle facility is only on one side of the street, the curb cut restriction shall apply to the side of the street with the bicycle facility, and shall not apply to the opposite side of the street.*~~

~~*(B) The entire portion of California Street,*~~

~~*(C) Folsom Street, Geary Street, Mission Street, Powell Street and Stockton Street in the C-3 Districts,*~~

~~*(D) Grant Avenue from Market Street to Sacramento Street,*~~

~~*(E) Montgomery Street from Market Street to Columbus Avenue,*~~

~~*(F) Church Street and 16th Street in the RTO District,*~~

~~*(G) Duboce Street from Noe Street to Market Street,*~~

~~*(H) Octavia Street from Fell Street to Market Street,*~~

~~*(I) 1st, Fremont and Beale Streets from Market to Folsom Street,*~~

~~*(J) The eastern (water) side of The Embarcadero between Townsend and Taylor Streets,*~~

~~*(K) Fillmore Street from Hermann Street to Duboce Avenue,*~~

~~*(L) Noe Street from Duboce Avenue to Market Street, and*~~

~~*(M) Dolores Street from Market Street to 16th Street.*~~

~~*(N) Harrison Street from 2nd Street to 6th Street,*~~

~~*(O) Bryant Street from 2nd Street to 6th Street, and*~~

~~*(P) 5th Street from Howard Street to Townsend Street.*~~

~~*(4) In all zoning districts except RH, M, NC-S, P, PDR, and SALI, where an alternative frontage is not available, parking or loading access along any Transit Preferential Street as designated in the Transportation Element of the General Plan, or Neighborhood Commercial Street or Commercial Throughways defined in the Better Streets Plan, or any SFMTA Board of Directors adopted bicycle routes or lanes, may be allowed on streets not listed in subsection (r)(2) above as an*~~

~~*exception in the manner provided in Section 309 for C-3-O(SD) Districts, Section 329 for Mixed-Use Districts, and in Section 303 for all other Districts in cases where the Planning Commission can determine that the final design of the parking access minimizes negative impacts to transit movement and to the safety of pedestrians and bicyclists to the fullest extent feasible.*~~

~~*(5) Corner lots in the SALI District. For corner lots in the SALI District, no new curb cut shall be permitted, nor any existing curb cut expanded, on any Street or Alley identified as an alley in the Western SoMa Area Plan of the General Plan if any property on the same block with frontage along that Street or Alley is designated as a RED or RED-MX District.*~~

~~*(6) A "development lot" shall mean any lot containing a proposal for new construction, building alterations which would increase the gross square footage of a structure by 20 percent or more, or change of use of more than 50 percent of the gross floor area of a structure containing parking. Pre-existing access to off-street parking and loading on development lots that violates the restrictions of this Section 155(r) may not be maintained.*~~

* * * *

(t) **Garage Additions in the North Beach Neighborhood Commercial District, North Beach-Telegraph Hill Residential Special Use District, and Chinatown Mixed Use Districts.** Notwithstanding any other provision of this Code to the contrary, a mandatory discretionary review hearing by the Planning Commission is required in order to install a garage in an existing or proposed structure of two units or more in the North Beach NCD, the North Beach-Telegraph Hill Residential SUD, and the Chinatown Mixed Use Districts.

In order to approve the installation of any garage in these districts, the City shall find that: (1) the proposed garage opening/addition of off-street parking will not cause the elimination or reduction of ground-story retail or commercial space; (2) the proposed garage opening/addition of off-street parking will not eliminate or decrease the square footage of any ~~*d*~~*Dwelling* ~~*u*~~*Unit*, (3) the building has not had two or more evictions with each eviction

associated with a separate ~~u~~*Dwelling Unit*(s) within the past *10* ~~*ten*~~ years, and (4) the garage would not front on an Alley pursuant to Section 155(r)~~*(2)*~~*(1)* of this Code or on a public right-of-way narrower than 41 feet, and (5) the proposed garage/addition of off-street parking is consistent with the Priority Policies of Section 101.1 of this Code. Prior to the issuance of notification under Section 311 or 312 of this Code, the Department shall require a signed affidavit by the project sponsor attesting to (1), (2), and (3) above, which the Department shall independently verify, and the Department shall determine whether the project complies with subsection (4) above. If the project sponsor does not provide such signed affidavit, or the garage would front on an Alley or on a public right-of-way narrower than 41 feet, the Department shall disapprove the application and no Planning Commission hearing shall be required.

* * * *

SEC. 249.49. TELEGRAPH HILL – NORTH BEACH RESIDENTIAL SPECIAL USE DISTRICT.

* * * *

(c) **Controls.**

* * * *

(2) **Installation of a Parking Garage.** Installation of a garage in an existing or proposed residential building of two or more units requires a mandatory discretionary review hearing by the Planning Commission. In order to approve the installation of any garage in these districts, the Commission shall find that: (1) the proposed garage opening/addition of off-street parking will not cause the elimination or reduction of ground-story retail or commercial space; (2) the proposed garage opening/addition of off-street parking will not eliminate or decrease the square footage of any dwelling unit; (3) the building has not had two

or more evictions within the past 10 years, with each eviction associated with a separate unit(s), (4) the garage would not front on an Alley pursuant to Section 155(r)~~*(2)*~~*(1)* of this Code or on a public right-of-way narrower than 41 feet, and (5) the proposed garage opening/ addition of off-street parking is consistent with the Priority Policies of Section 101.1 of this Code.

* * * *

SEC. 249.71. YERBA BUENA CENTER MIXED-USE SPECIAL USE DISTRICT.

* * * *

(c) **Use Controls.** The following provisions shall apply to the special use district:

* * * *

(8) **Protected Street Frontages.**

(A) Section 155(r)~~*(3)*~~*(4)(A)-(B)* shall not apply within the special use district.

(B) For the purposes of Section 155(r)(4)*(C)*, the project does not have alternative frontage to Third Street and Mission Street, and therefore curb cuts accessing off-street parking or loading off Third Street and Mission Street may be permitted as an exception pursuant to Section 309 and Section 155(r)(4)*(C)*.

* * * *

Section 10. San Francisco Municipal Transportation Agency Special Use District. Article 2 of the Planning Code is hereby amended by adding Section 249.11, to read as follows:

SEC. 249.11 NON-CONTIGUOUS SAN FRANCISCO MUNICIPAL TRANSPORTATION AGENCY SITES SPECIAL USE DISTRICT.

(a) ***Purpose.*** *There shall be a non-contiguous Special Use District ("SUD") for sites owned by*

the City and County of San Francisco and under the jurisdiction of the San Francisco Municipal Transportation Agency (SFMTA) to enable SFMTA to use the sites for transportation and other Public uses as well as uses permitted by the underlying zoning district. This SUD also enables mixed-use residential development with characteristics not accommodated by underlying zoning.

(b) ***Applicability.*** *The provisions in this Section 249.11 shall apply to the following Assessor's Block/Lots: 0019/001; 0490/009, 010, 011, 012, 013; 0635/009, 009A; 0669/012; 1072/001; 1439/035, 036, 045, 048, 049; 1440/028, 029, 030; 1453/020; 1526/002, 028, 028A; 1596/044, 045; 1730/050; 1763/044; 2647/034, 017; 2864/050; 2979A/002, 034; 2988A/007; 3582/087; 6507/023; 6972/036; 7225/013; 7226/016. Notwithstanding Planning Code Section 206.10, which prohibits projects within SUDs that implement Development Agreements from using the HC-SF Program, residential development projects within this SUD may use the HC-SF Program even when such development is associated with a Development Agreement, Project Agreement or other similar agreement.*

(c) ***General Controls.***

(1) ***Permitted Uses.*** *In addition to any uses permitted by the zoning district in which the lot is located, uses permitted under Section 211.1 shall be principally permitted and uses conditionally permitted under 211.2 shall be conditionally permitted. Where there is a conflict between land use controls in the underlying zoning district and those in Sections 211.1 or 211.2, the more permissive control shall apply.*

(2) ***Residential Density.*** *Maximum residential density limits or Floor Area Ratio limits shall not apply to Residential Uses in the SUD. Form Based density shall apply to Residential Uses in the SUD.*

(3) ***Measurement of Height.*** *Notwithstanding Planning Code Section 260(a) regarding Method of Measurement, the height of a structure containing a Public Facility may be measured from the centerline of such structure along any frontage for that structure's entire depth.*

(4) ***Bulk and Lot Coverage.*** *For Development projects that are in height districts that*

allow heights of 400 feet or greater, and are using the HC-SF Program in Section 206.10, the following bulk controls and lot coverage provisions shall apply:

(A) Notwithstanding Sections 270(i)(1)(A)(i) and 270(i)(1)(B)(i) no setbacks are required for interior property lines abutting lots with a Public Facility.

(B) Below a height of 85 feet, no rear yard or lot coverage limits shall apply. For portions of a building between 85 feet in height and 120 feet in height, the bulk controls of Section 270(i) shall not apply; rather, for a lot that does not include a Public Facility, the lot coverage shall be limited to 60% of the lot area.

(C) For portions of a building above 120 feet in height (herein "above the podium"), building mass may be provided in up to two towers that meet the bulk limits of Section 270(i)(1). However, the following exceptions to Section 270(i)(1) shall apply:

(i) Tower separation may be reduced to not less than 50 feet if the height of the shorter tower above the podium is no taller than one-half the height of the taller tower above the podium.

(ii) A tower's average floorplate above the podium shall be no larger than 14,000 square feet.

(iii) If there are two towers, one of the towers shall not be taller than 360 feet.

(iv) The combined maximum gross floor area of two towers, measured for floors between 120 feet and 360 feet in height shall be limited to 576,000 square feet.

(v) The average floorplate for the top 1/3 portion of a tower above the podium shall be reduced in square footage by 10% from the average floorplate of the lower 2/3 portion of the tower, and the allowed maximum dimensions in Section 270(i)(B) for such top 1/3 portion of the tower shall be reduced by 5% from the lower 2/3 portion of the tower.

(vi) The standards in this subsection (c)(4)(C) are not eligible for the

reduction or modification of standards in Section 206.10(d)(1)(M).

(5) ***Open Space.*** *Section 135 shall apply, except as follows:*

(A) ***On-Site Publicly Accessible Usable Open Space.*** *The usable open space requirement may be met for projects subject to the SUD with on-site publicly accessible usable open space, including open space otherwise required by Planning Code Section 270.3. When on-site publicly accessible usable open space is provided, the maintenance, information plaque, and liability provisions of Section 270.3(e) shall apply.*

(B) ***Off-Site Publicly Accessible Usable Open Space.*** *When additional off-site improvements are made to meet the usable open space requirement, including improvements on adjacent sidewalks and public rights-of-way, such open space improvements shall comply with all applicable regulations of the San Francisco Municipal Transportation Agency, San Francisco Art Commission, the Department of Public Works, the Bureau of Light, Heat and Power of the Public Utility Commission, or any other public agency, as applicable. The property owner shall maintain all such improvements and meet the liability provisions of Section 270.3(e) for the life of the project.*

(6) ***Development Impact Fees.*** *For a development project on land subject to the SUD:*

(A) With the recommendation of the SFMTA Board of Directors, the Board of Supervisors may waive all or a portion of any applicable Transportation Sustainability Fee under Section 411A, and all or a portion of any applicable Jobs-Housing Linkage Program requirements under Section 413.

(B) The provisions of Section 415 et seq., as amended or replaced from time to time, shall apply. Notwithstanding Section 415.6(h)(1), a development project may receive development subsidies if the development provides the same number of on-site affordable units as required by the applicable on-site affordable housing requirement in Section 415 et seq., or any temporary reduction as set forth in Sections 415A et seq. or 415B et seq., plus an additional number of on-site affordable units equal to 25% of the applicable on-site affordable units. Additional units shall be provided as

affordable to households at or below 80% of Area Median Income. Any units required to be affordable to middle- or moderate-income households under Sections 415.6(a), 415A, or 415B, as applicable, or this subsection 249.11(c)(6)(B), may instead be affordable to moderate- or low-income households. Notwithstanding Section 415.6(f)(1), the moderate and low income units may be located anywhere in the project.

Section 11. Displaced Businesses. Article 2 of the Planning Code is hereby amended by adding Section 202.17, to read as follows:

SEC. 202.17. PERMITTED USES AND USE SIZE LIMITS FOR DISPLACED BUSINESSES; NOTICE REQUIREMENT.

(a) ***Purpose.*** *It is to the general benefit of the people of San Francisco and the unique character of the City and its neighborhoods to retain commercially viable businesses that are forced to close and relocate for a variety of reasons, including but not limited to new development, escalating commercial rent, or other economic hardship. The provisions of this Section 202.17 are intended to streamline and increase opportunities for Displaced Businesses to relocate within the City, but do not override any controls enacted by voter initiative.*

(b) ***Definitions.*** *The following definitions shall apply to this Section 202.17.*

New Location *means the site or location where a Displaced Business seeks to be permitted.*

Prior Location *means the place of operation where a Displaced Business was lawfully permitted and operated for at least five years prior to relocating to the New Location.*

Displaced Business *means a commercial or institutional use with less than 50,000 square feet of Gross Floor Area, whose lease expired and was not renewed, or was otherwise terminated by the property owner, and submits a complete Development Application to relocate to a New Location within five years of the property owner submitting a complete Development Application*

for development at the site of the Prior Location. Any Displaced Business shall not be considered a Displaced Business upon the Department's approval of the first Development Application to relocate to the New Location.

(c) ***Controls.***

(1) ***Conditional Use Authorization Not Required.*** *Notwithstanding any other provision of this Code, if the use and use size associated with a Displaced Business is either principally or conditionally permitted in the zoning district of the New Location, the use and use size of the Displaced Business shall be principally permitted. In no event shall this subsection be construed to permit a use or use size that is not permitted in the zoning district of a proposed New Location, or to allow Formula Retail uses in the Neighborhood Commercial Districts without Conditional Use authorization.*

(2) ***No Development Impact Fees.*** *A relocating Displaced Business shall not be subject to fees pursuant to Article 4.*

(d) ***Notice of Development Applications to Existing Businesses.*** *Within 15 days of determining that a Development Application is complete or deemed complete, if the Development Application is proposed at a property where there is an existing commercial or industrial use with less than 50,000 square feet of Gross Floor Area, the Department shall provide mailed and electronic notice of the Development Application to the existing non-residential tenant and the Office of Small Business. This provision does not increase or decrease the rights or obligations of the property owner or non-residential tenant pursuant to a private agreement, such as a lease.*

Section 12. Miscellaneous Amendments. These amendments are related to the Housing Element rezoning, and include other code changes to streamline the consideration of housing projects. Articles 1, 1.2, 2, and 3 of the Planning Code are hereby amended by revising Sections 102, 121.7, 202.2, 306.1, 311 and 317, and deleting Sections 140.1, 206.5, and 318, to read as follows.

SEC. 102. DEFINITIONS.

* * * *

DBI. The San Francisco Department of Building Inspection or its successor.

Density, Form-Based. *A type of residential density where the maximum number of residential units is not numerically limited by lot or lot area but by the number of units that could be built within the volume of a proposed development that complies with all applicable Planning Code requirements and Objective Standards. Such requirements and standards include, but are not limited to, Height, Bulk, Rear Yard, Lot Coverage, Setbacks, Open Space, Dwelling Unit Exposure, and Dwelling Unit Mix.*

Density, Numeric. *A type of residential density where the permitted maximum number of residential units is calculated based on a specified number of units per lot, or number of units per lot area.*

* * * *

Objective Standard. *A standard that does not involve personal or subjective judgment and is publicly available and uniformly verifiable by reference to a benchmark or criterion and knowable, including but not limited to those in the Planning Code or any applicable standards adopted by the Planning Commission, Zoning Administrator, or Board of Supervisors (by ordinance), which are under the purview of the Planning Commission, Planning Department, or Zoning Administrator, including any Citywide Design Standards.*

Occupied Floor Area. See Floor Area, Occupied.

* * * *

Residential Care Facility. An Institutional Healthcare Use providing lodging, board, and care for a period of 24 hours or more to persons in need of specialized aid by personnel licensed by the State of California. Such facility shall display nothing on or near the facility that gives an outward indication of the nature of the occupancy except for a sign as permitted by

Article 6 of this Code, shall not provide outpatient services, and shall be located in a structure which remains residential in character. Such facilities shall include, but not necessarily be limited to, a board and care home, family care home, long-term nursery, orphanage, rest home or home for the treatment of addictive, contagious or other diseases, or psychological disorders.

Residential Flat. *A Residential Unit in a building containing two or more Dwelling Units, that has contiguous habitable space that extends the full depth of the building on the same story from the front street-facing façade to the rear of the building, and has windows or doorways on both front and rear facades from at least one habitable room that is not a hallway.*

* * * *

SEC. 121.7. RESTRICTION OF LOT MERGERS IN CERTAIN DISTRICTS, ~~AND~~ ON PEDESTRIAN-ORIENTED STREETS, AND FOR LOTS WITH HISTORIC BUILDINGS.

(a) **Purpose:** In order to promote, protect, and maintain a fine-grain scale of development in residential districts and on important pedestrian-oriented commercial streets that is appropriate to each district; compatible with adjacent buildings; provide for a diverse streetscape; ensure the maintenance and creation of multiple unique buildings and building frontages rather than large single structures superficially treated; promote diversity and multiplicity of land ownership and discourage consolidation of property under single ownership, merger of lots is regulated in accordance with this Section 121.7.

* * * *

(e) **Lots with Certain Historic Buildings.** For projects meeting the definition of a housing development project, as that term is defined in Government Code Section 65589.5(h)(2), as may be amended, Lot Mergers are not permitted, unless the Project maintains the Historic Building in compliance with the Preservation Design Standards and

modified standards under Section 206.10(d) for the life of the project, and the requirement is recorded in a Notice of Special Restrictions.

~~***SEC. 140.1. COMMON AREA REQUIREMENT FOR EFFICIENCY DWELLING UNITS WITH REDUCED SQUARE FOOTAGE.***~~

~~*Buildings with 20 or more Efficiency Dwelling Units with reduced square footage, as defined in Section 318 of this Code, shall include at least one common room for use by the residents. Such common room(s) may be used as study or reading rooms, shared kitchen or dining facilities, media rooms, game rooms, fitness facilities, or similar uses appropriate to the needs of residents. Interior common areas shall be of sufficient size to reasonably accommodate residents' needs, but in no event shall the area required be less than ten square feet per unit.*~~

SEC. 202.2. LOCATION AND OPERATING CONDITIONS.

* * * *

(f) **Residential Uses.** The Residential Uses listed below shall be subject to the corresponding conditions:

(1) **Senior Housing.** To qualify as Senior Housing, as defined in Section 102 of this Code, the following definitions shall apply and shall have the same meaning as the definitions in California Civil Code Sections 51.2, 51.3, and 51.4, as amended from time to time. These definitions shall apply as shall all of the other provisions of Civil Code Sections 51.2, 51.3, and 51.4. Any Senior Housing must also be consistent with the Fair Housing Act, 42 U.S.C. §§ 3601-3631 and the Fair Employment and Housing Act, California Government Code Sections 12900-12996.

* * * *

(C) **Definition**. “Senior Citizen Housing Development” means a

residential development developed, substantially rehabilitated, or substantially renovated for senior citizens ~~*that has at least 35 Dwelling Units*~~. Any Senior Citizen Housing Development that is required to obtain a public report under Section 11010 of the Business and Professions Code and that submits its application for a public report after July 1, 2001, shall be required to have been issued a public report as a Senior Citizen Housing Development under Section 11010.05 of the Business and Professions Code. No housing development constructed prior to January 1, 1985, shall fail to qualify as a Senior Citizen Housing Development because it was not originally developed or put to use or occupancy by senior citizens.

* * * *

~~***SEC. 206.5. STATE RESIDENTIAL DENSITY BONUS PROGRAM: ANALYZED.***~~

~~*(a)* ***Purpose.*** *Sections 206.5, 206.6, and 206.7 shall be referred to as the San Francisco State Residential Density Bonus Program or the State Density Bonus Program. First, the Analyzed State Density Bonus Program in Section 206.5 offers an expedited process for projects that seek a density bonus that is consistent with the pre-vetted menu of incentives, concessions and waivers that the Planning Department and its consultants have already determined are feasible, result in actual cost reductions, and do not have specific adverse impacts upon public health and safety of the physical environment. Second the Individually Requested State Density Bonus Program in Section 206.6 details the review, analysis and approval process for any project seeking a density bonus that is consistent with State Law, but is not consistent with the requirements for the Analyzed State Density Bonus Program established in Section 206.5. Third, Section 206.7 describes density bonuses available under the State code for the provision of childcare facilities.*~~

~~*This Section 206.5 implements the Analyzed State Density Bonus Program or "Analyzed State Program." The Analyzed State Program offers an expedited process for projects that seek a density bonus that is consistent with, among other requirements set forth below, the pre-vetted menu of*~~

~~*incentives, waiver and concessions.*~~

~~*(b)*~~ ~~***Applicability.***~~

~~*(1) A Housing Project that meets all of the requirements of this subsection (b)(1) or is a Senior Housing Project meeting the criteria of (b)(2) shall be an Analyzed State Density Bonus Project or an "Analyzed Project" for purposes of Sections 206 et seq. A Housing Project that does not meet all of the requirements of this subsection (b), but seeks a density bonus under State law may apply for a density bonus under Section 206.6 as an Individually Requested State Density Bonus Project. To qualify for the Analyzed State Density Bonus Program a Housing Project must meet all of the following:*~~

~~*(A) contain five or more residential units, as defined in Section 102, not including any Group Housing as defined in Section 102, efficiency dwelling units with reduced square footage defined in Section 318, and Density Bonus Units permitted through this Section 206.5 or other density program;*~~

~~*(B) is not seeking and receiving a density or development bonus under Section 207; the HOME-SF Program, Section 206.3; the 100 Percent Affordable Housing Bonus Program, Section 206.4; or any other local or State density bonus program that provides development bonuses;*~~

~~*(C) for projects located in Neighborhood Commercial Districts is not seeking to merge lots that result in more than 125 linear feet in lot frontage on any one street;*~~

~~*(D) is located in any zoning district that: (i) is not designated as an RH-1 or RH-2 Zoning District; (ii) establishes a maximum dwelling unit density through a ratio of number of units to lot area, including but not limited to, RH-3, RM, RC, C-2, Neighborhood Commercial, Named Neighborhood Commercial, and SoMa Mixed Use Districts, but only if the SoMa Mixed Use District has a density measured by a maximum number of dwelling units per square foot of lot area; (iii) is not in the North of Market Residential Special Use District, Planning Code Section 249.5 until the Affordable Housing Incentive Study is completed at which time the Board will review whether the North*~~

~~*of Market Residential Special Use District should continue to be excluded from this Program. The Study will explore opportunities to support and encourage the provision of housing at the low, moderate, and middle income range in neighborhoods where density controls have been eliminated. The goal of this analysis is to incentivize increased affordable housing production levels at deeper and wider ranges of AMI and larger unit sizes in these areas through 100% affordable housing development as well as below market rate units within market rate developments; (iv) is not located within the boundaries of the Northeastern Waterfront Area Plan south of the centerline of Broadway; and (v) is not located on property under the jurisdiction of the Port of San Francisco;*~~

~~*(E) is providing all Inclusionary Units as On-site Units under Section 415.6;*~~

~~*(F) includes a minimum of nine foot ceilings on all residential floors;*~~

~~*(G) is seeking only Concessions or Incentives set forth in subsection (c)(4);*~~

~~*(H) is seeking height increases only in the form of a waiver as described in subsection (c)(5);*~~

~~*(I) does not demolish, remove, or convert any residential units;*~~

~~*(J) consists only of new construction, and excluding any project that includes an addition to an existing structure;*~~

~~*(K) includes at the ground floor level active uses, as defined in Section 145.1 at the same square footages as any neighborhood commercial uses demolished or removed;*~~

~~*(L) if any retail use is demolished or removed, does not include a Formula Retail use, as defined in Section 303.1, unless the retail use demolished or removed was also a Formula Retail use, or one of the following uses: Gas Stations, Private or Public Parking Lots, Financial Services, Fringe Financial Services, Self Storage, Motel, Automobile Sales or Rental, Automotive Wash, Mortuaries, Adult Business, Massage Establishment, Medical Cannabis Dispensary, and Tobacco Paraphernalia Establishment, as those uses are defined in Planning Code Section 102;*~~

~~*(M) all on-site income-restricted residential units in the Housing Project are no*~~

~~*smaller than the minimum unit sizes set forth by the California Tax Credit Allocation Committee as of May 16, 2017; and*~~

~~*(N) notwithstanding any other provision of this Code, includes a minimum dwelling unit mix of at least 40% of all units as two or three bedroom units, including at least 10% of units as three bedroom units. Larger units should be distributed on all floors, and prioritized in spaces adjacent to open spaces or play yards. Units with two or three bedrooms should incorporate family friendly amenities, including bathtubs, dedicated cargo bicycle parking, dedicated stroller storage, and open space and yards designed for use by children.*~~

~~*(2) A Senior Housing Project, as defined in Section 102, may qualify as an Analyzed State Density Bonus Project if it follows all of the procedures and conditions set forth in Planning Code Section 202.2(f).*~~

~~*(3) If located north of the centerline of Post Street and east of the centerline of Van Ness Avenue, all otherwise eligible Analyzed State Law Density Bonus Projects shall only be permitted on:*~~

~~*(A) lots containing no existing buildings; or*~~

~~*(B) lots equal to or greater than 12,500 square feet where existing buildings are developed to less than 20% of the lot's principally permitted buildable gross floor area as determined by height limits, rear yard requirements and required setbacks.*~~

~~*(c)* **Development Bonuses.** *All Analyzed State Law Density Bonus Projects shall receive, at the project sponsor's written request, any or all of the following:*~~

~~*(1)* **Priority Processing.** *Analyzed Projects that provide 30% or more of Units as On-site Inclusionary Housing Units or Restricted Affordable Units that meet all of the requirements for an Inclusionary Housing Unit shall receive Priority Processing.*~~

~~*(2)* **Density Bonus.** *Analyzed Projects that provide On-site Inclusionary Housing Units or Restricted Affordable Units that meet all of the requirements for an Inclusionary Housing Unit shall*~~

~~*receive a density bonus as described in Table 206.5A as follows:*~~

~~*Table 206.5A*~~ ~~*Density Bonus Summary – Analyzed*~~				
~~*A*~~	~~*B*~~	~~*C*~~	~~*D*~~	~~*E*~~
~~*Restricted Affordable Units or Category*~~	~~*Minimum Percentage of Restricted Affordable Units*~~	~~*Percentage of Density Bonus Granted*~~	~~*Additional Bonus for Each 1% Increase In Restricted Affordable Units*~~	~~*Percentage of Restricted Units Required for Maximum 35% Density Bonus*~~
~~*Very Low Income*~~	~~*5%*~~	~~*20%*~~	~~*2.50%*~~	~~*11%*~~
~~*Lower Income*~~	~~*10%*~~	~~*20%*~~	~~*1.50%*~~	~~*20%*~~
~~*Moderate Income*~~	~~*10%*~~	~~*5%*~~	~~*1%*~~	~~*40%*~~
~~*Senior Citizen Housing, as defined in § 102, and meeting the requirements of § 202.2(f).*~~	~~*100%*~~	~~*50%*~~	~~---~~	~~---~~

~~*Note: A density bonus may be selected from more than one category, up to a maximum of 35% of the Maximum Allowable Gross Residential Density.*~~

~~*In calculating density bonuses under this subsection 206.5(c)(2) the following shall apply:*~~

~~*(A) When calculating the number of permitted Density Bonus Units or Restricted Affordable Units, any fractions of units shall be rounded to the next highest number. Analyzed Density Bonus Program projects must include the minimum percentage of Restricted Affordable Units identified in Column B of Table 206.5A for at least one income category, but may combine density bonuses from more than one income category, up to a maximum of 35% of the Maximum Allowable Gross Residential Density.*~~

~~*(B) An applicant may elect to receive a Density Bonus that is less than the amount permitted by this Section; however, the City shall not be required to similarly reduce the number of Restricted Affordable Units required to be dedicated pursuant to this Section and Government Code Section 65915(b).*~~

~~*(C) In no case shall a Housing Project be entitled to a Density Bonus of more than 35%, unless it is a Senior Housing Project meeting the requirements of Section 202.2(f).*~~

~~*(D) The Density Bonus Units shall not be included when determining the number of Restricted Affordable Units required to qualify for a Density Bonus. Density bonuses shall be calculated as a percentage of the Maximum Allowable Gross Residential Density.*~~

~~*(E) Any Restricted Affordable Unit provided pursuant to the on-site requirements of the Inclusionary Affordable Housing Program, Section 415 et seq., shall be included when determining the number of Restricted Affordable Units required to qualify for a Development Bonus under this Section 206.5. The payment of the Affordable Housing Fee shall not qualify for a Development Bonus under this Section. The provision of Off-site Units shall not qualify the Principal Project for a Density Bonus under this Section; however an Off-site Unit may qualify as a Restricted Affordable Unit to obtain a density bonus for the Off-site Project.*~~

~~*(F) In accordance with state law, neither the granting of a Concession, Incentive, waiver, or modification, nor the granting of a Density Bonus, shall be interpreted, in and of itself, to require a general plan amendment, zoning change, variance, or other discretionary approval.*~~

~~*(3) **Concessions and Incentives.** Analyzed Projects shall receive concessions or incentives, in the amounts specified in Table 206.5B:*~~

~~*Table 206.5B*~~ ~~*Concessions and Incentives Summary – Analyzed Projects*~~			
~~*Target Group*~~	~~*Restricted Affordable Units*~~		
~~*Very Low Income*~~	~~*5%*~~	~~*10%*~~	~~*15%*~~
~~*Lower Income*~~	~~*10%*~~	~~*20%*~~	~~*30%*~~
~~*Moderate Income (Common Interest Development)*~~	~~*10%*~~	~~*20%*~~	~~*30%*~~
~~*Maximum Incentive(s)/ Concession(s)*~~	~~*1*~~	~~*2*~~	~~*3*~~

~~*Notes: 1. Common Interest Development is defined in California Civil Code Section 4100.*~~

~~*(4) **Menu of Concessions and Incentives:** In submitting a request for Concessions or*~~

~~*Incentives, an applicant for an Analyzed State Density Bonus Project may request the specific Concessions and Incentives set forth below. The Planning Department, based on Department research and a Residential Density Bonus Study prepared by David Baker Architects, Seifel Consulting, and the San Francisco Planning Department dated August 2015, on file with the Clerk of the Board of Supervisors in File No. 150969, has determined that the following Concessions and Incentives are generally consistent with Government Code Section 65915(d) because, in general, they: are required in order to provide for affordable housing costs; will not be deemed by the Department to have a specific adverse impact as defined in Government Code Section 65915(d); and are not contrary to State or Federal law.*~~

~~*(A)* ***Rear yard:*** *the required rear yard per Section 134 or any applicable special use district may be reduced to no less than 20% of the lot depth, or 15 feet, whichever is greater. Corner properties may provide 20% of the lot area at the interior corner of the property to meet the minimum rear yard requirement, provided that each horizontal dimension of the open area is a minimum of 15 feet; and that the open area is wholly or partially contiguous to the existing midblock open space, if any, formed by the rear yards of adjacent properties.*~~

~~*(B)* ***Dwelling Unit Exposure:*** *the dwelling unit exposure requirements of Section 140(a)(2) may be satisfied through qualifying windows facing an unobstructed open area that is no less than 25 feet in every horizontal dimension, and such open area is not required to expand in every horizontal dimension at each subsequent floor.*~~

~~*(C)* ***Off-Street Loading:*** *off-street loading spaces under Section 152 shall not be required.*~~

~~*(D)* ***Parking:*** *up to a 50% reduction in the residential and commercial parking requirement, per Section 151 or any applicable special use district.*~~

~~*(E)* ***Open Space:*** *up to a 5% reduction in required common open space per Section 135, or any applicable special use district.*~~

~~*(F)* ***Additional Open Space:*** *up to an additional 5% reduction in required common open space per Section 135 or any applicable special use district, beyond the 5% provided in subsection (E) above.*~~

~~*(5)* ***Waiver or Modification of Height Limits.*** *Analyzed Projects may request a waiver of the applicable height restrictions if the applicable height limitation will have the effect of physically precluding the construction of a Housing Project at the densities or with the Concessions or Incentives permitted by subsection (c)(4). Analyzed Projects may receive a height bonus as of right of up to twenty feet or two stories, excluding exceptions permitted per Section 260(b), if the applicant demonstrates that it qualifies for a height waiver through the following formula:*~~

~~***Step one: Calculate Base Density and Bonus Density Limits***~~

~~*Calculate Base Density (BD), as defined in Section 206.2.*~~

~~*Bonus Density Limit (BD): ED multiplied by 1.XX where XX is the density bonus requested per Section 206.5 of this Code (e.g. 7%, 23%, 35%), not to exceed 1.35, the maximum density bonus available by this Section.*~~

~~***Step two: Calculate Permitted Envelope (PE).*** *Buildable envelope available under existing height and bulk controls.*~~

~~*PE equals lot area multiplied by permitted lot coverage, where lot coverage equals .75, or .8 if the developer elects to request a rear yard modification under Section 206.5(c)(4)(A), multiplied by existing height limit (measured in number of stories), minus one story for projects in districts where non-residential uses are required on the ground floor, and minus any square footage subject to bulk limitations (for parcels that do not have an X bulk designation).*~~

~~***Step three: Calculate Bonus Envelope (BE).*** *Residential envelope necessary to accommodate additional density ("Bonus envelope" or "BE").*~~

~~*BE equals Bonus Density multiplied by 1,000 gross square feet.*~~

~~***Step four: Calculate Additional Residential Floors.*** *Determine the number of stories*~~

~~*required to accommodate bonus:*~~

~~*(A) If BE is less than or equal to PE, the project is not awarded height under this subsection (c)(5).*~~

~~*(B) If BE is greater than PE, the project is awarded height, as follows:*~~

~~*(i) If BE minus PE is less than the lot area multiplied by 0.75, project is allowed one extra story; total gross square footage of building not to exceed BE; or*~~

~~*(ii) If BE minus PE is greater than the lot area multiplied by 0.75 (i.e. if the difference is greater than one story), project is allowed two extra stories; total gross square footage of building not to exceed BE.*~~

~~***(d) Application.*** *An application for an Analyzed State Density Bonus Project under this Section 206.5 shall be submitted with the first application for approval of a Housing Project and shall be processed concurrently with all other applications required for the Housing Project. The application shall be on a form prescribed by the City and, in addition to any information required for other applications, shall include the following information:*~~

~~*(1) A description of the proposed Housing Project, including the total number of dwelling units, Restricted Affordable Units, and Density Bonus Units proposed;*~~

~~*(2) Any zoning district designation, Base Density, assessor's parcel number(s) of the project site, and a description of any Density Bonus, Concession or Incentive, or waiver requested;*~~

~~*(3) A list of the requested Concessions and Incentives from Section 206.5(c)(4);*~~

~~*(4) If a waiver or modification of height is requested under Section 206.5(c)(5), a calculation demonstrating how the project qualifies for such waiver under the formula;*~~

~~*(5) A full plan set including site plan, elevations, sections, and floor plans, number of market-rate units, Restricted Affordable Units, and Density Bonus units within the proposed Housing Project. The location of all units must be approved by the Planning Department before the issuance of the building permit;*~~

~~*(6) Level of affordability of the Restricted Affordable Units and a draft Regulatory Agreement; and*~~

~~*(7) Documentation that the applicant has provided written notification to all existing commercial tenants that the applicant intends to develop the property pursuant to this section. Any affected commercial tenants shall be given priority processing similar to the Department's Community Business Priority Processing Program, as adopted by the Planning Commission on February 12, 2015 under Resolution Number 19323 to support relocation of such business in concert with access to relevant local business support programs. In no case may a project receive a site permit or any demolition permit prior to 18 months from the date of written notification required by this Section 206.5(d)(7).*~~

~~***(e) Review Procedures.*** *An application for an Analyzed State Density Bonus Project, shall be acted upon concurrently with the application for other permits related to the Housing Project.*~~

~~*(1) Before approving an application for an Analyzed Project, the Planning Department or Commission shall make written findings that the Housing Project is qualified as an Analyzed State Density Bonus Project.*~~

~~*(2) Analyzed Projects shall be governed by the conditional use procedures of Section 303. All notices shall specify that the Housing Project is seeking a Development Bonus and shall provide a description of the Development Bonuses requested. Analyzed Projects shall also be reviewed for consistency with the Affordable Housing Bonus Program Design Guidelines.*~~

~~***(f) Regulatory Agreements.*** *Recipients of a Density Bonus, Incentive, Concession, waiver, or modification shall enter into a Regulatory Agreement with the City, as follows.*~~

~~*(1) The terms of the agreement shall be acceptable in form and content to the Planning Director, the Director of MOHCD, and the City Attorney. The Planning Director shall have the authority to execute such agreements.*~~

~~*(2) Following execution of the agreement by all parties, the completed Density Bonus*~~

~~*Regulatory Agreement, or memorandum thereof, shall be recorded and the conditions filed and recorded on the Housing Project.*~~

~~*(3) The approval and recordation of the Regulatory Agreement shall take place prior to the issuance of the First Construction Document. The Regulatory Agreement shall be binding to all future owners and successors in interest.*~~

~~*(4) The Regulatory Agreement shall be consistent with the guidelines of the City's Inclusionary Housing Program and shall include at a minimum the following:*~~

~~*(A) The total number of dwelling units approved for the Housing Project, including the number of Restricted Affordable Units, Inclusionary Units, HOME-SF Units or other restricted units;*~~

~~*(B) A description of the household income group to be accommodated by the Restricted Affordable Units, and the standards for determining the corresponding Affordable Rent or Affordable Sales Price;*~~

~~*(C) The location, dwelling unit sizes (in square feet), and number of bedrooms of the Restricted Affordable Units;*~~

~~*(D) Term of use restrictions for Restricted Affordable Units of at least 55 years for Moderate Income units and at least 55 years for Low and Very Low units;*~~

~~*(E) A schedule for completion and occupancy of Restricted Affordable Units;*~~

~~*(F) A description of any Concession, Incentive, waiver, or modification, if any, being provided by the City;*~~

~~*(G) A description of remedies for breach of the agreement (the City may identify tenants or qualified purchasers as third party beneficiaries under the agreement);*~~

~~*(H) A list of all on-site family friendly amenities. Family friendly amenities shall include, but are not limited to, dedicated cargo bicycle parking, dedicated stroller storage, and open space and yards designed for use by children; and*~~

~~*(l) Other provisions to ensure implementation and compliance with this Section.*~~

SEC. 306.1. APPLICATIONS AND FILING FEES.

* * * *

(c) **Content of Applications.** The content of applications shall be in accordance with the policies, rules and regulations of the Planning Department, Zoning Administrator and the Planning Commission. All applications shall be upon forms prescribed therefor, and shall contain or be accompanied by all information required to assure the presentation of pertinent facts for proper consideration of the case and for the permanent record. The applicant may be required to file with his application the information needed for the preparation and mailing of notices as specified in Section 306.3. In addition to any other information required by the Planning Department, the Zoning Administrator and the Planning Commission, an applicant for a conditional use permit or variance who proposes a commercial use for the subject property shall disclose the name under which business will be, or is expected to be, conducted at the subject property, if such name is known at the time of application. The term "known" shall mean actual, not imputed knowledge, and shall consist of direct evidence including but not limited to a contract of sale, lease, or rental, or letter of intent or agreement, between the applicant and a commercial entity. If the business name becomes known to the applicant during the conditional use permit or variance processing period, the applicant promptly shall amend the application to disclose such business name. *All applications must disclose whether there are existing residential uses and non-residential uses, and disclose the presence of any residential or non-residential tenants, located at the subject property at the time the application is submitted.*

SEC. 311. PERMIT REVIEW PROCEDURES.

(a) **Purpose.** The purpose of this Section 311 is to establish procedures for reviewing

~~*planning entitlement*~~ *Development Applications* ~~*applications*~~ to determine compatibility of the proposal with the neighborhood and for providing notice to property owners*, tenants,* and residents on the site and neighboring the site of the proposed project and to interested neighborhood organizations, so that concerns about a project may be identified and resolved during the review of the permit. For purposes of this Section 311, a ~~*planning entitlement*~~ *Development Application* ~~*application*~~ means the application submitted by a project sponsor to the Planning Department, provided said application has been deemed complete by the Planning Department, that includes the information necessary to conduct environmental review, determine Planning Code compliance, and *assess* conformity with the General Plan.

(b) **Applicability.**

(1) Within the Priority Equity Geographies SUD, all ~~*planning entitlement*~~ *Development A*~~*a*~~pplications in Residential, NC, NCT, *RTO,* Chinatown Mixed Use Districts, and Eastern Neighborhoods Mixed Use Districts for demolition, new construction, or alteration of buildings shall be subject to the notification and review procedures required by this Section 311. Notwithstanding the foregoing or any other requirement of this Section 311, ~~*planning entitlement*~~ *Development A*~~*a*~~pplications to construct an Accessory Dwelling Unit pursuant to Section 207.2 shall not be subject to the notification or review requirements of this Section 311. A change of use to a principally permitted use in the Western SoMa Plan Area, Central SoMa Plan Area, or East SoMa Plan Area shall not be subject to the provisions of this Section 311.

* * * *

(3) **In all Other Projects in Residential, NC, NCT, and Eastern Neighborhoods Mixed Use Districts.** All ~~*planning entitlement*~~ *Development A*~~*a*~~pplications in Residential, NC, NCT, and Eastern Neighborhoods Mixed Use Districts that propose any of the following shall be subject to the notification and review procedures required by this

Section 311.

* * * *

(c) ~~***Planning Entitlement***~~ ***Development*** **Application Review for Compliance.** Upon acceptance of any *Development A*~~a~~pplication subject to this Section *311*, the Planning Department shall review the proposed project for compliance with the Planning Code and any applicable design guidelines*, and standards* approved by the Planning Commission. Applications determined ~~*not*~~ to be in compliance with the *Objective S*~~s~~tandards of Articles 1.2, 1.5, 2, and 2.5 of the Planning Code, *and any applicable Objective Standards adopted by the Commission shall be considered to be code-compliant. Development Applications for projects other than code-compliant residential projects may be subject to additional controls, including the* Residential Design Guidelines, ~~*including*~~ design guidelines for specific areas adopted by the Planning Commission, or ~~*with*~~ any applicable conditions of previous approvals regarding the project~~*, shall be held until either the application is determined to be in compliance, is disapproved or a recommendation for cancellation is sent to the Department of Building Inspection*~~.

(1) **Design Guidelines *and Standards*.** The construction of new buildings and alteration of existing buildings shall be consistent with the design policies and guidelines of the General Plan*, applicable Objective Standards,* ~~*and with*~~ the "Residential Design Guidelines," and all other applicable design guidelines *and standards* as adopted and periodically amended for specific areas or conditions by the Planning Commission. ~~*The design for new buildings with residential uses in RTO Districts shall also be consistent with the design standards and guidelines of the "Ground Floor Residential Units Design Guidelines" as adopted and periodically amended by the Planning Commission.*~~ The Planning Director may require modifications to the exterior of a proposed new building or proposed alteration of an existing building in order to bring it into conformity with the applicable design guidelines. These modifications may include, but are not limited to, changes in siting, building envelope, scale texture and detailing, openings, and

landscaping.

* * * *

(d) **Notification.** Upon determination that an application ~~*is in compliance*~~ *complies* with the development standards of the Planning Code, the Planning Department shall cause a notice to be posted on the site pursuant to rules established by the Zoning Administrator and shall cause a written notice describing the proposed project to be sent in the manner described below. This notice shall be in addition to any notices required by the Building Code and shall have a format and content determined by the Zoning Administrator. The notice shall describe the project review process and shall set forth the mailing date of the notice and the expiration date of the notification period.

* * * *

(5) **Notification Period.** All ~~*planning entitlement*~~ *Development* *A*~~*a*~~pplications shall be held for a period of 30 calendar days from the date of the mailed notice to allow review by residents and owners of neighboring properties and by neighborhood groups.

(6) **Elimination of Duplicate Notice.** The notice provisions of this Section *311* may be waived by the Zoning Administrator for ~~*planning entitlement*~~ *Development* *A*~~*a*~~pplications for projects that have been, or before approval will be, the subject of a duly noticed public hearing before the Planning Commission or Zoning Administrator, provided that the nature of work for which the ~~*planning entitlement*~~ *Development* *A*~~*a*~~pplication is required is both substantially included in the hearing notice and is the subject of the hearing.

(7) **Notification Package.** The notification package for a project subject to notice under this Section 311 shall include a written notice and reduced-size drawings of the project. Distributed plans and drawings may be limited to comply with applicable state laws.

* * * *

(D) The ~~*planning entitlement*~~ *Development* *A*~~*a*~~pplication number(s) shall be

disclosed in the written notice. The start and expiration dates of the notice shall be stated. A description about the recipient's rights to request additional information, to request Discretionary Review by the Planning Commission and to appeal to other boards or commissions shall be provided.

* * * *

(e) **Requests for Planning Commission Review.** A request for the Planning Commission to exercise its discretionary review powers over a specific ~~*planning entitlement*~~ *Development* *A*~~*a*~~pplication shall be considered by the Planning Commission if received by the Planning Department no later than 5:00 p.m. of the last day of the notification period as described in this Section 311, subject to guidelines adopted by the Planning Commission. The project sponsor of a ~~*planning entitlement*~~ *Development* *A*~~*a*~~pplication may request discretionary review by the Planning Commission to resolve conflicts between the Director of Planning and the project sponsor concerning requested modifications to comply with the Residential Design Guidelines, or other applicable design guideline~~*s*~~ *or standard*.

* * * *

SEC. 317. LOSS OF RESIDENTIAL AND UNAUTHORIZED UNITS THROUGH DEMOLITION, MERGER, AND CONVERSION.

(a) **Findings.** San Francisco faces a continuing shortage of affordable housing. There is a high ratio of rental to ownership tenure among the City's residents. The General Plan recognizes that existing housing is the greatest stock of rental and financially accessible residential units, and is a resource in need of protection. Therefore, a public hearing will be held prior to approval of any permit that would remove existing housing, *reduce the size of a Residential Flat, merge any portion of a Residential Flat with another unit, or change the configuration of a Residential Flat such that the unit is no longer considered a Residential Flat*, with certain

exceptions, as described below. The Planning Commission shall develop a Code Implementation Document setting forth procedures and regulations for the implementation of this Section 317 as provided further below. The Zoning Administrator shall modify economic criteria related to property values and construction costs in the Implementation Document as warranted by changing economic conditions to meet the intent of this Section.

(b) **Definitions.** For the purposes of this Section 317, the terms below shall be as defined below. Capitalized terms not defined below are defined in Section 102 of this Code.

* * * *

(7) "Residential Merger" shall mean the combining of two or more Residential or Unauthorized Units, resulting in a decrease in the number of Residential Units and Unauthorized Units within a building, or the enlargement of one or more existing units while ~~*substantially*~~ reducing the size of others by more than 25% of their original floor area, even if the number of units is not reduced. The Planning Commission may reduce the numerical element of this criterion by up to 20% of its value should it deem that adjustment is necessary to implement the intent of this Section 317, to conserve existing housing and preserve affordable housing. *Residential Merger shall also include the reconfiguration of a Residential Flat with another Dwelling Unit, if the proposed project would reconfigure an existing Residential Flat such that the reconfigured Residential Flat would no longer meet the definition of a Residential Flat, even if the number of Dwelling Units is not reduced and the Residential Flat is not reduced in size.*

* * * *

(c) **Applicability; Exemptions.**

* * * *

~~(12) Residential Flats. Notwithstanding anything to the contrary in this Section 317, projects that propose the Merger, reconfiguration, or reduction in size of Residential Flats shall not require a Conditional Use authorization if the project would increase the number of~~

~~Dwelling Units on the property.~~

* * * *

(g) **Conditional Use Criteria.**

* * * *

(6) **Residential Demolition.** The Planning Commission shall consider the following additional criteria in the review of applications for Residential Demolition:

* * * *

(L) whether the project increases the number of family-sized units on-site~~, and in the case of demolition of any Residential Flats whether the proposed project is maintaining or increasing the number of units on the lot that contain at least two or more bedrooms or that are at least equivalent in size to the Residential Flats being demolished~~;

* * * *

(8) **Denial of Application to Remove an Unauthorized Unit; Requirement to Legalize the Unit.** If the Planning Commission denies an application to Remove an Unauthorized Unit, the property owner shall file a~~n~~ *Development Application and any necessary* application for a building permit to legalize the Unit. Failure to do so within a reasonable period of time, as determined by the Zoning Administrator, shall be deemed to be a violation of the Planning Code.

(9) ***Residential Flats.*** *In addition to the other considerations in this subsection (g), the Planning Commission shall consider the criteria below when reviewing a project application that would merge a Residential Flat such that it would no longer meet the definition of a Residential Flat:*

(A) whether reduction in size, reconfiguration, or merger of the Flat(s) would reduce the size of any Flat by more than 25% of its original floor area; and

(B) whether the proposed project is maintaining or increasing the number of units on the Lot that contain at least two or more bedrooms or that are at least equivalent in size to the

Residential Flats being reduced or reconfigured.

* * * *

~~***SEC. 318. EFFICIENCY DWELLING UNITS WITH REDUCED SQUARE FOOTAGE.***~~

~~***(a) Definition.*** *For purposes of this Section, an "Efficiency Dwelling Unit with reduced square footage" shall mean an Efficiency Dwelling Unit with a living room of less than 220 square feet and meeting the requirements of Section 1208.4 of the San Francisco Building Code that is not affordable housing, group housing, or student housing as defined in this Code.*~~

~~***(b) Limitation on the Total Number of Efficiency Dwelling Units with Reduced Square Footage That Can Be Constructed.*** *The Planning Department may approve the construction of up to a total number of 375 Efficiency Dwelling Units with reduced square footage; provided, however, that Efficiency Dwelling Units shall not be included in this total. For purposes of this subsection, individual units will be counted even if they comprise less than the total number of units in the building.*~~

~~***(c) Reporting and Reauthorization.*** *After the approval of approximately 325 Efficiency Dwelling Units with reduced square footage, the Planning Department in collaboration with the Mayor's Office of Housing shall submit a report to the Board of Supervisors that provides whatever information those Departments believe will assist the Board in determining whether to increase the numerical cap on the number of Efficiency Units with reduced square footage or to otherwise modify the requirements. At a minimum, the report shall include the following information:*~~

~~*(1) Pricing information, based on data from the Assessor's Office, for sales properties and, to the extent feasible, rental prices for the Efficiency Dwelling Units with reduced square footage;*~~

~~*(2) A comparison of the sales and rental pricing information for Efficiency Dwelling Units with reduced square footage to similar data for studio and 1-bedroom dwelling units;*~~

~~*(3) A map showing where the Efficiency Dwelling Units with reduced square footage are located, both projects that are entitled but not yet built and projects that have been constructed;*~~

~~*(4) A comparison of the numbers of Efficiency Dwelling Units with reduced square*~~

~~*footage that are entitled and/or built and the goals for other dwelling unit sizes within any adopted Area Plans; and*~~

~~*(5) A comparison of the numbers of Efficiency Dwelling Units with reduced square footage with the quantified housing production goals, to the extent available by household income level, set forth in the Regional Housing Needs Allocation.*~~

Section 13. Conforming Changes to Zoning Tables. Articles 2, 7, and 8 of the Planning Code is hereby amended by revising Sections 210.1, 210.2, 210.3, 210.4, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 780.1, 780.3, 810, 811, 812, 825, 827, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, and 840 to read as follows:

SEC. 210.1. C-2 DISTRICTS: COMMUNITY BUSINESS.

* * * *

Table 210.1

ZONING CONTROL TABLE FOR C-2 DISTRICTS

Zoning Category	***§ References***	***C-2***
BUILDING STANDARDS		
Massing and Setbacks		
Height and Bulk Limits	§§ 102, 105, 106, 132.1, 250-252, 260,	~~*Generally 40-X*~~*Varies*. Additional Height Limits of § 261 apply. See Height and Bulk District Maps.

	263.19, 270, *270.3*, 271, 295	
Floor Area Ratio	§§ 102, 123, 124, *207.9*	Basic FAR limit is 3.6 to 1. For a lot that is nearer to an RM-4 or RC-4 District than to any other R District, the FAR is 4.8 to 1. For a lot that is nearer to a C-3 District than to any R District the FAR is 10.0 to 1. FAR in the Waterfront and Washington-Broadway Special Use Districts is 5 to 1. *For Office Uses minimum intensities may apply pursuant to § 207.9.*
* * * *		
Miscellaneous		
* * * *		
Signs	§ 607	As permitted by ~~*Section*~~ § 607.
Design Guidelines and Standards	*General Plan Commerce and Industry Element*	*Subject to the Urban Design Guidelines, Citywide Design Standards, and any other applicable design guidelines that have been approved by the Planning Commission.*
Housing Choice-SF	*§ 206.10*	*Form-based density, additional height, and other zoning modifications for eligible projects in the R-4 Height and Bulk District.*
RESIDENTIAL STANDARDS AND USES		
Development Standards		
* * * *		

Residential Conversion, Demolition, or Merger *of Dwelling Units, including Residential Flats*	§ 317	C ~~*for Removal of one or more Residential Units or Unauthorized Units.*~~
Dwelling Unit Mix	*§ 207.7*	*Generally required for creation of 10 or more Dwelling Units. No less than 25% of the total number of proposed Dwelling Units shall contain at least two Bedrooms, and no less than 10% of the total number of proposed Dwelling Units shall contain at least three Bedrooms.*
* * * *		
Residential Uses		
~~*Residential Density,*~~ Dwelling Unit~~s~~ *Density, General* (5)	§ 207	P at a density ratio not exceeding the number of dwelling units permitted in the nearest R District, with the distance to such R District measured from the midpoint of the front lot line or from a point directly across the street therefrom, whichever permits the greater density; provided, that the maximum density ratio shall in no case be less than one unit for each 800 square feet of lot area. NP above. (8) *Form-Based Density applies within the R-4 Height and Bulk District (§§ 263.19, 270(i)) and other*

		parcels per footnote 8.
Minimum Dwelling Unit Densities, if Applicable	*§ 207.9*	*Varies depending on project location, but generally ranges between 50 and 100 dwelling units per acre.*
Maximum Dwelling Unit Size	*§§ 207.10, 317*	*P up to 4,000 square feet of Gross Floor Area or an equivalent Floor Area Ratio for any individual Dwelling Unit of 1.2:1. C for Dwelling Units that exceed the greater of those thresholds.*
Senior Housing *Density*	§§102, 202.2(f), *207*	P up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all requirements of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location. *Form-Based Density applies within the R-4 Height and Bulk District (§§ 263.19, 270(i)) and other parcels per footnote 8.*
~~*Residential Density,*~~ Group Housing *Density*	§208	P at a density ratio not exceeding the maximum density permitted for group housing in the nearest R District, with the distance to such R District measured from the midpoint of the front lot line or from a point directly across the street therefrom, whichever permits the greater density;

		provided, that the maximum density ratio shall in no case be less than one bedroom for each 275 square feet of lot area. NP above. (8) *Form-Based Density applies within the R-4 Height and Bulk District (§§ 263.19, 270(i)) and other parcels per footnote 8.*
* * * *		
NON-RESIDENTIAL STANDARDS AND USES		
* * * *		
Commercial Use Characteristics		
Drive-up Facility	§ 102	~~P~~*C*
* * * *		

* * * *

(5) Construction of Accessory Dwelling Units ~~*may be*~~ permitted pursuant to Sections 207.1 and 207.2.

* * * *

(8) *Form-Based Zoning applies* ~~I~~in C-2 zoning districts*: (i) on parcels in the R-4 Height and Bulk District; and (ii) on parcels* east of or fronting Franklin Street/13th Street and north of Townsend Street, except for parcels within the Northeast Waterfront Historic District, the Jackson Square Historic District, and the Jackson Square Historic District Extension~~*, there is no density limit*~~. The Jackson Square Historic District Extension shall include parcels within the area bounded by the northern boundary of the Jackson Square Historic District and the centerline of Sansome Street, Kearny Street, and Broadway. ~~*On parcels with no density limit, density is regulated by the permitted height and bulk, and required setbacks, exposure, open space, and*~~

~~*other Code requirements applicable to each development lot.*~~

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SEC. 210.2. C-3 DISTRICTS: DOWNTOWN COMMERCIAL.

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Table 210.2

ZONING CONTROL TABLE FOR C-3 DISTRICTS

Zoning Category	***§ References***	***C-3-O***	***C-3-O(SD)***	***C-3-R***	***C-3-G***	***C-3-S***
BUILDING STANDARDS						
Massing and Setbacks						
Height and Bulk Limits	§§ 102, 105, 106, 250-252, 260, *263.19,* 261, 270, *270.3,* 271	Varies. See also Height and Bulk District Maps.				
* * * *						
Basic Floor Area Ratio *(2)*	§§ 102, 123, 124*, 207.9*	9.0 to 1	6.0 to 1	6.0 to 1	6.0 to 1	5.0 to 1
*** * * ***						
Miscellaneous						
* * * *						
Signs	§ 607	As permitted by ~~*Section*~~ § 607.				
Design Guidelines and Standards	*General Plan Commerce and*	*Subject to the Urban Design Guidelines, Citywide Design Standards, and any other applicable design*				

	Industry Element	*guidelines that have been approved by the Planning Commission.*
Housing Choice-SF	*§ 206.10*	*Form-based density, additional height, and other zoning modifications for eligible projects in the R-4 Height and Bulk District.*
RESIDENTIAL STANDARDS AND USES		
Development Standards		
* * * *		
Residential Conversion, Demolition, or Merger *of Dwelling Units, including Residential Flats*	§ 317	C ~~*for Removal of one or more Residential Units or Unauthorized Units.*~~
Dwelling Unit Mix	*§ 207.7*	*Generally required for creation of 10 or more Dwelling Units. No less than 25% of the total number of proposed Dwelling Units shall contain at least two Bedrooms, and no less than 10% of the total number of proposed Dwelling Units shall contain at least three Bedrooms.*
* * * *		
Residential Uses		
~~*Residential Density*~~, Dwelling Unit~~s~~ *Density, General* (7)	§ 207	~~*No density limit. Density is regulated by the permitted height and bulk, and required setbacks, exposure, and open space of each development lot.*~~*Form-Based Density*

Minimum Dwelling Unit Densities, if Applicable	*§ 207.9*	*Varies depending on project location, but generally ranges between 50 and 100 dwelling units per acre.*
Maximum Dwelling Unit Size	*§§ 207.10, 317*	*P up to 4,000 square feet of Gross Floor Area or an equivalent Floor Area Ratio for any individual Dwelling Unit of 1.2:1. C for Dwelling Units that exceed the greater of those thresholds.*
Senior Housing *Density*	§§102, 202.2(f), *207*	~~*No density limit. Density is regulated by the permitted height and bulk, and required setbacks, exposure, and open space of each development lot.*~~*Form-Based Density*
~~*Residential Density,*~~ Group Housing *Density*	§208	~~*No density limit. Density is regulated by the permitted height and bulk, and required setbacks, exposure, and open space of each development lot.*~~*Form-Based Density*
* * * *		
NON-RESIDENTIAL STANDARDS AND USES		
* * * *		

* * * *

(2) ~~*[Reserved.]*~~ *For Office Uses in all C-3 Districts minimum intensities may apply pursuant to § 207.9.*

* * * *

SEC. 210.3. PDR DISTRICTS.

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Table 210.3

ZONING CONTROL TABLE FOR PDR DISTRICTS

Zoning Category	***§ References***	***PDR-1-B***	***PDR-1-D***	***PDR-1-G***	***PDR-2***
* * * *					
RESIDENTIAL STANDARDS AND USES					
Development Standards					
* * * *					
Residential Conversion, Demolition, or Merger *of Dwelling Units, including Residential Flats*	§ 317	C ~~*for Removal of one or more Residential Units or Unauthorized Units; in C-3, only for Removal above the ground floor.*~~.			
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SEC. 210.4. M DISTRICTS: INDUSTRIAL.

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Table 210.4

ZONING CONTROL TABLE FOR M DISTRICTS

Zoning Category	§ References	M-1	M-2
BUILDING STANDARDS			
* * * *			
RESIDENTIAL STANDARDS AND USES			
Development Standards			
* * * *			
Residential Conversion, Demolition, or Merger *of Dwelling Units, including Residential Flats*	§ 317	C ~~*for Removal of one or more Residential Units or Unauthorized Units.*~~	
Dwelling Unit Mix	*§ 207.7*	*Generally required for creation of 10 or more Dwelling Units. No less than 25% of the total number of proposed Dwelling Units shall contain at least two Bedrooms, and no less than 10% of the total number of proposed Dwelling Units shall contain at least three Bedrooms.*	
* * * *			
Residential Uses			
~~*Residential Density,*~~ Dwelling Unit~~s~~ *Density* (3)	§ 207	C at a density ratio not exceeding the number of dwelling units permitted in the nearest R District,	

		with the distance to such R District measured from the midpoint of the front lot line or from a point directly across the street therefrom, whichever permits the greater density; provided, that the maximum density ratio shall in no case be less than one unit for each 800 feet of lot area. Any remaining fraction of one-half or more of the minimum amount of lot area per dwelling unit shall be adjusted upward to the next higher whole number of dwelling units. NP above.	
Minimum Dwelling Unit Densities, if Applicable	*§ 207.9*	*Varies depending on project location, but generally ranges between 50 and 100 dwelling units per acre.*	
Maximum Dwelling Unit Size	*§§ 207.10, 317*	*P up to 4,000 square feet of Gross Floor Area or an equivalent Floor Area Ratio for any individual Dwelling Unit of 1.2:1. C for Dwelling Units that exceed the greater of those thresholds.*	
Senior Housing	§ 102	NP	NP
* * * *			
NON-RESIDENTIAL STANDARDS AND USES			
Development Standards			
Floor Area Ratio	§§ 102, 123, *207.9,* 124	5 to 1*. For Office Uses minimum intensities may apply pursuant to § 207.9.*	5 to 1*. For Office Uses minimum intensities may apply pursuant to § 207.9.*
* * * *			

* * * *

(3) Construction of Accessory Dwelling Units may be permitted pursuant to Sections 207.1 and 207.2.

* * * *

SEC. 710. NC-1 – NEIGHBORHOOD COMMERCIAL CLUSTER DISTRICT.

NC-1 Districts are intended to serve as local neighborhood shopping districts, providing convenience retail goods and services for the immediately surrounding neighborhoods primarily during daytime hours.

These NC-1 Districts are characterized by their location in residential neighborhoods, often in outlying areas of the City. The commercial intensity of these districts varies. Many of these districts have the lowest intensity of commercial development in the City, generally consisting of small clusters with three or more commercial establishments, commonly grouped around a corner; and in some cases short linear commercial strips with low-scale, interspersed mixed-use (residential-commercial) development.

Building controls for the NC-1 District promote low*er*-intensity development which is compatible with the existing scale and character of these neighborhood areas. Commercial development is limited to one story*, with certain exceptions*. Rear yard requirements at all levels preserve existing backyard space.

NC-1 commercial use provisions encourage the full range of neighborhood-serving convenience retail sales and services ~~*at the first story provided that the use size generally is limited to 3,000 square feet*~~*, subject to certain use size* limitations. However, commercial uses and features which could impact residential livability are prohibited, such as auto uses, financial services, general advertising signs, drive-up facilities, hotels, and late-night activity*.*~~*; eating and drinking establishments are restricted, depending upon the intensity of such uses in nearby commercial districts.*~~

Housing development in new buildings is encouraged above the ground story. ~~*in most districts. Existing residential units are protected by prohibitions of conversions above the ground story and limitations on demolitions.*~~ Accessory Dwelling Units are permitted ~~*within the District pursuant to Section 207.1 of this Code*~~.

Table 710. NEIGHBORHOOD COMMERCIAL CLUSTER DISTRICT NC-1 ZONING CONTROL TABLE

		NC-1
Zoning Category	**§ References**	**Controls**
BUILDING STANDARDS		
Massing and Setbacks		
Height and Bulk Limits.	§§ 102, 105, 106, 250–252, 260, 261.1, *263.19*, 270, *270.3*, 271. See also Height and Bulk District Maps	Varies~~*, but generally 40-X*~~. See Height and Bulk Map Sheets HT02-08, HT10-13 for more information. Height sculpting required on Alleys per § 261.1.

5 Foot Height Bonus for Active Ground Floor Uses	§ 263.20	P(1) in some districts
Rear Yard	§§ 130, 134, 134(a)(e), 136	Required at Grade level and at each succeeding level or Story: 25% of lot depth, but in no case less than 15 feet
Front Setback and Side Yard	§§ 130, 131, 132, 133	*Generally* ~~N~~not ~~R~~required~~.~~*; however, if the existing sidewalk does not meet the recommended width required by the Better Streets Plan, a front setback shall be provided so that, when combined with the existing sidewalk, the total distance from the curb to the building frontage meets or exceeds the required recommended width under the Better Streets Plan. This setback is required only up to 15 feet above street grade. See § 132(e).*
Street Frontage and Public Realm		
Streetscape and Pedestrian Improvements	§ 138.1	Required
Street Frontage Requirements	§ 145.1	Required; controls apply to above-grade parking setbacks, parking and loading entrances, active uses, ground floor ceiling height, street-facing ground-level spaces, transparency and fenestration, and gates, railings, and grillwork. Exceptions permitted for historic buildings.

Ground Floor Commercial	§ 145.4	Required on some streets, see § 145.4 for specific districts.
Vehicular Access Restrictions	§ 155(r)	Restricted on some streets, see § 155(r) for specific districts
Miscellaneous		
Lot Size (Per Development)	§§ 102, 121.1	P(2)
Planned Unit Development	§ 304	C
Awning	§ 136.1	P
Canopy or Marquee	§ 136.1	NP*(4)*
Signs	§§ 262, 602-604, 607, 607.1, 608, 609	As permitted by § 607.1
General Advertising Signs	§§ 262, 602, 604, 608, 609, 610, 611	NP
Design Guidelines *and Standards*	General Plan Commerce and Industry Element	Subject to the Urban Design Guidelines*, Citywide Design Standards, and any other applicable design guidelines that have been approved by the Planning Commission.*

Housing Choice-SF	*§ 206.10*	*Form-based density, additional height, and other zoning modifications for eligible projects in the R-4 Height and Bulk District.*
RESIDENTIAL STANDARDS AND USES		
Development Standards		
Usable Open Space [Per Dwelling Unit]	§§ 135, 136	100 square feet if private, or 133 square feet if common, or the amount of open space required in the nearest Residential District, whichever is less.
Off-Street Parking Requirements	§§ 145.1, 150, 151, 153 - 156, 161, 166, 204.5	No car parking required. Maximum permitted per § 151.~~.~~ Bike parking required per §155.2. If car parking is provided, car share spaces are required when a project has 50 units or more per §166.
Dwelling Unit Mix	§ 207.7	Generally required for creation of 10 or more Dwelling Units. No less than 25% of the total number of proposed Dwelling Units shall contain at least two Bedrooms, and no less than 10% of the total number of proposed Dwelling Units shall contain at least three Bedrooms.
Use Characteristics		
Intermediate Length Occupancy	§§ 102, 202.10	P(11)
Single Room Occupancy	§ 102	P
Student Housing	§ 102	P

Residential Uses		**Controls by Story**		
		1st	**2nd**	**3rd +**
Residential Uses	§102	P	P	P
Accessory Dwelling Unit ~~*Density*~~	§§102, 207.1, 207.2	P per Planning Code ~~*Sections*~~*§§* 207.1 and 207.2.		
Dwelling Unit Density*,* *General*	§§ 102, 207	1 unit per 800 square foot lot area, or the density permitted in the nearest R District, whichever is greater. *Form-Based Density applies within the R-4 Height and Bulk District (§§ 263.19, 270(i)).*		
Minimum Dwelling Unit Densities, if Applicable	*§ 207.9*	*Varies depending on project location, but generally ranges between 50 and 100 dwelling units per acre.*		
Maximum Dwelling Unit Size	*§§ 207.10, 317*	*P up to 4,000 square feet of Gross Floor Area or an equivalent Floor Area Ratio for any individual Dwelling Unit of 1.2:1. C for Dwelling Units that exceed the greater of those thresholds.*		
Group Housing Density	§208	1 bedroom per 275 square foot lot area, or the density permitted in the nearest R District, whichever is greater. *Form-Based Density applies within the R-4 Height and Bulk District (§§ 263.19, 270(i)).*		
Homeless Shelter Density	§§ 102, 208	Density limits regulated by the Administrative Code		

Senior Housing Density	§§102, 202.2(f), 207	P up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all requirements of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location. *Form-Based Density applies within the R-4 Height and Bulk District (§§ 263.19, 270(i)).*		
Loss of Dwelling Units*: Conversion, Demolition, or Merger of Dwelling Units, including Residential Flats*	*§ 317*	~~*Controls by Story*~~*C*		
		~~*1st*~~	~~*2nd*~~	~~*3rd+*~~
~~*Residential Conversion*~~	~~*§ 317*~~	~~*C*~~	~~*NP*~~	~~*NP*~~
~~*Residential Demolition and Merger*~~	~~*§ 317*~~	~~*C*~~	~~*C*~~	~~*C*~~
NON-RESIDENTIAL STANDARDS AND USES				
Development Standards				
Floor Area Ratio	§§ 102, 123, 124*, 207.9*	1.8 to 1.*For Office Uses minimum intensities may apply pursuant to § 207.9.*		

Use Size	§§ 102, *121.2*	P up to 2,999 square feet; C 3,000 square feet and above		
Off-Street Parking Requirements	§§ 145.1, 150, 151, 153 - 156, 161, 166, 204.5	No car parking required.~~.~~ Maximum permitted per § 151. Bike parking required per Section 155.2. Car share spaces required when a project has 25 or more parking spaces per §166.		
Off-Street Freight Loading	§§ 150, 152, 153 - 155, 161, 204.5	None required if gross floor area is less than 10,000 square feet. Exceptions permitted per §§ 155 and 161.		
Commercial Use Characteristics				
Drive-up Facility	§ 102	NP		
Formula Retail	§ 102, 303.1	C		
Hours of Operation	§§ 102	P 6 a.m. - 11 p.m.; C 11 p.m. - 2 a.m.		
Maritime Use	§ 102	NP		
Open Air Sales	§§ 102, 703(b)	See § 703(b)		
Outdoor Activity Area	§§ 102, 145.2, 202.2	P if located in front of building or if it complies with Section 202.2(a)(7); C if located elsewhere.		
Walk-up Facility	§ 102	P		
NON-RESIDENTIAL USES		**CONTROLS BY STORY**		
		1st	**2nd**	**3rd+**
Agricultural Use Category				

Agriculture, Industrial	§§ 102, 202.2(c)	NP	NP	NP
Agriculture, Large Scale Urban	§§ 102, 202.2(c)	C	C	C
Agriculture, Neighborhood	§§ 102, 202.2(c)	P	P	P
Automotive Use Category				
Automotive Uses*	§ 102	NP	NP	NP
Electric Vehicle Charging Location	§§102, 202.2(b), 202.13	C(13)	C(13)	C(13)
Parking Garage, Private	§ 102	C	C	C
Parking Garage, Public	§ 102	C	NP	NP
Parking Lot, Private	§§ 102, 142, 156	C	C	C
Parking Lot, Public	§§ 102, 142, 156	C	NP	NP
Entertainment, Arts and Recreation Use Category				
Entertainment, Arts and Recreation Uses*	§ 102	NP	NP	NP
Arts Activities	§ 102	P	P	P
Entertainment, General	§ 102	P	P	NP

Entertainment, Nighttime	§ 102	C		NP	NP
Movie Theater	§§ 102, 202.4	C		C	C
Open Recreation Area	§ 102	C		C	C
Passive Outdoor Recreation	§ 102	C		C	C
Industrial Use Category					
Industrial Uses*	§§ 102, 202.2(d)	NP	NP	NP	NP
Institutional Use Category					
Institutional Uses*	§ 102	P		C	NP
Child Care Facility	§ 102	P		P	P
Community Facility	§ 102	P		P	P
Hospital	§ 102	NP		NP	NP
Medical Cannabis Dispensary	§§ 102, 202.2(e)	NP(6)		NP(6)	NP
Public Facilities	§ 102	P		P	P
Religious Institution	§ 102	P		C	NP
Residential Care Facility	§ 102	P		P	P
Social Service or Philanthropic Facility	§ 102	P		P	P
Sales and Service Category					

Retail Sales and Service Uses*	§§ 102, 202.2(a), 202.3	P(3)	NP	NP
Adult Business	§ 102	NP	NP	NP
Adult Sex Venue	§ 102	NP	NP	NP
Animal Hospital	§ 102	P	P	P
Bar	§§ 102, 202.2(a)	P(6)	NP	NP
Cannabis Retail	§§ 102, 202.2(a)	NP(6)	NP(6)	NP
Flexible Retail	§§ 102, 202.9	P	NP	NP
Gym	§ 102	P	NP	NP
Hotel	§ 102	NP	NP	NP
Kennel	§ 102	C	NP	NP
Liquor Store	§ 102	P(6)(9)	NP	NP
Massage Establishment	§§ 102, 204, 703	P	NP(12)	NP(12)
Mortuary	§ 102	NP	NP	NP
Motel	§§ 102, 202.2(a)	NP	NP	NP
Restaurant	§§ 102, 202.2(a)	P(3)	P(3)	NP

Restaurant, Limited	§§ 102, 202.2(a)	P(3)	P(3)	NP
Services, Financial	§ 102	C	NP	NP
Services, Fringe Financial	§ 102	NP(10)	NP(10)	NP(10)
Services, Health	§ 102	P	NP	NP
Services, Limited Financial	§ 102	P	NP	NP
Services, Personal	§ 102	P	NP	NP
Services, Retail Professional	§ 102	P	P	P
Storage, Self	§ 102	NP	NP	NP
Tobacco Paraphernalia Establishment	§ 102	C	NP	NP
Trade Shop	§ 102	P	NP	NP
Non-Retail Sales and Service Uses	§ 102	NP	NP	NP
Design Professional	§ 102	P	NP	NP
Service, Non-Retail Professional	§ 102	C	P	NP
Trade Office	§ 102	P	NP	NP
Utility and Infrastructure Use Category				
Utility and Infrastructure*	§ 102	C(5)	C(5)	C(5)

Power Plant	§ 102	NP	NP	NP
Public Utilities Yard	§ 102	NP	NP	NP

* Not listed below

(1) Additional 5 feet for NC-1 parcels with a Commercial use on the ground floor within the following areas:

(a) Within the boundaries of Sargent Street to Orizaba Avenue to Lobos Street to Plymouth Avenue to Farellones Street to San Jose Avenue to Alemany Boulevard to 19th Avenue to Randolph Street to Monticello Street and back to Sargent Street.

(b) On Noriega, Irving, Taraval, and Judah Streets west of 19th Avenue.

(2) C for 5,000 square feet and above if located within the Priority Equity Geographies Special Use District established under Section 249.97.

(3) TARAVAL STREET RESTAURANT SUBDISTRICT. Applicable only for the Taraval Street NC-1 District between 40th and 41st Avenues and between 45th and 47th Avenues as mapped on Sectional Maps 5 SU and 6 SU. Within the Taraval Street Restaurant Subdistrict, Formula Retail Restaurants and Formula Retail Limited Restaurants are NP. Formula Retail Restaurants and Formula Retail Limited Restaurants are NP if located within one quarter of one mile from the Taraval Street Restaurant Subdistrict.

(4) ~~*[Note deleted.]*~~ *Canopy is P if required as a wind mitigation feature.*

(5) C if a Macro WTS Facility; P if a Micro WTS Facility.

(6) C in the area comprising all of that portion of the City and County commencing at the point of the intersection of the shoreline of the Pacific Ocean and a straight-line extension of Lincoln Way, and proceeding easterly along Lincoln Way to 17th Avenue, and proceeding southerly along 17th Avenue to Judah Street, and proceeding westerly along Judah Street to 19th Avenue, and proceeding southerly along 19th Avenue to Sloat Boulevard, and proceeding westerly along Sloat Boulevard, and following a straight-line extension of Sloat

Boulevard to the shoreline of the Pacific Ocean and proceeding northerly along said line to the point of commencement.

(7) [Note deleted.]

(8) [Note deleted.]

(9) C within that portion of the City and County bounded as follows: commencing at the intersection of Arguello Boulevard and Frederick Street, then proceeding southerly along Arguello Boulevard to Carl Street, then proceeding easterly along Carl Street to Hillway Avenue, then proceeding southerly along Hillway Avenue to Parnassus Avenue, then proceeding easterly along Parnassus Avenue to Clayton Street, then proceeding northerly along Clayton Street to Frederick Street, then proceeding easterly along Frederick Street to Buena Vista Avenue West, then proceeding generally northerly along Buena Vista Avenue West to Haight Street, then proceeding easterly along Haight Street to Baker Street, then proceeding northerly along Baker Street to Oak Street, then proceeding westerly along Oak Street to Stanyan Street, then proceeding southerly along Stanyan Street to Frederick Street, then proceeding westerly along Frederick Street to the point of commencement.

(10) FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT (FFSRUD). Fringe Financial Services are NP within any FFSRUD and its one-quarter mile buffer pursuant to Section 249.35. Outside any FFSRUD and its one-quarter mile buffer, Fringe Financial Services are P subject to the restrictions set forth in Section 249.35(c)(3).

(11) NP for buildings with three or fewer Dwelling Units. C for buildings with 10 or more Dwelling Units.

(12) P if accessory to a Hotel, Personal Service or Health Service.

(13) P where existing use is any Automotive Use.

SEC. 711. NC-2 – SMALL-SCALE NEIGHBORHOOD COMMERCIAL DISTRICT.

The NC-2 District is intended to serve as the City's Small-Scale Neighborhood Commercial District. These districts are linear shopping streets which provide convenience goods and services to the surrounding neighborhoods as well as limited comparison shopping goods for a wider market. The range of comparison goods and services offered is varied and often includes specialty retail stores, restaurants, and neighborhood-serving offices. NC-2 Districts are commonly located along both collector and arterial streets which have transit routes.

These districts range in size from two or three blocks to many blocks, although the commercial development in longer districts may be interspersed with housing or other land uses. Buildings typically range in height from two to four stories with occasional one-story commercial buildings.

The small-scale district controls provide for mixed-use buildings which approximate or slightly exceed the standard development pattern. Rear yard requirements above the ground story and at residential levels preserve open space corridors of interior blocks.

Most new commercial development is permitted at the ground and second stories. Neighborhood-serving businesses are strongly encouraged. ~~*The second story may be used by some retail stores, personal services, and medical, business and professional offices.*~~ Parking and hotels are monitored at all stories. Limits on late-night activity, drive-up facilities, and other automobile uses protect the livability within and around the district, and promote continuous retail frontage.

Housing development in new buildings is encouraged above the ground ~~*story*~~*floor*. ~~*Existing residential units are protected by limitations on demolition and upper-story conversions.*~~ Accessory Dwelling Units are permitted~~ *within the District pursuant to Section 207.1 of this Code*~~.

Table 711 SMALL-SCALE NEIGHBORHOOD COMMERCIAL CLUSTER DISTRICT NC-2

ZONING CONTROL TABLE

		NC-2
Zoning Category	**§ References**	**Controls**
BUILDING STANDARDS		
Massing and Setbacks		
Height and Bulk Limits.	§§ 102, 105, 106, 250–252, 260, 261.1, *263.19*, 270, *270.3*, 271. See also Height and Bulk District Maps	Varies~~*, but generally 40-X*~~. See Height and Bulk Map Sheets HT10-13 for more information. Height sculpting required on Alleys per § 261.1.
5 Foot Height Bonus for Active Ground Floor Uses	§ 263.20	P(1) in some districts
Rear Yard	§§ 130, 134, 134(a)(e), 136	Required at the Second Story and at each succeeding level or Story of the building, and at the First Story if it contains a Dwelling Unit: 25% of lot depth, but in no case less than 15 feet
Front Setback and Side Yard	§§ 130, 131, 132, 133	Not Required.

Front Setback and Side Yard	§§ 130, 131, 132, 133	*Generally* ~~N~~not ~~R~~required~~.~~*; however, if the existing sidewalk does not meet the recommended width required by the Better Streets Plan, a front setback shall be provided so that, when combined with the existing sidewalk, the total distance from the curb to the building frontage meets or exceeds the required recommended width under the Better Streets Plan. This setback is required only up to 15 feet above street grade. See § 132(e).*
Street Frontage and Public Realm		
Streetscape and Pedestrian Improvements	§ 138.1	Required.
Street Frontage Requirements	§ 145.1	Required; controls apply to above-grade parking setbacks, parking and loading entrances, active uses, ground floor ceiling height, street-facing ground-level spaces, transparency and fenestration, and gates, railings, and grillwork. Exceptions permitted for historic buildings.
Ground Floor Commercial	§ 145.4	Required on some streets, see § 145.4 for specific districts.
Vehicular Access Restrictions	§ 155(r)	Restricted on some streets, see § 155(r) for specific districts
Miscellaneous		

Lot Size (Per Development)	§§ 102, 121.1	P(2)
Planned Unit Development	§ 304	C
Awning, Canopy or Marquee	§ 136.1	P
General Advertising Signs	§§ 262, 602, 604, 608, 609, 610, 611	NP
Signs	§§ 262, 602-604, 607, 607.1, 608, 609	As permitted by § 607.1
Design Guidelines *and Standards*	General Plan Commerce and Industry Element	Subject to the Urban Design Guidelines*, Citywide Design Standards, and any other applicable design guidelines that have been approved by the Planning Commission.*
Housing Choice-SF	*§ 206.10*	*Form-based density, additional height, and other zoning modifications for eligible projects in the R-4 Height and Bulk District.*
RESIDENTIAL STANDARDS AND USES		
Development Standards		

Usable Open Space [Per Dwelling Unit]	§§ 135, 136	100 square feet if private, or 133 square feet if common, or the amount of open space required in the nearest Residential District, whichever is less.		
Off-Street Parking Requirements	§§ 145.1, 150, 151, 153 - 156, 161, 166, 204.5	No car parking required. Maximum permitted per § 151. Bike parking required per §155.2. If car parking is provided, car share spaces are required when a project has 50 units or more per §166.		
Dwelling Unit Mix	§ 207.7	Generally required for creation of 10 or more Dwelling Units. No less than 25% of the total number of proposed Dwelling Units shall contain at least two Bedrooms, and no less than 10% of the total number of proposed Dwelling Units shall contain at least three Bedrooms.		
Use Characteristics				
Intermediate Length Occupancy	§§ 102, 202.10	P(12)		
Single Room Occupancy	§ 102	P		
Student Housing	§ 102	P		
Residential Uses		**Controls by Story**		
		1st	**2nd**	**3rd +**
Residential Uses	§102	P	P	P
Accessory Dwelling Unit ~~*Density*~~	§§102, 207.1, 207.2	P per Planning Code ~~*Sections*~~§§ 207.1 and 207.2.		

Dwelling Unit Density, *General*	§§ 102, 207	1 unit per 800 square foot lot area, or the density permitted in the nearest R District, whichever is greater. *Form-Based Density applies within the R-4 Height and Bulk District (§§ 263.19, 270(i)).*
Minimum Dwelling Unit Densities, if Applicable	*§ 207.9*	*Varies depending on project location, but generally ranges between 50 and 100 dwelling units per acre.*
Maximum Dwelling Unit Size	*§§ 207.10, 317*	*P up to 4,000 square feet of Gross Floor Area or an equivalent Floor Area Ratio for any individual Dwelling Unit of 1.2:1. C for Dwelling Units that exceed the greater of those thresholds.*
Group Housing Density	§208	1 bedroom per 275 square foot lot area, or the density permitted in the nearest R District, whichever is greater. *Form-Based Density applies within the R-4 Height and Bulk District (§§ 263.19, 270(i)).*
Homeless Shelter Density	§§ 102, 208	Density limits regulated by the Administrative Code
Senior Housing Density	§§102, 202.2(f), 207	P up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of dwelling units otherwise permitted as a Principal Use in the

		district and meeting all requirements of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location. *Form-Based Density applies within the R-4 Height and Bulk District (§§ 263.19, 270(i)).*		
Loss of Dwelling Units*: Conversion, Demolition, or Merger of Dwelling Units, including Residential Flats*	*§ 317*	~~*Controls by Story*~~*C*		
		~~*1st*~~	~~*2nd*~~	~~*3rd+*~~
~~*Residential Conversion*~~	~~*§ 317*~~	~~*C*~~	~~*C*~~	~~*NP*~~
~~*Residential Demolition and Merger*~~	~~*§ 317*~~	~~*C*~~	~~*C*~~	~~*C*~~
NON-RESIDENTIAL STANDARDS AND USES				
Development Standards				
Floor Area Ratio	§§ 102, 123, 124*, 207.9*	2.5 to 1. *For Office Uses minimum intensities may apply pursuant to § 207.9.*		
Use Size	§§ 102, 121.2	P up to 3,999 square feet; C 4,000 square feet and above		
Off-Street Parking Requirements	§§ 145.1, 150, 151, 153 - 156,	No car parking. Maximum permitted per § 151. Bike parking required per Section 155.2. Car share spaces required when a project has 25 or more parking spaces per § 166.		

	161, 166, 204.5			
Off-Street Freight Loading	§§ 150, 152, 153 - 155, 161, 204.5	None required if gross floor area is less than 10,000 square feet. Exceptions permitted per §§ 155 and 161.		
Commercial Use Characteristics				
Drive-up Facility	§ 102	NP		
Formula Retail	§ 102, 303.1	C		
Hours of Operation	§§ 102	P 6 a.m. - 2 a.m.; C 2 a.m. - 6 a.m.		
Maritime Use	§ 102	NP		
Open Air Sales	§§ 102, 703(b)	See § 703(b)		
Outdoor Activity Area	§§ 102, 145.2, 202.2	P if located in front or it complies with Section 202.2(a)(7); C if located elsewhere.		
Walk-up Facility	§ 102	P		
NON-RESIDENTIAL USES		**CONTROLS BY STORY**		
		1st	**2nd**	**3rd+**
Agricultural Use Category				
Agriculture, Industrial	§§ 102, 202.2(c)	NP	NP	NP
Agriculture, Large Scale Urban	§§ 102, 202.2(c)	C	C	C
Agriculture, Neighborhood	§§ 102, 202.2(c)	P	P	P

Automotive Use Category				
Automotive Uses*	§ 102	NP	NP	NP
Automotive Repair	§ 102	C	NP	NP
Automotive Service Station	§ 102	C	NP	NP
Electric Vehicle Charging Location	§§102, 202.2(b), 202.13	C(14)	C(14)	C(14)
Fleet Charging	§ 102	C	C	C
Gas Station	§§ 102, 187.1, 202.2(b)	C	NP	NP
Parking Garage, Private	§ 102	C	C	C
Parking Garage, Public	§ 102	C	C	C
Parking Lot, Private	§§ 102, 142, 156	C	C	C
Parking Lot, Public	§§ 102, 142, 156	C	C	C
Entertainment, Arts and Recreation Use Category				
Entertainment, Arts and Recreation Uses*	§ 102	NP	NP	NP
Arts Activities	§ 102	P	P	P
Entertainment, General	§ 102	P	P	NP

Entertainment, Nighttime	§ 102	P		NP	NP
Movie Theater	§§ 102, 202.4	P		P	P
Open Recreation Area	§ 102	C		C	C
Passive Outdoor Recreation	§ 102	C		C	C
Industrial Use Category					
Industrial Uses*	§§ 102, 202.2(d)	NP	NP	NP	NP
Institutional Use Category					
Institutional Uses*	§ 102	P		C	C
Child Care Facility	§ 102	P		P	P
Community Facility	§ 102	P		P	P
Hospital	§ 102	NP		NP	NP
Medical Cannabis Dispensary~~**~~	§§ 102, 202.2(e)	DR		DR	NP
Public Facilities	§ 102	P		P	P
Residential Care Facility	§ 102	P		P	P
Social Service or Philanthropic Facility	§ 102	P		P	P
Sales and Service Category					

Retail Sales and Service Uses*	§§ 102, 202.2(a), 202.3	P	P	NP
Adult Business	§ 102	NP	NP	NP
Adult Sex Venue	§ 102	NP	NP	NP
Animal Hospital	§ 102	P	P	NP
Bar	§§ 102, 202.2(a)	P(9)	NP	NP
Cannabis Retail	§§ 102, 202.2(a)	C	C	NP
Flexible Retail	§§ 102, 202.9	P	NP	NP
Hotel	§ 102	C	C	C
Kennel	§ 102	C	NP	NP
Liquor Store	§ 102	P(9)	NP	NP
Massage Establishment	§§ 102, 204, 303(n), 703	P(9)	C(13)	NP(13)
Massage, Foot/Chair	§ 102	P(9)	NP	NP
Mortuary	§ 102	NP	NP	NP
Motel	§§ 102, 202.2(a)	NP	NP	NP
Restaurant	§§ 102, 202.2(a)	P(4)	P(4)	NP

Restaurant, Limited	§§ 102, 202.2(a)	P(4)	P(4)	NP
Services, Financial	§ 102	P(5)	C(5)	NP
Services, Fringe Financial	§ 102	P(5)(6)	NP	NP
Services, Limited Financial	§ 102	P(5)	NP	NP
Services, Retail Professional	§ 102	P	P	P
Storage, Self	§ 102	NP	NP	NP
Tobacco Paraphernalia Establishment	§ 102	C	NP	NP
Trade Shop	§ 102	P	C	NP
Non-Retail Sales and Service Uses	§ 102	NP	NP	NP
Design Professional	§ 102	P	P	NP
Service, Non-Retail Professional	§ 102	C	P	NP
Trade Office	§ 102	P	P	NP
Utility and Infrastructure Use Category				
Utility and Infrastructure*	§ 102	C(7)	C(7)	C(7)
Power Plant	§ 102	NP	NP	NP
Public Utilities Yard	§ 102	NP	NP	NP

* Not listed below

(1) Additional 5 feet for NC-2 parcels zoned 40' or 50' with an Active Use on the ground floor within the following areas: Balboa Street between 2nd Avenue and 8th Avenue, and between 32nd Avenue and 39th Avenue.

(2) C for 10,000 square feet and above if located within the Priority Equity Geographies Special Use District established under Section 249.97.

(3) [Note deleted.]

(4) TARAVAL STREET RESTAURANT SUBDISTRICT: Applicable only for the Taraval Street NC-2 District between 12th and 19th Avenues as mapped on Sectional Maps 5 SU and 6 SU. Formula Retail Restaurants and Limited-Restaurants are NP.

(5) CHESTNUT STREET FINANCIAL SERVICE SUBDISTRICT: C for properties on Chestnut Street zoned NC-2 from Broderick to Fillmore Streets as mapped on Sectional Map 2 SU.

(6) FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT (FFSRUD): The FFSRUD and its one-quarter mile buffer includes, but is not limited to, properties within: the Mission Alcoholic Beverage Special Use District; the Haight Street Alcohol Restricted Use District; the Third Street Alcohol Restricted Use District; and the North of Market Residential Special Use District; and includes Small-Scale Neighborhood Commercial Districts within its boundaries.

Controls: Fringe Financial Services are NP within any FFSRUD and its one-quarter mile buffer pursuant to Section 249.35. Outside any FFSRUD and its one-quarter mile buffer, Fringe Financial Services are P subject to the restrictions set forth in Section 249.35(c)(3).

(7) C if a Macro WTS Facility; P if a Micro WTS Facility.

(8) P in the area comprising all of that portion of the City and County commencing at the point of the intersection of the shoreline of the Pacific Ocean and a straight-line extension

of Lincoln Way, and proceeding easterly along Lincoln Way to 17th Avenue, and proceeding southerly along 17th Avenue to Judah Street, and proceeding westerly along Judah Street to 19th Avenue, and proceeding southerly along 19th Avenue to Sloat Boulevard, and proceeding westerly along Sloat Boulevard, and following a straight-line extension of Sloat Boulevard to the shoreline of the Pacific Ocean and proceeding northerly along said line to the point of commencement.

(9) C in the area comprising all of that portion of the City and County commencing at the point of the intersection of the shoreline of the Pacific Ocean and a straight-line extension of Lincoln Way, and proceeding easterly along Lincoln Way to 17th Avenue, and proceeding southerly along 17th Avenue to Judah Street, and proceeding westerly along Judah Street to 19th Avenue, and proceeding southerly along 19th Avenue to Sloat Boulevard, and proceeding westerly along Sloat Boulevard, and following a straight-line extension of Sloat Boulevard to the shoreline of the Pacific Ocean and proceeding northerly along said line to the point of commencement.

(10) [Note deleted.]

(11) [Note deleted.]

(12) NP for buildings with three or fewer Dwelling Units. C for buildings with 10 or more Dwelling Units.

(13) P if accessory to a Hotel~~.~~, Personal Service or Health Service, except C if accessory to a Hotel, Personal Service or Health Service within the boundaries described in note 9 to this Table.

(14) P where existing use is any Automotive Use.

SEC. 712. NC-3 – MODERATE-SCALE NEIGHBORHOOD COMMERCIAL DISTRICT.

NC-3 Districts are intended in most cases to offer a wide variety of comparison and specialty goods and services to a population greater than the immediate neighborhood, additionally providing convenience goods and services to the surrounding neighborhoods. NC-3 Districts are linear districts located along heavily trafficked thoroughfares which also serve as major transit routes.

NC-3 Districts include some of the longest linear commercial streets in the City, some of which have continuous retail development for many blocks. Large-scale lots and buildings and wide streets distinguish the districts from smaller-scaled commercial streets, although the districts may include small as well as moderately scaled lots. Buildings typically range in height from two to four stories with occasional taller structures.

NC-3 building standards permit moderately large commercial uses and buildings. Rear yards are protected at residential levels.

A diversified commercial environment is encouraged for the NC-3 District, and a wide variety of uses are permitted with special emphasis on neighborhood-serving businesses. Eating and drinking, entertainment, financial service and certain auto uses generally are permitted with certain limitations at the first and second stories. Other retail businesses, personal services and offices are permitted at all stories of new buildings. Limited storage and administrative service activities are permitted with some restrictions.

Housing development in new buildings is encouraged above the second story. ~~*Existing residential units are protected by limitations on demolitions and upper-story conversions.*~~ Accessory Dwelling Units are permitted ~~*within the District pursuant to Section 207.1 of this Code*~~.

Table 712. MODERATE-SCALE NEIGHBORHOOD COMMERCIAL DISTRICT NC-3 ZONING CONTROL TABLE

		NC-3

Zoning Category	§ References	Controls
BUILDING STANDARDS		
Massing and Setbacks		
Height and Bulk Limits	§§ 102, 105, 106, 250–252, 260, 261.1, *263.19,* 270, *270.3,* 271. See also Height and Bulk District Maps	Varies~~*, but generally 40-X*~~. See Height and Bulk Map Sheets HT01-04, HT07, HT08, HT10, and HT11 for more information. Height sculpting required on Alleys per § 261.1.
* * * *		
Front Setback and Side Yard	§§ *130,* 131, 132, 133	*Generally* ~~N~~not ~~R~~required~~.~~*; however, if the existing sidewalk does not meet the recommended width required by the Better Streets Plan, a front setback shall be provided so that, when combined with the existing sidewalk, the total distance from the curb to the building frontage meets or exceeds the required recommended width under the Better Streets Plan. This setback is required only up to 15 feet above street grade. See § 132(e).*
* * * *		
Miscellaneous		
* * * *		

Design Guidelines *and Standards*	General Plan Commerce and Industry Element	Subject to the Urban Design Guidelines*, Citywide Design Standards, and any other applicable design guidelines that have been approved by the Planning Commission.*		
Housing Choice-SF	*§ 206.10*	*Form-based density, additional height, and other zoning modifications for eligible projects in the R-4 Height and Bulk District.*		
RESIDENTIAL STANDARDS AND USES				
Development Standards				
* * * *				
Residential Uses		**Controls by Story**		
		1st	**2nd**	**3rd +**
Residential Uses	§102	P	P	P
Accessory Dwelling Unit ~~*Density*~~	§§102, 207.1, 207.2	P per Planning Code *§§*~~*Sections and 207(c)(6)*~~ 207.1 and 207.2.		
Dwelling Unit Density*, General*	§§ 102, 207	1 unit per 600 square foot lot area, or the density permitted in the nearest R District, whichever is greater. *Form-Based Density applies within the R-4 Height and Bulk District (§§ 263.19, 270(i)).*		
Minimum Dwelling Unit Densities, if Applicable	*§ 207.9*	*Varies depending on project location, but generally ranges between 50 and 100 dwelling units per acre.*		
Maximum Dwelling Unit Size	*§§ 207.10, 317*	*P up to 4,000 square feet of Gross Floor Area or an equivalent Floor Area Ratio for any individual*		

		Dwelling Unit of 1.2:1. C for Dwelling Units that exceed the greater of those thresholds.
Group Housing Density	§208	1 bedroom per 275 square foot lot area, or the density permitted in the nearest R District, whichever is greater. *Form-Based Density applies within the R-4 Height and Bulk District (§§ 263.19, 270(i)).*
* * * *		
Senior Housing Density	§§102, 202.2(f), 207	P up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all requirements of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location. *Form-Based Density applies within the R-4 Height and Bulk District (§§ 263.19, 270(i)).*
Loss of Dwelling Units*: Conversion, Demolition, or Merger of Dwelling Units, including Residential Flats*	*§ 317*	~~*Controls by Story*~~*C(2)*

		~~*1st*~~	~~*2nd*~~	~~*3rd+*~~
~~*Residential Conversion*~~	~~*§ 317*~~	~~*C*~~	~~*C*~~	~~*C(2)*~~
~~*Residential Demolition and Merger*~~	~~*§ 317*~~	~~*C*~~	~~*C*~~	~~*C*~~
NON-RESIDENTIAL STANDARDS *AND USES*				
Development Standards				
Floor Area Ratio	§§ 102, 123, 124, *207.9*	3.6 to 1. *For Office Uses minimum intensities may apply pursuant to § 207.9.*		
* * * *				

* * * *

(2) THIRD FLOOR RESIDENTIAL CONVERSION:

Boundaries: Applicable to NC-3 Districts.

Controls: A residential use may be converted to an Institutional Use, other than a Medical Cannabis Dispensary, as a Conditional Use on the third story and above if in addition to the criteria set forth in Section ~~*303*~~*317*, the Commission finds that:

(a) The structure in which the residential use is to be converted has been found eligible for listing on the National Register of Historic Places;

(b) The proposed use is to be operated by a nonprofit public benefit corporation; and

(c) No legally residing residential tenants will be displaced.

* * * *

SEC. 713. NC-S – NEIGHBORHOOD COMMERCIAL SHOPPING CENTER DISTRICT.

NC-S Districts are intended to serve as small shopping centers or supermarket sites which provide retail goods and services for primarily car-oriented shoppers. They commonly

contain at least one anchor store or supermarket, and some districts also have small medical office buildings. The range of services offered at their retail outlets usually is intended to serve the immediate and nearby neighborhoods. These districts encompass some of the most recent (post-1945) retail development in San Francisco's neighborhoods and serve as an alternative to the linear shopping street.

Shopping centers and supermarket sites contain mostly one-story buildings which are removed from the street edge and set in a parking lot. Outdoor pedestrian activity consists primarily of trips between the parking lot and the stores on-site. Ground and second stories are devoted to retail sales and some personal services and offices.

The NC-S standards and use provisions allow for medium-size commercial uses~~*in low-scale buildings*~~. ~~*Rear yards are not required for new development.*~~ Most neighborhood-serving retail businesses are permitted at the first and second stories.

Housing development in new buildings is permitted.~~*Existing residential units are protected by limitations on demolitions and prohibitions of upper-story conversions.*~~ Accessory Dwelling Units are permitted~~*within the District pursuant to Section 207.1 of this Code*~~.

Table 713. NEIGHBORHOOD COMMERCIAL SHOPPING CENTER DISTRICT NC-S ZONING CONTROL TABLE

		NC-S
Zoning Category	**§ References**	**Controls**
BUILDING STANDARDS		
Massing and Setbacks		
Height and Bulk Limits	§§ 102, 105, 106, 250–252, 260, *263.19*,	Varies~~*, but generally 40-X*~~. See Height and Bulk Map Sheets HT02-05, HT07, and HT10-13 for

	261.1, 270, *270.3,* 271. See also Height and Bulk District Maps	more information. Height sculpting required on Alleys per §261.1.
* * * *		
Rear Yard	§§ 130, 134, 134(a)(e), 136	~~*Not Required.*~~*Required at the Second Story and at each succeeding level or Story of the building, and at the First Story if it contains a Dwelling Unit: 25% of lot depth, but in no case less than 15 feet.*
Front Setback and Side Yard	§§ *130,* 131, 132, 133	*Generally* ~~N~~not ~~R~~required~~.~~*; however, if the existing sidewalk does not meet the recommended width required by the Better Streets Plan, a front setback shall be provided so that, when combined with the existing sidewalk, the total distance from the curb to the building frontage meets or exceeds the required recommended width under the Better Streets Plan. This setback is required only up to 15 feet above street grade. See § 132(e).*
* * * *		
Miscellaneous		
* * * *		
Design Guidelines *and Standards*	General Plan Commerce	Subject to the Urban Design Guidelines*, Citywide Design Standards, and any other applicable design*

	and Industry Element	*guidelines that have been approved by the Planning Commission.*		
Housing Choice-SF	*§ 206.10*	*Form-based density, additional height, and other zoning modifications for eligible projects in the R-4 Height and Bulk District.*		
RESIDENTIAL STANDARDS AND USES				
Development Standards				
* * * *				
Residential Uses		**Controls by Story**		
		1st	**2nd**	**3rd +**
Residential Uses	§102	P	P	P
Accessory Dwelling Unit ~~*Density*~~	§§102, 207.1, 207.2	P per Planning Code ~~*Sections*~~*§§* 207.1 and 207.2.		
Dwelling Unit Density*, General*	§§ 102, 207	1 unit per 800 square foot lot area, or the density permitted in the nearest R District, whichever is greater. *Form-Based Density applies within the R-4 Height and Bulk District (§§ 263.19, 270(i)).*		
Minimum Dwelling Unit Densities, if Applicable	*§ 207.9*	*Varies depending on project location, but generally ranges between 50 and 100 dwelling units per acre.*		
Maximum Dwelling Unit Size	*§§ 207.10, 317*	*P up to 4,000 square feet of Gross Floor Area or an equivalent Floor Area Ratio for any individual Dwelling Unit of 1.2:1. C for Dwelling Units that exceed the greater of those thresholds.*		

Group Housing Density	§208	1 bedroom per 275 square foot lot area, or the density permitted in the nearest R District, whichever is greater. *Form-Based Density applies within the R-4 Height and Bulk District (§§ 263.19, 270(i)).*		
* * * *				
Senior Housing Density	§§102, 202.2(f), 207	P up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all requirements of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location. *Form-Based Density applies within the R-4 Height and Bulk District (§§ 263.19, 270(i)).*		
Loss of Dwelling Units*: Conversion, Demolition, or Merger of Dwelling Units, including Residential Flats*	*§ 317*	~~*Controls by Story*~~*C*		
		~~*1st*~~	~~*2nd*~~	~~*3rd+*~~
~~*Residential Conversion*~~	~~*§ 317*~~	~~*C*~~	~~*NP*~~	~~*NP*~~

~~*Residential Demolition and Merger*~~	~~*§ 317*~~	~~*C*~~	~~*C*~~	~~*C*~~
NON-RESIDENTIAL STANDARDS *AND USES*				
Development Standards				
Floor Area Ratio	§§ 102, 123, 124, *207.9*	1.8 to 1. *For Office Uses minimum intensities may apply pursuant to § 207.9.*		
* * * *				

* * * *

SEC. 714. BROADWAY NEIGHBORHOOD COMMERCIAL DISTRICT.

* * * *

Table 714. BROADWAY NEIGHBORHOOD COMMERCIAL DISTRICT

ZONING CONTROL TABLE

		Broadway NCD
Zoning Category	**§ References**	**Controls**
BUILDING STANDARDS		
Massing and Setbacks		
*** * * ***		
Front Setback and Side Yard	§§ 130, 131, 132, 133	*Generally* ~~N~~not ~~R~~required~~.~~*; however, if the existing sidewalk does not meet the recommended width required by the Better Streets Plan, a front setback shall be provided so that, when combined with the existing sidewalk, the total distance from the curb to the building frontage meets or exceeds the required recommended width under the Better Streets Plan.*

		This setback is required only up to 15 feet above street grade. See § 132(e).
* * * *		
Miscellaneous		
* * * *		
Design Guidelines *and Standards*	General Plan Commerce and Industry Element	~~*Subject to the*~~ Urban Design Guidelines, ~~*and*~~ *Citywide Design Standards,* historic resource consideration*, and any other applicable design guidelines that have been approved by the Planning Commission*. Properties in this District have been identified as potentially eligible for the National Register or California Register.
RESIDENTIAL STANDARDS AND USES		
Development Standards		
* * * *		

Residential Uses		**Controls by Story**		
		1st	**2nd**	**3rd +**
Residential Uses	§102	P	P	P
Accessory Dwelling Unit ~~*Density*~~	§§102, 207.1, 207.2	P per Planning Code ~~*Sections*~~*§§* 207.1 and 207.2.		
Dwelling Unit Density, *General*	§§ 102, 207	1 unit per 400 square foot lot area, or the density permitted in the nearest R District, whichever is greater.		
Minimum Dwelling Unit Densities, if Applicable	*§ 207.9*	*Varies depending on project location, but generally ranges between 50 and 100 dwelling units per acre.*		

Maximum Dwelling Unit Size	*§§ 207.10, 317*	*P up to 4,000 square feet of Gross Floor Area or an equivalent Floor Area Ratio for any individual Dwelling Unit of 1.2:1. C for Dwelling Units that exceed the greater of those thresholds.*		
Group Housing Density	§ 208	1 bedroom per 140 square foot lot area, or the density permitted in the nearest R District, whichever is greater.		
* * * *				
Loss of Dwelling Units*: Conversion, Demolition, or Merger of Dwelling Units, including Residential Flats*	*§ 317*	~~*Controls by Story*~~*C*		
		~~*1st*~~	~~*2nd*~~	~~*3rd+*~~
~~*Residential Conversion*~~	~~*§ 317*~~	~~*C*~~	~~*C*~~	~~*NP*~~
~~*Residential Demolition and Merger*~~	~~*§ 317*~~	~~*C*~~	~~*C*~~	~~*C*~~
NON-RESIDENTIAL STANDARDS AND USES				
Development Standards				
Floor Area Ratio	§§ 102, 123, 124*, 207.9*	2.5 to 1. *For Office Uses minimum intensities may apply pursuant to § 207.9.*		
* * * *				

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SEC. 715. CASTRO STREET NEIGHBORHOOD COMMERCIAL DISTRICT.

* * * *

(b) **Intent of Controls.** The Castro Street District controls are designed to *accommodate various scales of* ~~*maintain existing small-scale*~~ development and promote a balanced mix of uses. Building standards permit small- *and mid*-scale buildings and uses and protect rear yards above the ground story and at residential levels. In new buildings, most commercial uses are permitted at the ground and second stories. Special controls are necessary to preserve the existing equilibrium of neighborhood-serving convenience and specialty commercial uses. In order to maintain convenience stores and protect adjacent residential livability, controls authorize some additional drinking establishments with a conditional use, permit self-service specialty food establishments, and permit with certain limitations new late-night uses, adult and other entertainment, and financial service uses. The continuous retail frontage is maintained by prohibiting most automobile and drive-up uses. Housing development in new buildings is encouraged above the second story. ~~*Existing housing units are protected by limitations on demolitions and upper-story conversions.*~~ Accessory Dwelling Units are permitted ~~*within the district pursuant to Section 207.1 of this Code*~~.

Table 715. CASTRO STREET NEIGHBORHOOD COMMERCIAL DISTRICT

ZONING CONTROL TABLE

		Castro Street NCD
Zoning Category	**§ References**	**Controls**
BUILDING STANDARDS		
Massing and Setbacks		

Height and Bulk Limits	§§ 102, 105, 106, 250–252, ~~*253.1,*~~ 260, *263.19,* 261.1, 270, *270.3,* 271. See also Height and Bulk District Maps	~~*40-X, 65-B.*~~*Varies.* See Height and Bulk Map Sheet HT07 for more information. Height Sculpting on Alleys per § 261.1.
* * * *		
Front Setback and Side Yard	§§ 130, 131, 132, 133	*Generally* ~~N~~not ~~R~~required~~.~~*; however, if the existing sidewalk does not meet the recommended width required by the Better Streets Plan, a front setback shall be provided so that, when combined with the existing sidewalk, the total distance from the curb to the building frontage meets or exceeds the required recommended width under the Better Streets Plan. This setback is required only up to 15 feet above street grade. See § 132(e).*
* * * *		
Miscellaneous		
* * * *		
Design Guidelines *and Standards*	General Plan Commerce	Subject to the Urban Design Guidelines*, Citywide Design Standards, and any other applicable design*

	and Industry Element	*guidelines that have been approved by the Planning Commission.*		
Housing Choice-SF	*§ 206.10*	*Form-based density, additional height, and other zoning modifications for eligible projects in the R-4 Height and Bulk District.*		
RESIDENTIAL STANDARDS AND USES				
Development Standards				
* * * *				
Residential Uses		**Controls by Story**		
		1st	**2nd**	**3rd +**
Residential Uses	§102	P	P	P
Accessory Dwelling Unit ~~*Density*~~	§§102, 207.1, 207.2	P per Planning Code ~~*Sections*~~*§§* 207.1 and 207.2.		
Dwelling Unit Density, *General*	§§ 102, 207	~~*1 unit per 600 square foot lot area, or the density permitted in the nearest R District, whichever is greater.*~~*Form-Based Density.*(2)		
Minimum Dwelling Unit Densities, if Applicable	*§ 207.9*	*Varies depending on project location, but generally ranges between 50 and 100 dwelling units per acre.*		
Maximum Dwelling Unit Size	*§§ 207.10, 317*	*P up to 4,000 square feet of Gross Floor Area or an equivalent Floor Area Ratio for any individual Dwelling Unit of 1.2:1. C for Dwelling Units that exceed the greater of those thresholds.*		
Group Housing Density	§208	~~*Up to 1 bedroom per 210 square foot lot area, or the density permitted in the nearest R District, whichever is greater.*~~*Form-Based Density.*(2)		

* * * *				
Senior Housing Density	§§102, 202.2(f), 207	~~*P up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all requirements of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location.*~~*Form-Based Density.*(2)		
Loss of Dwelling Units*: Conversion, Demolition, or Merger of Dwelling Units, including Residential Flats*	*§ 317*	~~*Controls by Story*~~*C*		
		~~*1st*~~	~~*2nd*~~	~~*3rd+*~~
~~*Residential Conversion*~~	~~*§ 317*~~	~~*C*~~	~~*C*~~	~~*NP*~~
~~*Residential Demolition and Merger*~~	~~*§ 317*~~	~~*C*~~	~~*C*~~	~~*C*~~
NON-RESIDENTIAL STANDARDS AND USES				
Development Standards				
Floor Area Ratio	§§ 102, 123, 124*, 207.9*	3.0 to 1.*For Office Uses minimum intensities may apply pursuant to § 207.9.*		
* * * *				

* * * *

(2) [~~noted deleted~~] For Lots outside the R-4 Height and Bulk District the density limits shall be: one Dwelling Unit per 600 square foot lot area, or the density permitted in the nearest R District, whichever is greater; up to one Group Housing bedroom per 210 square foot lot area, or the density permitted in the nearest R District, whichever is greater; for Senior Housing, P up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1).

* * * *

SEC. 716. INNER CLEMENT STREET NEIGHBORHOOD COMMERCIAL DISTRICT.

The Inner Clement Street *Neighborhood* Commercial District is located on Clement Street between Arguello Boulevard and Funston Avenue in the eastern portion of the Richmond District of northwest San Francisco. The ~~d~~*D*istrict provides a wide selection of convenience goods and services for the residents of the Inner Richmond neighborhood. Inner Clement Street has one of the greatest concentrations of restaurants of any commercial street in San Francisco, drawing customers from throughout the City and region. There are also a significant number of professional, realty, and business offices as well as financial institutions. The pleasant pedestrian character of the district is derived directly from the intensely active retail frontage on Clement Street.

The ~~*Inner Clement Street*~~ District controls are designed to promote development that is consistent with its existing land use patterns and to maintain a harmony of uses that supports the ~~d~~*D*istrict's vitality. The building standards allow small- *to mid*-scale buildings and uses, protecting rear yards above the ground story and at residential levels. In new development, most commercial uses are permitted at the first two stories, although certain limitations apply to uses at the second story. Special controls are necessary to preserve the equilibrium of neighborhood-serving convenience and comparison shopping businesses and protect adjacent residential livability. These controls limit additional financial service uses, additional

eating and drinking establishments, and late-night commercial uses. In order to maintain the street's active retail frontage, controls also prohibit most new automobile and drive-up uses.

Housing development is encouraged in new buildings above the ground story. ~~*Existing residential units are protected by prohibitions on upper-story conversions and limitations on demolitions.*~~ Accessory Dwelling Units are permitted ~~*within the district pursuant to Section 207.1 of this Code*~~.

Table 716. INNER CLEMENT STREET NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE

		Inner Clement Street
Zoning Category	**§ References**	**Controls**
BUILDING STANDARDS		
Massing and Setbacks		
Height and Bulk Limits	§§ 102, 105, 106, 250–252, 260, *263.19*, 261.1, 270, *270.3*, 271. See also Height and Bulk District Maps	~~*40-X.*~~ *Varies.* See Height and Bulk Map Sheet HT03 for more information. Height sculpting required on Alleys per § 261.1.
* * * *		
Front Setback and Side Yard	§§ 130, 131, 132, 133	*Generally* ~~N~~not ~~R~~required~~.~~*; however, if the existing sidewalk does not meet the recommended width*

		required by the Better Streets Plan, a front setback shall be provided so that, when combined with the existing sidewalk, the total distance from the curb to the building frontage meets or exceeds the required recommended width under the Better Streets Plan. This setback is required only up to 15 feet above street grade. See § 132(e).
* * * *		
Miscellaneous		
* * * *		
Design Guidelines *and Standards*	General Plan Commerce and Industry Element	Subject to the Urban Design Guidelines*, Citywide Design Standards, and any other applicable design guidelines that have been approved by the Planning Commission.*
Housing Choice-SF	*§ 206.10*	*Form-based density, additional height, and other zoning modifications for eligible projects in the R-4 Height and Bulk District.*
RESIDENTIAL STANDARDS AND USES		
Development Standards		
* * * *		

Residential Uses		**Controls by Story**		
		1st	**2nd**	**3rd +**
Residential Uses	§102	P	P	P
Accessory Dwelling Unit ~~*Density*~~	§§102, 207.1, 207.2	P per Planning Code ~~*Sections*~~*§§* 207.1 and 207.2.		

Dwelling Unit Density, *General*	§§ 102, 207	~~*1 unit per 600 square foot lot area, or the density permitted in the nearest R District, whichever is greater.*~~*Form-Based Density.*
Minimum Dwelling Unit Densities, if Applicable	*§ 207.9*	*Varies depending on project location, but generally ranges between 50 and 100 dwelling units per acre.*
Maximum Dwelling Unit Size	*§§ 207.10, 317*	*P up to 4,000 square feet of Gross Floor Area or an equivalent Floor Area Ratio for any individual Dwelling Unit of 1.2:1. C for Dwelling Units that exceed the greater of those thresholds.*
Group Housing Density	§208	~~*Up to 1 bedroom per 210 square foot lot area, or the density permitted in the nearest R District, whichever is greater.*~~*Form-Based Density.*
* * * *		
Senior Housing Density	§§102, 202.2(f), 207	~~*P up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all requirements of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location.*~~*Form-Based Density.*
Loss of Dwelling Units*: Conversion, Demolition, or Merger of Dwelling*	*§ 317*	~~*Controls by Story*~~*C*

Units, including Residential Flats				
		~~*1st*~~	~~*2nd*~~	~~*3rd+*~~
~~*Residential Conversion*~~	~~*§ 317*~~	~~*C*~~	~~*NP*~~	~~*NP*~~
~~*Residential Demolition and Merger*~~	~~*§ 317*~~	~~*C*~~	~~*C*~~	~~*C*~~
NON-RESIDENTIAL STANDARDS AND USES				
Development Standards				
Floor Area Ratio	§§ 102, 123, 124*, 207.9*	1.8 to 1.*For Office Uses minimum intensities may apply pursuant to § 207.9.*		
* * * *				

* * * *

SEC. 717. OUTER CLEMENT STREET NEIGHBORHOOD COMMERCIAL DISTRICT.

The Outer Clement Street Neighborhood Commercial District is located on Clement Street between 19th Avenue and 27th Avenue in the western portion of the Richmond District. The shopping area contains small-scale convenience businesses, as well as many restaurants and a movie theater. The ~~d~~*D*istrict's restaurants serve a neighborhood and Citywide clientele during the evening hours, while convenience shopping uses cater for the most part to daytime neighborhood shoppers. Outer Clement Street contains many mixed-use buildings with some fully commercial and fully residential buildings interspersed between them.

The Outer Clement Street District controls are designed to promote development that is in keeping with the ~~d~~*D*istrict's existing small-scale, mixed-use character. The building

standards ~~*monitor*~~*guide* large-scale development and protect rear yards at all levels. Future commercial growth is directed to the ground story in order to promote more continuous and active retail frontage. Additional eating and drinking establishments are regulated to prevent over-concentration, while ground-story entertainment and financial service uses are monitored in order to limit the problems of traffic, congestion, noise and late-night activity associated with such uses and to protect existing neighborhood-serving businesses. Other controls restricting late-night activity, hotels, automobile uses, and drive-up facilities are designed to preserve the low-intensity character of the district.

Housing development in new buildings is encouraged above the ground story. ~~*Existing residential units are protected by prohibitions of upper-story conversions and limitations on demolitions.*~~ Accessory Dwelling Units are permitted ~~*within the district pursuant to Section 207.1 of this Code*~~.

Table 717. OUTER CLEMENT STREET NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE

		Outer Clement Street
Zoning Category	**§ References**	**Controls**
BUILDING STANDARDS		
Massing and Setbacks		
Height and Bulk Limits	§§ 102, 105, 106, 250–252, 260, *263.19*, 261.1, 270, *270.3*, 271.	~~*40-X.*~~ *Varies.* See Height and Bulk Map Sheet HT03 and HT04 for more information. Height sculpting required on Alleys per § 261.1.

	See also Height and Bulk District Maps	
* * * *		
Front Setback and Side Yard	§§ 130, 131, 132, 133	*Generally* ~~N~~not ~~R~~required~~.~~*; however, if the existing sidewalk does not meet the recommended width required by the Better Streets Plan, a front setback shall be provided so that, when combined with the existing sidewalk, the total distance from the curb to the building frontage meets or exceeds the required recommended width under the Better Streets Plan. This setback is required only up to 15 feet above street grade. See § 132(e).*
*** * * ***		
Miscellaneous		
* * * *		
Design Guidelines *and Standards*	General Plan Commerce and Industry Element	Subject to the Urban Design Guidelines, *Citywide Design Standards, and any other applicable design guidelines that have been approved by the Planning Commission.*
Housing Choice-SF	*§ 206.10*	*Form-based density, additional height, and other zoning modifications for eligible projects in the R-4 Height and Bulk District.*
RESIDENTIAL STANDARDS AND USES		

Development Standards				
* * * *				
Residential Uses		**Controls by Story**		
		1st	**2nd**	**3rd +**
Residential Uses	§102	P	P	P
Accessory Dwelling Unit ~~*Density*~~	§§102, 207.1, 207.2	P per Planning Code ~~*Sections*~~*§§* 207.1 and 207.2.		
Dwelling Unit Density*,* *General*	§§ 102, 207	~~*1 unit per 600 square foot lot area, or the density permitted in the nearest R District, whichever is greater.*~~*Form-Based Density.*		
Minimum Dwelling Unit Densities, if Applicable	*§ 207.9*	*Varies depending on project location, but generally ranges between 50 and 100 dwelling units per acre.*		
Maximum Dwelling Unit Size	*§§ 207.10, 317*	*P up to 4,000 square feet of Gross Floor Area or an equivalent Floor Area Ratio for any individual Dwelling Unit of 1.2:1. C for Dwelling Units that exceed the greater of those thresholds.*		
Group Housing Density	§208	~~*1 bedroom per 210 square foot lot area, or the density permitted in the nearest R District, whichever is greater.*~~*Form-Based Density.*		
* * * *				
Senior Housing Density	§§102, 202.2(f), 207	~~*P up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and*~~		

		~~*meeting all requirements of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location.*~~*Form-Based Density.*		
Loss of Dwelling Units*: Conversion, Demolition, or Merger of Dwelling Units, including Residential Flats*	*§ 317*	~~*Controls by Story*~~*C*		
		~~*1st*~~	~~*2nd*~~	~~*3rd+*~~
~~*Residential Conversion*~~	~~*§ 317*~~	~~*C*~~	~~*NP*~~	~~*NP*~~
~~*Residential Demolition and Merger*~~	~~*§ 317*~~	~~*C*~~	~~*C*~~	~~*C*~~
NON-RESIDENTIAL STANDARDS AND USES				
Development Standards				
Floor Area Ratio	§§ 102, 123, 124*, 207.9*	1.8 to 1. *For Office Uses minimum intensities may apply pursuant to § 207.9.*		
* * * *				

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SEC. 718. UPPER FILLMORE STREET NEIGHBORHOOD COMMERCIAL DISTRICT.

The Upper Fillmore Street Neighborhood Commercial District is situated in the south-central portion of Pacific Heights. It runs north-south along Fillmore Street from Jackson to Bush and extends west one block along California and Pine Streets. This medium-scaled, multi-purpose commercial district provides convenience goods to its immediate neighborhood

as well as comparison shopping goods and services on a specialized basis to a wider trade area. Commercial businesses are active during both day and evening and include a number of bars, restaurants, specialty groceries, and specialty clothing stores.

The Upper Fillmore District controls are designed to ~~*protect*~~ *reflect* the existing building scale and promote new mixed-use development which is in character with adjacent buildings. Building standards regulate large lot and use development and protect rear yards above the ground story and at residential levels. Most commercial uses are permitted at the first two stories of new buildings. Special controls are designed to preserve ~~*the existing*~~*an* equilibrium of neighborhood-serving convenience and specialty commercial uses. In order to maintain convenience stores and protect adjacent livability, additional bars (unless part of a restaurant) and formula retail establishments are prohibited, and financial service uses are limited. In order to promote continuous retail frontage, drive-up and most automobile uses are prohibited.

Housing development in new buildings is encouraged above the second story. ~~*Existing residential units are protected by limitations on demolitions and upper-story conversions.*~~ Accessory Dwelling Units are permitted ~~*within the district pursuant to Section 207.1 of this Code*~~.

Table 718. UPPER FILLMORE STREET NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE

		Upper Fillmore Street NCD
Zoning Category	**§ References**	**Controls**
BUILDING STANDARDS		
Massing and Setbacks		

Height and Bulk Limits.	§§ 102, 105, 106, 250–252, 260, *263.19*, 261.1, 270, *270.3*, 271. See also Height and Bulk District Maps	~~*40 X.*~~ *Varies.* See Height and Bulk Map Sheet HT02 for more information. Height sculpting required on Alleys per § 261.1.
* * * *		
Front Setback and Side Yard	§§ 130, 131, 132, 133	*Generally* ~~N~~not ~~R~~required~~.~~*; however, if the existing sidewalk does not meet the recommended width required by the Better Streets Plan, a front setback shall be provided so that, when combined with the existing sidewalk, the total distance from the curb to the building frontage meets or exceeds the required recommended width under the Better Streets Plan. This setback is required only up to 15 feet above street grade. See § 132(e).*
*** * * ***		
Miscellaneous		
* * * *		
Design Guidelines *and Standards*	General Plan Commerce	Subject to the Urban Design Guidelines*, Citywide Design Standards, and any other applicable design*

	and Industry Element	*guidelines that have been approved by the Planning Commission.*		
Housing Choice-SF	*§ 206.10*	*Form-based density, additional height, and other zoning modifications for eligible projects in the R-4 Height and Bulk District.*		
RESIDENTIAL STANDARDS AND USES				
Development Standards				
* * * *				
Residential Uses		**Controls by Story**		
		1st	**2nd**	**3rd +**
Residential Uses	§102	P	P	P
Accessory Dwelling Unit ~~*Density*~~	§§102, 207.1, 207.2	P per Planning Code ~~*Sections*~~*§§* 207.1 and 207.2.		
Dwelling Unit Density, *General*	§§ 102, 207	~~*1 unit per 600 square foot lot area, or the density permitted in the nearest R District, whichever is greater.*~~*Form-Based Density.*(2)		
Minimum Dwelling Unit Densities, if Applicable	*§ 207.9*	*Varies depending on project location, but generally ranges between 50 and 100 dwelling units per acre.*		
Maximum Dwelling Unit Size	*§§ 207.10, 317*	*P up to 4,000 square feet of Gross Floor Area or an equivalent Floor Area Ratio for any individual Dwelling Unit of 1.2:1. C for Dwelling Units that exceed the greater of those thresholds.*		
Group Housing Density	§208	~~*Up to 1 bedroom per 210 square foot lot area, or the density permitted in the nearest R District, whichever is greater.*~~*Form-Based Density.*(2)		

* * * *				
Senior Housing Density	§§102, 202.2(f), 207	~~*P up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all requirements of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location.*~~*Form-Based Density.*(2)		
Loss of Dwelling Units*: Conversion, Demolition, or Merger of Dwelling Units, including Residential Flats*	*§ 317*	~~*Controls by Story*~~*C*		
		~~*1st*~~	~~*2nd*~~	~~*3rd+*~~
~~*Residential Conversion*~~	~~*§ 317*~~	~~*C*~~	~~*C*~~	~~*NP*~~
~~*Residential Demolition and Merger*~~	~~*§ 317*~~	~~*C*~~	~~*C*~~	~~*C*~~
NON-RESIDENTIAL STANDARDS AND USES				
Development Standards				
Floor Area Ratio	§§ 102, 123, 124*, 207.9*	2.5 to 1.*For Office Uses minimum intensities may apply pursuant to § 207.9.*		
* * * *				

* * * *

(2) [~~noted deleted~~]For Lots outside the R-4 Height and Bulk District the density limits shall be: one Dwelling Unit per 600 square foot lot area, or the density permitted in the nearest R District, whichever is greater; up to one Group Housing bedroom per 210 square foot lot area, or the density permitted in the nearest R District, whichever is greater; for Senior Housing, P up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1).

* * * *

SEC. 719. HAIGHT STREET NEIGHBORHOOD COMMERCIAL DISTRICT.

Northwest of the City's geographical center, the Haight Street Neighborhood Commercial District is located in the Haight-Ashbury neighborhood, extending along Haight Street between Stanyan and Central Avenue, including a portion of Stanyan Street between Haight and Beulah. The shopping area provides convenience goods and services to local Haight-Ashbury residents, as well as comparison shopping goods and services to a larger market area. The commercial district is also frequented by users of Golden Gate Park on weekends and by City residents for its eating, drinking, and entertainment places. Numerous housing units establish the ~~d~~*D*istrict's mixed residential-commercial character.

The Haight Street District controls are designed to ~~*protect*~~ *reflect* the existing building scale and promote new mixed-use development which is in character with adjacent buildings. The building standards regulate large-lot and use development and protect rear yards above the ground story and at residential levels. To promote the prevailing mixed-use character, most commercial uses are directed primarily to the ground story with some upper-story restrictions in new buildings. In order to maintain the balanced mix and variety of neighborhood-serving commercial uses and regulate the more intensive commercial uses which can generate congestion and nuisance problems, special controls limit additional

drinking uses and tourist hotels. Prohibitions of most automobile and drive-up uses protect the ~~d~~*D*istrict's continuous retail frontage.

Housing development in new buildings is encouraged above the ground story. ~~*Existing residential units are protected by prohibition of upper-story conversions and limitations on demolitions.*~~ Accessory Dwelling Units are permitted ~~*within the district pursuant to Section 207.1 of this Code*~~.

Table 719. HAIGHT STREET NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE

		Haight Street NCD
Zoning Category	**§ References**	**Controls**
BUILDING STANDARDS		
Massing and Setbacks		
Height and Bulk Limits.	§§ 102, 105, 106, 250–252, 260, *263.19,* 261.1, 270, *270.3,* 271. See also Height and Bulk District Maps	~~*40-X.*~~ *Varies.* See Height and Bulk Map Sheets HT06 and HT07 for more information. Height sculpting required on Alleys per § 261.1.
* * * *		
Front Setback and Side Yard	§§ 130, 131, 132, 133	*Generally* ~~N~~*n*ot ~~R~~*r*equired~~.~~*; however, if the existing sidewalk does not meet the recommended width*

		required by the Better Streets Plan, a front setback shall be provided so that, when combined with the existing sidewalk, the total distance from the curb to the building frontage meets or exceeds the required recommended width under the Better Streets Plan. This setback is required only up to 15 feet above street grade. See § 132(e).
* * * *		
Miscellaneous		
* * * *		
Design Guidelines *and Standards*	General Plan Commerce and Industry Element	Subject to the Urban Design Guidelines*, Citywide Design Standards, and any other applicable design guidelines that have been approved by the Planning Commission.*
Housing Choice-SF	*§ 206.10*	*Form-based density, additional height, and other zoning modifications for eligible projects in the R-4 Height and Bulk District.*
RESIDENTIAL STANDARDS AND USES		
Development Standards		
* * * *		

Residential Uses		**Controls by Story**		
		1st	**2nd**	**3rd +**
Residential Uses	§102	P	P	P
Accessory Dwelling Unit ~~*Density*~~	§§102, 207.1, 207.2	P per Planning Code ~~*Sections*~~*§§* 207.1 and 207.2.		

Dwelling Unit Density, *General*	§§ 102, 207	~~*1 unit per 600 square foot lot area, or the density permitted in the nearest R District, whichever is greater.*~~*Form-Based Density.*(1)
Minimum Dwelling Unit Densities, if Applicable	*§ 207.9*	*Varies depending on project location, but generally ranges between 50 and 100 dwelling units per acre.*
Maximum Dwelling Unit Size	*§§ 207.10, 317*	*P up to 4,000 square feet of Gross Floor Area or an equivalent Floor Area Ratio for any individual Dwelling Unit of 1.2:1. C for Dwelling Units that exceed the greater of those thresholds.*
Group Housing Density	§208	~~*1 bedroom per 210 square foot lot area, or the density permitted in the nearest R District, whichever is greater.*~~*Form-Based Density.*(1)
* * * *		
Senior Housing Density	§§102, 202.2(f), 207	~~*P up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all requirements of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location.*~~*Form-Based Density.*(1)
Loss of Dwelling Units*: Conversion, Demolition, or Merger of Dwelling*	*§ 317*	~~*Controls by Story*~~*C*

Units, including Residential Flats				
		~~*1st*~~	~~*2nd*~~	~~*3rd+*~~
~~*Residential Conversion*~~	~~*§ 317*~~	~~*C*~~	~~*NP*~~	~~*NP*~~
~~*Residential Demolition and Merger*~~	~~*§ 317*~~	~~*C*~~	~~*C*~~	~~*C*~~
NON-RESIDENTIAL STANDARDS AND USES				
Development Standards				
Floor Area Ratio	§§ 102, 123, 124, *207.9*	1.8 to 1. *For Office Uses minimum intensities may apply pursuant to § 207.9.*		
* * * *				

* * * *

(1) [~~noted deleted~~] For Lots outside the R-4 Height and Bulk District the density limits shall be: one Dwelling Unit per 600 square foot lot area, or the density permitted in the nearest R District, whichever is greater; up to one Group Housing bedroom per 210 square foot lot area, or the density permitted in the nearest R District, whichever is greater; for Senior Housing, P up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1).

* * * *

SEC. 720. EXCELSIOR OUTER MISSION NEIGHBORHOOD COMMERCIAL DISTRICT.

* * * *

Table 720. EXCELSIOR OUTER MISSION STREET NEIGHBORHOOD COMMERCIAL DISTRICT

ZONING CONTROL TABLE

		Excelsior Outer Mission NCD
Zoning Category	**§ References**	**Controls**
BUILDING STANDARDS		
Massing and Setbacks		
* * * *		
Front Setback and Side Yard	§§ 130, 131, 132, 133	*Generally* ~~N~~not ~~R~~required~~.~~*; however, if the existing sidewalk does not meet the recommended width required by the Better Streets Plan, a front setback shall be provided so that, when combined with the existing sidewalk, the total distance from the curb to the building frontage meets or exceeds the required recommended width under the Better Streets Plan. This setback is required only up to 15 feet above street grade. See § 132(e).*
* * * *		
Miscellaneous		
* * * *		
Design Guidelines *and Standards*	General Plan Commerce and Industry Element	Subject to the Urban Design Guidelines*, Citywide Design Standards, and any other applicable design guidelines that have been approved by the Planning Commission.*
RESIDENTIAL STANDARDS AND USES		
Development Standards		
* * * *		
Residential Uses		**Controls by Story**

		1st	2nd	3rd +
Residential Uses	§102	P	P	P
Accessory Dwelling Unit	§§102, 207.1, 207.2	P per Planning Code ~~*Sections*~~*§§* 207.1 and 207.2.		
Dwelling Unit~~s~~ *Density, General*	§§ 102, 207	1 unit per 600 square foot lot area		
Minimum Dwelling Unit Densities, if Applicable	*§ 207.9*	*Varies depending on project location, but generally ranges between 50 and 100 dwelling units per acre.*		
Maximum Dwelling Unit Size	*§§ 207.10, 317*	*P up to 4,000 square feet of Gross Floor Area or an equivalent Floor Area Ratio for any individual Dwelling Unit of 1.2:1. C for Dwelling Units that exceed the greater of those thresholds.*		
Group Housing Density	§ 208	1 bedroom per 210 square foot lot area.		
* * * *				
Loss of Dwelling Units*: Conversion, Demolition, or Merger of Dwelling Units, including Residential Flats*	*§ 317*	~~*Controls by Story*~~*C*		
		~~*1st*~~	~~*2nd*~~	~~*3rd+*~~
~~*Residential Conversion*~~	~~*§ 317*~~	~~*C*~~	~~*C*~~	~~*C*~~
~~*Residential Demolition and Merger*~~	~~*§ 317*~~	~~*C*~~	~~*C*~~	~~*C*~~
NON-RESIDENTIAL STANDARDS AND USES				
Development Standards				

Floor Area Ratio	§§ 102, 123, 124, *207.9*	3.6 to 1. *For Office Uses minimum intensities may apply pursuant to § 207.9.*
* * * *		

* * * *

SEC. 721. JAPANTOWN NEIGHBORHOOD COMMERCIAL DISTRICT.

* * * *

Table 721. JAPANTOWN NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE

		Japantown NCD
Zoning Category	**§ References**	**Controls**
BUILDING STANDARDS		
Massing and Setbacks		
* * * *		
Front Setback and Side Yard	§§ 130, 131, 132, 133	*Generally* ~~N~~not ~~R~~required~~.~~*; however, if the existing sidewalk does not meet the recommended width required by the Better Streets Plan, a front setback shall be provided so that, when combined with the existing sidewalk, the total distance from the curb to the building frontage meets or exceeds the required recommended width under the Better Streets Plan. This setback is required only up to 15 feet above street grade. See § 132(e).*
* * * *		
Miscellaneous		

* * * *				
Design Guidelines *and Standards*	General Plan Commerce and Industry Element	Subject to the Urban Design Guidelines*, Citywide Design Standards, and any other applicable design guidelines that have been approved by the Planning Commission.*		
RESIDENTIAL STANDARDS AND USES				
Development Standards				
* * * *				
Residential Uses		**Controls by Story**		
		1st	**2nd**	**3rd +**
Residential Uses	§102	P	P	P
Accessory Dwelling Unit	§§102, 207.1, 207.2	P per Planning Code ~~*Sections*~~*§§* 207.1 and 207.2.		
Dwelling Unit Density*, General*	§§ 102, 207	1 unit per 400 square foot lot area.		
Minimum Dwelling Unit Densities, if Applicable	*§ 207.9*	*Varies depending on project location, but generally ranges between 50 and 100 dwelling units per acre.*		
Maximum Dwelling Unit Size	*§§ 207.10, 317*	*P up to 4,000 square feet of Gross Floor Area or an equivalent Floor Area Ratio for any individual Dwelling Unit of 1.2:1. C for Dwelling Units that exceed the greater of those thresholds.*		
Group Housing Density	§ 208	1 bedroom per 210 square foot lot area.		
* * * *				

Loss of Dwelling Units*:* *Conversion, Demolition, or Merger of Dwelling Units, including Residential Flats*	*§ 317*	*~~Controls by Story~~C*		
		~~1st~~	*~~2nd~~*	*~~3rd+~~*
~~Residential Conversion~~	*~~§ 317~~*	*~~C~~*	*~~C~~*	*~~C~~*
~~Residential Demolition and Merger~~	*~~§ 317~~*	*~~C~~*	*~~C~~*	*~~C~~*
NON-RESIDENTIAL STANDARDS AND USES				
Development Standards				
Floor Area Ratio	§§ 102, 123, 124*, 207.9*	3.6 to 1.*For Office Uses minimum intensities may apply pursuant to § 207.9.*		
* * * *				

* * * *

SEC. 722. NORTH BEACH NEIGHBORHOOD COMMERCIAL DISTRICT.

The North Beach Neighborhood Commercial District is a nonlinear district centered on Columbus Avenue, located in the valley between Telegraph Hill and Russian Hill north of Broadway. North Beach functions as a neighborhood-serving marketplace, ~~c~~*C*itywide specialty shopping, and dining district, and a tourist attraction, as well as an apartment and residential hotel zone. Traditionally, the ~~d~~*D*istrict has provided most convenience goods and services for residents of North Beach and portions of Telegraph and Russian Hills. North Beach's eating, drinking, and entertainment establishments remain open into the evening to serve a much wider trade area and attract many tourists. The balance between neighborhood-serving

convenience stores and Citywide specialty businesses has shifted, as convenience stores have been replaced by restaurants and bars. The proliferation of financial services, limited financial services, and professional services has also upset the ~~d~~*D*istrict's balance of uses. The relocation of business and professional offices from downtown to North Beach threatens the loss of upper-story residential units.

* * * *

In keeping with the ~~d~~*D*istrict's existing mixed-use character, housing development in new buildings is encouraged above the ground floor. Existing residential units are protected by ~~*prohibitions*~~*limitations* of upper-story conversions, mergers, removals, and demolitions. ~~*Per Section 207.1 of this Code,*~~ Accessory Dwelling Units are permitted within the existing building envelope, but may not eliminate or reduce ground-story retail or commercial space.

Table 722. NORTH BEACH NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE

		North Beach NCD
Zoning Category	**§ References**	**Controls**
BUILDING STANDARDS		
Massing and Setbacks		
Height and Bulk Limits.	§§ 102, 105, 106, 250–252, 260, *263.19*, 261.1, 270, *270.3*, 271. See also Height and	~~*40-X.*~~ *Varies.* See Height and Bulk Map Sheet HT01 for more information. Height sculpting required on Alleys per § 261.1.

	Bulk District Maps	
* * * *		
Front Setback and Side Yard	§§ 130, 131, 132, 133	*Generally* ~~N~~not ~~R~~required~~.~~*; however, if the existing sidewalk does not meet the recommended width required by the Better Streets Plan, a front setback shall be provided so that, when combined with the existing sidewalk, the total distance from the curb to the building frontage meets or exceeds the required recommended width under the Better Streets Plan. This setback is required only up to 15 feet above street grade. See § 132(e).*
* * * *		
Miscellaneous		
* * * *		
Design Guidelines *and Standards*	General Plan Commerce and Industry Element	Subject to the ~~*General Plan's*~~ Urban Design Guidelines*, Citywide Design Standards,* ~~*and*~~ historic resource consideration*, and any other applicable design guidelines that have been approved by the Planning Commission*. Properties in this District have been identified as potentially eligible for National Register or California Register.
Housing Choice-SF	*§ 206.10*	*Form-based density, additional height, and other zoning modifications for eligible projects in the R-4 Height and Bulk District.*

RESIDENTIAL STANDARDS AND USES				
Development Standards				
* * * *				
Residential Uses		**Controls by Story**		
		1st	**2nd**	**3rd +**
Residential Uses	§102	NP(11)	P	P
Accessory Dwelling Units	§§102, 207.1, 207.2	P per Planning Code ~~*Sections*~~*§§* 207.1 and 207.2.		
Dwelling Unit~~s~~ *Density, General*	§§ 102, 207	1 unit per 400 square foot lot area, or the density permitted in the nearest R District, whichever is greater. *Form-Based Density applies within the R-4 Height and Bulk District (§§ 263.19, 270(i)).*		
Minimum Dwelling Unit Densities, if Applicable	*§ 207.9*	*Varies depending on project location, but generally ranges between 50 and 100 dwelling units per acre.*		
Maximum Dwelling Unit Size	*§§ 207.10, 317*	*P up to 4,000 square feet of Gross Floor Area or an equivalent Floor Area Ratio for any individual Dwelling Unit of 1.2:1. C for Dwelling Units that exceed the greater of those thresholds.*		
Group Housing *Density*	§208	1 bedroom per 140 square foot lot area*, or the density permitted in the nearest R District, whichever is greater*.		

		Form-Based Density applies within the R-4 Height and Bulk District (§§ 263.19, 270(i)).		
* * * *				
Senior Housing *Density*	§§102, 202.2(f), 207	P up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all requirements of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location. *Form-Based Density applies within the R-4 Height and Bulk District (§§ 263.19, 270(i)).*		
Loss of Dwelling Units*: Conversion, Demolition, or Merger of Dwelling Units, including Residential Flats*	*§ 317*	~~*Controls by Story*~~*C*		
		~~*1st*~~	~~*2nd*~~	~~*3rd+*~~
~~*Residential Conversion*~~	~~*§§ 317, 780.3(c)(4)*~~	~~*C*~~	~~*NP*~~	~~*NP*~~
~~*Residential Demolition and Merger*~~	~~*§§ 317, 780.3(c)(4)*~~	~~*C*~~	~~*NP*~~	~~*NP*~~
NON-RESIDENTIAL STANDARDS AND USES				

Development Standards		
Floor Area Ratio	§§ 102, 123, 124, *207.9*	1.8 to 1. *For Office Uses minimum intensities may apply pursuant to § 207.9.*
* * * *		

* Not listed below

(1) NORTH BEACH OFF-STREET PARKING, RESIDENTIAL (Section 155(t))

* * * *

(a) Installing a garage in an existing or proposed residential building of two or more units requires a mandatory Discretionary Review by the Planning Commission. In order to approve the installation of any garage in these districts, the City shall find that:

* * * *

(iv) the garage would not front on an Alley pursuant to Section 155(r)(~~2~~*1*) of this Code or on a public right-of-way narrower than 41 feet, and

* * * *

SEC. 723. POLK STREET NEIGHBORHOOD COMMERCIAL DISTRICT.

* * * *

(b) Controls.

(1) **Purposes.** The Polk Street District controls are designed to encourage and promote development that is compatible with the surrounding neighborhood. The building standards ~~*monitor*~~*guide* large-scale development and protect rear yards at residential levels. Consistent with Polk Street's existing mixed-use character, new buildings may contain most commercial uses at the First Story. The controls encourage neighborhood-serving businesses. They also prohibit new adult entertainment uses. Restrictions on drive-up and

most automobile uses protect the district's continuous retail frontage and prevent further traffic congestion.

Housing developed in new buildings is encouraged above the First Story, especially in the less intensely developed portions of the district along Larkin Street and on large lots throughout the district. New housing development requires 40% or more two-bedroom plus units to encourage families to live in the district. Parking is limited in new developments given the ~~d~~D~~istrict~~'s transit access and the proximity to bus rapid transit along Van Ness Avenue parallel to the district. ~~*Existing housing units are protected by on demolitions and upper-story conversions.*~~ Accessory Dwelling Units are permitted ~~*within the district pursuant to Section 207.1 of this Code*~~.

* * * *

~~*(4)* ***Loss of Residential Units.*** *To prevent the loss of existing Residential Units, the removal, demolition, merger, or conversion of Residential Units above the First Story are prohibited even if such loss of Residential Units would otherwise be allowed pursuant to Section 317 of this Code.*~~

(~~5~~4) **Neighborhood Commercial Design Guidelines.** The construction of new buildings and alteration of existing buildings in the Polk Street NC District shall be consistent with the design policies and guidelines of the General Plan and with the "Polk/Pacific Special Area Design Guidelines" as adopted by the Planning Commission. The Planning Director may require modifications to the exterior of a proposed new building or proposed alteration of an existing residential building in order to bring it into conformity with the *Citywide Design Standards*, "Polk/Pacific Special Area Design Guidelines" and with the General Plan. These modifications may include, but are not limited to, changes in siting, building envelope, scale texture and detailing, openings, and landscaping.

Table 723. POLK STREET NEIGHBORHOOD COMMERCIAL DISTRICT

ZONING CONTROL TABLE

		Polk Street NCD
Zoning Category	**§ References**	**Controls**
BUILDING STANDARDS		
Massing and Setbacks		
Height and Bulk Limits.	§§ 102, 105, 106, 250–252, 260, *263.19*, 261.1, 270, *270.3*, 271. See also Height and Bulk District Maps	*Varies.* ~~*65-A, 80-A, and 130-E.*~~ See Height and Bulk Map Sheet HT02 for more information. Height sculpting required on Alleys per § 261.1.
* * * *		
Front Setback and Side Yard	§§ 130, 131, 132, 133	*Generally* ~~N~~not ~~R~~required~~.~~*; however, if the existing sidewalk does not meet the recommended width required by the Better Streets Plan, a front setback shall be provided so that, when combined with the existing sidewalk, the total distance from the curb to the building frontage meets or exceeds the required recommended width under the Better Streets Plan. This setback is required only up to 15 feet above street grade. See § 132(e).*

~~*Streetscape and Pedestrian Improvements*~~	~~*§ 138.1*~~	~~*Required.*~~
Street Frontage and Public Realm		
Streetscape and Pedestrian Improvements	*§ 138.1*	*Required.*
Street Frontage Requirements	§ 145.1	Required; controls apply to above-grade parking setbacks, parking and loading entrances, active uses, ground floor ceiling height, street-facing ground-level spaces, transparency and fenestration, and gates, railings, and grillwork. Exceptions permitted for historic buildings.
* * * *		
Miscellaneous		
* * * *		
Design Guidelines *and Standards*	General Plan Commerce and Industry Element and the Polk/Pacific Special Area Design Guidelines	Subject to the Urban Design Guidelines*, Citywide Design Standards,* ~~*and*~~ the Polk/Pacific Special Area Design Guidelines*, and any other applicable design guidelines that have been approved by the Planning Commission*.

Housing Choice-SF	*§ 206.10*	*Form-based density, additional height, and other zoning modifications for eligible projects in the R-4 Height and Bulk District.*		
RESIDENTIAL STANDARDS AND USES				
Development Standards				
* * * *				
Dwelling Unit Mix	§ 207.6	Generally ~~R~~required for creation of five or more Dwelling Units. No less than 40% of the total number of proposed Dwelling Units shall contain at least two bedrooms; or no less than 30% of the total number of proposed Dwelling Units shall contain at least three bedrooms.		
* * * *				
Residential Uses		**Controls by Story**		
		1st	**2nd**	**3rd +**
Residential Uses	§102	P	P	P
Accessory Dwelling Units	§§102, 207.1, 207.2	P per Planning Code ~~*Sections*~~*§§* 207.1 and 207.2.		
Dwelling Unit~~s~~ *Density, General*	§§ 102, 207	~~*1 unit per 400 square foot lot area, or the density permitted in the nearest R District, whichever is greater.*~~*Form-Based Density.*(14)		
Minimum Dwelling Unit Densities, if Applicable	*§ 207.9*	*Varies depending on project location, but generally ranges between 50 and 100 dwelling units per acre.*		
Maximum Dwelling Unit Size	*§§ 207.10, 317*	*P up to 4,000 square feet of Gross Floor Area or an equivalent Floor Area Ratio for any individual*		

		Dwelling Unit of 1.2:1. C for Dwelling Units that exceed the greater of those thresholds.		
~~*Residential Density,*~~ Group Housing *Density*	§208	~~*1 bedroom per 140 square foot lot area, or the density permitted in the nearest R District, whichever is greater.*~~*Form-Based Density.*(14)		
* * * *				
Senior Housing *Density*	§§102, 202.2(f), 207	~~*P up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all requirements of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location.*~~*Form-Based Density.*(14)		
Loss ~~*and Division*~~ of Dwelling Units*: Conversion, Demolition, or Merger of Dwelling Units, including Residential Flats*	*§ 317*	~~*Controls by Story*~~*C*		
		~~*1st*~~	~~*2nd*~~	~~*3rd+*~~
~~*Residential Conversion*~~	~~*§ 317*~~	~~*NP*~~	~~*NP*~~	~~*NP*~~
~~*Residential Demolition and Merger*~~	~~*§ 317*~~	~~*NP*~~	~~*NP*~~	~~*NP*~~

Division of Dwelling Units	§ 207.8	Division of existing Dwelling Units P per § 207.8.
NON-RESIDENTIAL STANDARDS AND USES (7)		
Development Standards		
Floor Area Ratio	§§ 102, 123, 124, *207.9*	2.5 to 1. *For Office Uses minimum intensities may apply pursuant to § 207.9.*
* * * *		

* * * *

(14) [~~noted deleted~~] For Lots outside the R-4 Height and Bulk District the density limits shall be: one Dwelling Unit per 400 square foot lot area, or the density permitted in the nearest R District, whichever is greater; up to one Group Housing bedroom per 140 square foot lot area, or the density permitted in the nearest R District, whichever is greater; for Senior Housing, P up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1).

* * * *

SEC. 724. SACRAMENTO STREET NEIGHBORHOOD COMMERCIAL DISTRICT.

Located in the Presidio Heights neighborhood in north-central San Francisco, the Sacramento Street Neighborhood Commercial District functions as a small-scale linear shopping area. It extends along Sacramento Street between Lyon and Spruce Streets. Interspersed among residential buildings and garages, the district's daytime-oriented retail stores provide a limited array of convenience goods to the immediate neighborhood. Sacramento Street also has many elegant clothing, accessory, and antique stores and services, such as hair salons, which attract customers from a wider trade area. Its numerous

medical and business offices draw clients from throughout the City. Evening activity in the district is limited to one movie theater, a few restaurants, and some stores near Presidio Avenue.

The Sacramento Street District controls are designed to promote adequate growth opportunities for development that is compatible with the surrounding low-density residential neighborhood. The building standards ~~*monitor*~~*guide* large-scale development and protect rear yards at the grade level and above. Most new commercial development is permitted at the first story; *a conditional use authorization is required if a* general retail use~~*s are permitted at the second story only if such use*~~ would ~~*not*~~ involve conversion of any existing housing units. Special controls are designed to protect existing neighborhood-serving ground-story retail uses. Limits on financial service uses are intended to minimize the environmental impacts generated by the growth of such uses. The daytime orientation of the ~~*d*~~*D*istrict is encouraged by requiring conditional use authorization for bars and restricting late-night commercial activity. New hotels and parking facilities are limited in scale and operation to minimize disruption to the neighborhood. Most new automobile and drive-up uses are prohibited to promote continuous retail frontage.

Housing development in new buildings is encouraged above the second story. ~~*Existing residential units are protected by limitations on demolitions and prohibitions of upper-story conversions.*~~ Accessory Dwelling Units are permitted~~ *within the district pursuant to Section 207.1 of this Code*~~.

Table 724. SACRAMENTO STREET NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE

		Sacramento Street NCD
Zoning Category	**§ References**	**Controls**

BUILDING STANDARDS		
Massing and Setbacks		
Height and Bulk Limits.	§§ 102, 105, 106, 250–252, 260, *263.19*, 261.1, 270, *270.3*, 271. See also Height and Bulk District Maps	*Varies.* ~~*40-X.*~~ See Height and Bulk Map Sheets HT02 and HT03 for more information. Height sculpting required on Alleys per § 261.1.
* * * *		
Front Setback and Side Yard	§§ 130, 131, 132, 133	*Generally* ~~N~~not ~~R~~required~~.~~*; however, if the existing sidewalk does not meet the recommended width required by the Better Streets Plan, a front setback shall be provided so that, when combined with the existing sidewalk, the total distance from the curb to the building frontage meets or exceeds the required recommended width under the Better Streets Plan. This setback is required only up to 15 feet above street grade. See § 132(e).*
* * * *		
Miscellaneous		
* * * *		

Design Guidelines *and Standards*	General Plan Commerce and Industry Element	Subject to the Urban Design Guidelines*, Citywide Design Standards, and any other applicable design guidelines that have been approved by the Planning Commission.*		
Housing Choice-SF	*§ 206.10*	*Form-based density, additional height, and other zoning modifications for eligible projects in the R-4 Height and Bulk District.*		
RESIDENTIAL STANDARDS AND USES				
Development Standards				
* * * *				
Residential Uses		**Controls by Story**		
		1st	**2nd**	**3rd +**
Residential Uses	§102	P	P	P
Accessory Dwelling Unit~~s~~	§§102, 207.1, 207.2	P per Planning Code ~~*Sections*~~*§§* 207.1 and 207.2.		
Dwelling Unit~~s~~ *Density, General*	§§ 102, 207	~~*1 unit per 800 square foot lot area, or the density permitted in the nearest R District, whichever is greater.*~~*Form-Based Density.*		
Minimum Dwelling Unit Densities, if Applicable	*§ 207.9*	*Varies depending on project location, but generally ranges between 50 and 100 dwelling units per acre.*		
Maximum Dwelling Unit Size	*§§ 207.10, 317*	*P up to 4,000 square feet of Gross Floor Area or an equivalent Floor Area Ratio for any individual Dwelling Unit of 1.2:1. C for Dwelling Units that exceed the greater of those thresholds.*		

Group Housing *Density*	§208	~~*1 bedroom per 275 square foot lot area, or the density permitted in the nearest R District, whichever is greater.*~~*Form-Based Density.*		
* * * *				
Senior Housing *Density*	§§102, 202.2(f), 207	~~*P up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all requirements of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location.*~~*Form-Based Density.*		
Loss of Dwelling Units*: Conversion, Demolition, or Merger of Dwelling Units, including Residential Flats*	*§ 317*	~~*Controls by Story*~~*C*		
		~~*1st*~~	~~*2nd*~~	~~*3rd+*~~
~~*Residential Conversion*~~	~~*§ 317*~~	~~*C*~~	~~*NP*~~	~~*NP*~~
~~*Residential Demolition and Merger*~~	~~*§ 317*~~	~~*C*~~	~~*C*~~	~~*C*~~
NON-RESIDENTIAL STANDARDS AND USES				
Development Standards				
Floor Area Ratio	§§ 102, 123, 124*, 207.9*	1.8 to 1. *For Office Uses minimum intensities may apply pursuant to § 207.9.*		

* * * *

* * * *

SEC. 725. UNION STREET NEIGHBORHOOD COMMERCIAL DISTRICT.

* * * *

The Union Street District controls are designed to provide sufficient growth opportunities for commercial development that is in keeping with the existing scale and character, promote continuous retail frontage, and protect adjacent residential livability. Small-*to mid*-scale buildings and neighborhood-serving uses are promoted, and rear yards above the ground story and at all residential levels are protected. Most commercial development is permitted at the first two stories of new buildings, while retail service uses are monitored at the third story and above. Controls are necessary to preserve the remaining convenience businesses and to reduce the cumulative impacts which the growth of certain uses have on neighborhood residents. Such controls require Conditional Use authorization for additional drinking establishments and limit additional entertainment, and financial service uses. Most automobile and drive-up uses are prohibited in order to maintain continuous retail frontage and minimize further traffic congestion.

Housing development in new buildings is encouraged above the second story. ~~*Existing residential units are protected by limitations on demolitions and upper-story conversions.*~~ Accessory Dwelling Units are permitted ~~*within the district pursuant to Section 207.1 of this Code*~~.

Table 725. UNION STREET NEIGHBORHOOD COMMERCIAL DISTRICT

ZONING CONTROL TABLE

		Union Street NCD

Zoning Category	§ References	Controls
BUILDING STANDARDS		
Massing and Setbacks		
Height and Bulk Limits.	§§ 102, 105, 106, 250–252, 260, *263.19,* 261.1, 270, *270.3,* 271. See also Height and Bulk District Maps	*Varies.* ~~*40 X.*~~ See Height and Bulk Map Sheet HT02 for more information. Height sculpting required on Alleys per § 261.1.
* * * *		
Front Setback and Side Yard	§§ 130, 131, 132, 133	*Generally* ~~N~~not ~~R~~required~~.~~*; however, if the existing sidewalk does not meet the recommended width required by the Better Streets Plan, a front setback shall be provided so that, when combined with the existing sidewalk, the total distance from the curb to the building frontage meets or exceeds the required recommended width under the Better Streets Plan. This setback is required only up to 15 feet above street grade. See § 132(e).*
* * * *		
Miscellaneous		
* * * *		

Design Guidelines *and Standards*	General Plan Commerce and Industry Element	Subject to the Urban Design Guidelines*, Citywide Design Standards, and any other applicable design guidelines that have been approved by the Planning Commission.*		
Housing Choice-SF	*§ 206.10*	*Form-based density, additional height, and other zoning modifications for eligible projects in the R-4 Height and Bulk District.*		
RESIDENTIAL STANDARDS AND USES				
Development Standards				
* * * *				
Residential Uses		**Controls by Story**		
		1st	**2nd**	**3rd +**
Residential Uses	§102	P	P	P
Accessory Dwelling Unit~~s~~ *Density*	§§102, 207.1, 207.2	P per Planning Code ~~*Sections*~~*§§* 207.1 and 207.2.		
Dwelling Unit~~s~~ *Density, General*	§§ 102, 207	~~*1 unit per 600 square foot lot area, or the density permitted in the nearest R District, whichever is greater.*~~*Form-Based Density.*(2)		
Minimum Dwelling Unit Densities, if Applicable	*§ 207.9*	*Varies depending on project location, but generally ranges between 50 and 100 dwelling units per acre.*		
Maximum Dwelling Unit Size	*§§ 207.10, 317*	*P up to 4,000 square feet of Gross Floor Area or an equivalent Floor Area Ratio for any individual Dwelling Unit of 1.2:1. C for Dwelling Units that exceed the greater of those thresholds.*		

Group Housing *Density*	§208	~~*1 bedroom per 210 square foot lot area, or the density permitted in the nearest R District, whichever is greater.*~~*Form-Based Density.*(2)		
* * * *				
Senior Housing *Density*	§§102, 202.2(f), 207	~~*P up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all requirements of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location.*~~*Form-Based Density.*(2)		
Loss of Dwelling Units*: Conversion, Demolition, or Merger of Dwelling Units, including Residential Flats*	*§ 317*	~~*Controls by Story*~~*C*		
		~~*1st*~~	~~*2nd*~~	~~*3rd+*~~
~~*Residential Conversion*~~	~~*§ 317*~~	~~*C*~~	~~*C*~~	~~*C*~~
~~*Residential Demolition and Merger*~~	~~*§ 317*~~	~~*C*~~	~~*C*~~	~~*C*~~
NON-RESIDENTIAL STANDARDS AND USES				
Development Standards				
Floor Area Ratio	§§ 102, 123, 124, *207.9*	3.0 to 1. *For Office Uses minimum intensities may apply pursuant to § 207.9.*		

* * * *

* * * *

(2) [~~noted deleted~~] For Lots outside the R-4 Height and Bulk District the density limits shall be: one Dwelling Unit per 600 square foot lot area, or the density permitted in the nearest R District, whichever is greater; up to one Group Housing bedroom per 210 square foot lot area, or the density permitted in the nearest R District, whichever is greater; for Senior Housing, P up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1).

* * * *

SEC. 726. PACIFIC AVENUE NEIGHBORHOOD COMMERCIAL DISTRICT.

* * * *

(b) **Controls.**

(1) **Purposes.** The Pacific Avenue Neighborhood Commercial District controls are designed to promote a small, neighborhood serving mixed-use commercial street that preserves the surrounding neighborhood residential character. These controls are intended to preserve livability in a largely low-rise development residential neighborhood, enhance solar access on a narrow street right-of-way, and protect residential rear yard patterns at the ground floor. Accessory Dwelling Units are permitted ~~*within the district pursuant to Section 207.1 of this Code*~~.

* * * *

~~*(3)* ***Loss of Residential Units.*** *To prevent the loss of existing Residential Units, the removal, demolition, merger, or conversion of Residential Units above the First Story are prohibited even if such loss of Residential Units would otherwise be allowed pursuant to Section 317 of this Code.*~~

(~~4~~*3*) **Neighborhood Commercial Design Guidelines.** The construction of new buildings and alteration of existing buildings in the Pacific Avenue Neighborhood Commercial District shall be consistent with the design policies and guidelines of the General Plan*, the Citywide Design Standards, the Urban Design Guidelines* and with the "Polk/Pacific Special Area Design Guidelines" as adopted by the Planning Commission. The Planning Director may require modifications to the exterior of a proposed new building or proposed alteration of an existing residential building in order to bring it into conformity with the *Citywide Design Standards and the* "Polk/Pacific Special Area Design Guidelines" and with the General Plan. These modifications may include, but are not limited to, changes in siting, building envelope, scale texture and detailing, openings, and landscaping.

Table 726. PACIFIC AVENUE NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE

		Pacific Avenue NCD
Zoning Category	**§ References**	**Controls**
BUILDING STANDARDS		
Massing and Setbacks		
Height and Bulk Limits.	§§ 102, 105, 106, 250–252, 260, *263.19*, 261.1, 270, *270.3*, 271. See also Height and	*Varies.* ~~40-X.~~ See Height and Bulk Map Sheets HT01 and HT02 for more information. Height sculpting required on Alleys per § 261.1.

	Bulk District Maps	
* * * *		
Front Setback and Side Yard	§§ 130, 131, 132, 133	*Generally* ~~N~~not ~~R~~required~~.~~*; however, if the existing sidewalk does not meet the recommended width required by the Better Streets Plan, a front setback shall be provided so that, when combined with the existing sidewalk, the total distance from the curb to the building frontage meets or exceeds the required recommended width under the Better Streets Plan. This setback is required only up to 15 feet above street grade. See § 132(e).*
* * * *		
Miscellaneous		
* * * *		
Design Guidelines *and Standards*	General Plan Commerce and Industry Element and the Polk/Pacific Special Area Design Guidelines	Subject to the Urban Design Guidelines*, Citywide Design Standards,* ~~and~~ the Polk/Pacific Special Area Design Guidelines*, and any other applicable design guidelines that have been approved by the Planning Commission*.

Housing Choice-SF	*§ 206.10*	*Form-based density, additional height, and other zoning modifications for eligible projects in the R-4 Height and Bulk District.*		
RESIDENTIAL STANDARDS AND USES				
Development Standards				
* * * *				
Dwelling Unit Mix	§~~§~~ 207.6	Generally ~~R~~required for creation of five or more Dwelling Units. No less than 40% of the total number of proposed Dwelling Units shall contain at least two bedrooms; or no less than 30% of the total number of proposed Dwelling Units shall contain at least three bedrooms.		
* * * *				
Residential Uses		**Controls by Story**		
		1st	**2nd**	**3rd +**
Residential Uses	§102	P	P	P
Accessory Dwelling Unit	§§102, 207.1, 207.2	P per Planning Code ~~*Sections*~~*§§* 207.1 and 207.2.		
Dwelling Unit~~s~~ *Density, General*	§§ 102, 207	~~*1 unit per 1,000 square foot lot area, or the density permitted in the nearest R District, whichever is greater.*~~*Form-Based Density.*		
Minimum Dwelling Unit Densities, if Applicable	*§ 207.9*	*Varies depending on project location, but generally ranges between 50 and 100 dwelling units per acre.*		
Maximum Dwelling Unit Size	*§§ 207.10, 317*	*P up to 4,000 square feet of Gross Floor Area or an equivalent Floor Area Ratio for any individual*		

		Dwelling Unit of 1.2:1. C for Dwelling Units that exceed the greater of those thresholds.		
Group Housing *Density*	§208	~~*1 bedroom per 275 square foot lot area, or the density permitted in the nearest R District, whichever is greater.*~~*Form-Based Density.*		
* * * *				
Senior Housing *Density*	§§102, 202.2(f), 207	~~*P up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all requirements of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location.*~~*Form-Based Density.*		
Loss ~~*and Division*~~ of Dwelling Units*:* *Conversion, Demolition, or Merger of Dwelling Units, including Residential Flats*	*§ 317*	~~*Controls by Story*~~*C*		
		~~*1st*~~	~~*2nd*~~	~~*3rd+*~~
~~*Residential Conversion*~~	~~*§ 317*~~	~~*NP*~~	~~*NP*~~	~~*NP*~~
~~*Residential Demolition*~~	~~*§ 317*~~	~~*NP*~~	~~*NP*~~	~~*NP*~~
~~*Residential Merger*~~	~~*§ 317*~~	~~*NP*~~	~~*NP*~~	~~*NP*~~

Division of Dwelling Units	§ 207.8	Division of existing Dwelling Units P per § 207.8.
NON-RESIDENTIAL STANDARDS AND USES		
Development Standards		
Floor Area Ratio	§§ 102, 123, 124, *207.9*	1.5 to 1. *For Office Uses minimum intensities may apply pursuant to § 207.9.*
* * * *		

* * * *

SEC. 727. LAKESIDE VILLAGE NEIGHBORHOOD COMMERCIAL DISTRICT.

The Lakeside Village Neighborhood Commercial District is located in the southwestern part of the City and stretches along Ocean Avenue from Junipero Serra Boulevard to 19th Avenue. It is a neighborhood serving shopping corridor nestled among single-family homes. Lakeside Village has small ground-floor retail, restaurant, and medical office space and is serviced by the M-line streetcar.

Building controls for the Lakeside Village Neighborhood Commercial District promote ~~*low-intensity*~~ *various scales of* development which ~~*is*~~*are* compatible with the existing scale and character of the District. Commercial development is limited ~~*to one story*~~*, with certain exceptions*. Rear yard requirements at all levels preserve existing backyard space.

Commercial use provisions encourage the full range of neighborhood-serving convenience retail sales and services provided that the use size generally is limited to 3,000 square feet. However, commercial uses and features which could impact residential livability are prohibited, such as auto uses, financial services, general advertising signs, drive-up facilities, hotels, and late-night activity.

Housing development in new buildings is encouraged above the ground story. ~~*Existing residential units are protected by prohibitions of conversions above the ground story and limitations on demolitions.*~~ Accessory Dwelling Units are permitted within the District ~~*pursuant to Sections 207.1 and 207.2 of this Code*~~.

Table 727. LAKESIDE VILLAGE NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE

		Lakeside Village NCD
Zoning Category	**§ References**	**Controls**
BUILDING STANDARDS		
Massing and Setbacks		
Height and Bulk Limits.	§§ 102, 105, 106, 250–252, 260, *263.19*, 261.1, 270, *270.3*, 271. See also Height and Bulk District Maps	Varies~~*, but generally 26-X*~~. See Height and Bulk Map Sheet HT12 for more information. Height sculpting required on Alleys per § 261.1.
* * * *		
Front Setback and Side Yard	§§ 130, 131, 132, 133	*Generally* ~~N~~not ~~R~~required~~.~~*; however, if the existing sidewalk does not meet the recommended width required by the Better Streets Plan, a front setback shall be provided so that, when combined with the*

		existing sidewalk, the total distance from the curb to the building frontage meets or exceeds the required recommended width under the Better Streets Plan. This setback is required only up to 15 feet above street grade. See § 132(e).
* * * *		
Miscellaneous		
* * * *		
Canopy or Marquee	§ 136.1	NP*(5)*
* * * *		
Design Guidelines *and Standards*	General Plan Commerce and Industry Element	Subject to the Urban Design Guidelines*, Citywide Design Standards, and any other applicable design guidelines that have been approved by the Planning Commission.*
Housing Choice-SF	*§ 206.10*	*Form-based density, additional height, and other zoning modifications for eligible projects in the R-4 Height and Bulk District.*
RESIDENTIAL STANDARDS AND USES		
Development Standards		
* * * *		

Residential Uses		**Controls by Story**		
		1st	**2nd**	**3rd +**
Residential Uses	§102	P	P	P

Accessory Dwelling Unit ~~*Density*~~	§§102, 207.1, 207.2	P per Planning Code ~~*Sections*~~*§§* 207.1 and 207.2.
Dwelling Unit Density*, General*	§§ 102, 207	~~*1 unit per 800 square foot lot area, or the density permitted in the nearest R District, whichever is greater.*~~*Form-Based Density.*
Minimum Dwelling Unit Densities, if Applicable	*§ 207.9*	*Varies depending on project location, but generally ranges between 50 and 100 dwelling units per acre.*
Maximum Dwelling Unit Size	*§§ 207.10, 317*	*P up to 4,000 square feet of Gross Floor Area or an equivalent Floor Area Ratio for any individual Dwelling Unit of 1.2:1. C for Dwelling Units that exceed the greater of those thresholds.*
Group Housing Density	§208	~~*1 bedroom per 275 square foot lot area, or the density permitted in the nearest R District, whichever is greater.*~~*Form-Based Density.*
* * * *		
Senior Housing Density	§§102, 202.2(f), 207	~~*P up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all requirements of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location.*~~*Form-Based Density.*
Loss of Dwelling Units*: Conversion, Demolition,*	*§ 317*	~~*Controls by Story*~~*C*

or Merger of Dwelling Units, including Residential Flats				
		~~*1st*~~	~~*2nd*~~	~~*3rd+*~~
~~*Residential Conversion*~~	~~*§ 317*~~	~~*C*~~	~~*NP*~~	~~*NP*~~
~~*Residential Demolition and Merger*~~	~~*§ 317*~~	~~*C*~~	~~*C*~~	~~*C*~~
NON-RESIDENTIAL STANDARDS AND USES				
Development Standards				
Floor Area Ratio	§§ 102, 123, 124, *207.9*	1.8 to 1. *For Office Uses minimum intensities may apply pursuant to § 207.9.*		
* * * *				

* * * *

(5) Canopy is P if required as a wind mitigation feature.

SEC. 728. 24TH STREET – NOE VALLEY NEIGHBORHOOD COMMERCIAL DISTRICT.

The 24th Street – Noe Valley Neighborhood Commercial District is situated along 24th Street between Chattanooga and Diamond in the Noe Valley neighborhood of central San Francisco. This daytime-oriented, multi-purpose commercial district provides a mixture of convenience and comparison shopping goods and services to a predominantly local market area. It contains primarily retail sales and personal services at the street level, some office uses on the second story, and residential use almost exclusively on the third and upper stories.

The 24th Street – Noe Valley District controls are designed to allow for development that is compatible with the existing ~~*small-scale,*~~ mixed-use neighborhood commercial character and surrounding residential area. The small- *to mid-* scale of new buildings and neighborhood-serving uses is encouraged and rear yard open space corridors at all levels are protected. Most commercial uses are directed to the ground story and limited at the second story of new buildings. In order to maintain the variety and mix of retail sales and services along the commercial strip and to control the problems of traffic, congestion, noise and late-night activity, certain potentially troublesome commercial uses are regulated. Financial service uses are restricted to and at the ground story. Prohibitions on drive-up and most automobile uses help prevent additional traffic and parking congestion.

Housing development in new buildings is encouraged above the ground story. ~~*Existing housing units are protected by prohibitions on upper-story conversions and limitations on demolitions.*~~ Accessory Dwelling Units are permitted ~~*within the district pursuant to Section 207.1 of this Code*~~.

Table 728. 24TH STREET – NOE VALLEY NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE

		24th Street – Noe Valley NCD
Zoning Category	**§ References**	**Controls**
BUILDING STANDARDS		
Massing and Setbacks		
Height and Bulk Limits.	§§ 102, 105, 106, 250–252, 260, *263.19,* 261.1, 270, *270.3,* 271.	Varies~~*, but generally 40-X*~~. See Height and Bulk Map Sheet HT07 for more information. Height sculpting required on Alleys per § 261.1.

	See also Height and Bulk District Maps	
* * * *		
Front Setback and Side Yard	§§ 130, 131, 132, 133	*Generally* ~~N~~not ~~R~~required~~.~~*; however, if the existing sidewalk does not meet the recommended width required by the Better Streets Plan, a front setback shall be provided so that, when combined with the existing sidewalk, the total distance from the curb to the building frontage meets or exceeds the required recommended width under the Better Streets Plan. This setback is required only up to 15 feet above street grade. See § 132(e).*
* * * *		
Miscellaneous		
* * * *		
Design Guidelines *and Standards*	General Plan Commerce and Industry Element	Subject to the Urban Design Guidelines*, Citywide Design Standards, and any other applicable design guidelines that have been approved by the Planning Commission.*
Housing Choice-SF	*§ 206.10*	*Form-based density, additional height, and other zoning modifications for eligible projects in the R-4 Height and Bulk District.*
RESIDENTIAL STANDARDS AND USES		

Development Standards				
* * * *				
Dwelling Unit Mix	§ 207.7	Generally ~~R~~required for creation of 10 or more Dwelling Units. No less than 25% of the total number of proposed Dwelling Units shall contain at least two Bedrooms, and no less than 10% of the total number of proposed Dwelling Units shall contain at least three Bedrooms.		
* * * *				
Residential Uses		**Controls by Story**		
		1st	**2nd**	**3rd +**
Residential Uses	§102	P	P	P
Accessory Dwelling Unit ~~*Density*~~	§§102, 207.1, 207.2	P per Planning Code ~~*Sections*~~*§§* 207.1 and 207.2.		
Dwelling Unit~~s~~ *Density, General*	§§ 102, 207	~~*1 unit per 600 square foot lot area, or the density permitted in the nearest R District, whichever is greater.*~~*Form-Based Density.*		
Minimum Dwelling Unit Densities, if Applicable	*§ 207.9*	*Varies depending on project location, but generally ranges between 50 and 100 dwelling units per acre.*		
Maximum Dwelling Unit Size	*§§ 207.10, 317*	*P up to 4,000 square feet of Gross Floor Area or an equivalent Floor Area Ratio for any individual Dwelling Unit of 1.2:1. C for Dwelling Units that exceed the greater of those thresholds.*		

Group Housing *Density*	§208	~~*1 bedroom per 210 square foot lot area, or the density permitted in the nearest R District, whichever is greater.*~~*Form-Based Density.*		
* * * *				
Senior Housing *Density*	§§102, 202.2(f), 207	~~*P up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all requirements of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location.*~~*Form-Based Density.*		
Loss of Dwelling Units*: Conversion, Demolition, or Merger of Dwelling Units, including Residential Flats*	*§ 317*	~~*Controls by Story*~~*C*		
		~~*1st*~~	~~*2nd*~~	~~*3rd+*~~
~~*Residential Conversion*~~	~~*§ 317*~~	~~*C*~~	~~*NP*~~	~~*NP*~~
~~*Residential Demolition and Merger*~~	~~*§ 317*~~	~~*C*~~	~~*C*~~	~~*C*~~
NON-RESIDENTIAL STANDARDS AND USES				
Development Standards				
Floor Area Ratio	§§ 102, 123, 124*, 207.9*	1.8 to 1. *For Office Uses minimum intensities may apply pursuant to § 207.9.*		

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* * * *

SEC. 729. WEST PORTAL AVENUE NEIGHBORHOOD COMMERCIAL DISTRICT.

Located in the southwestern part of the City, the West Portal Avenue Neighborhood Commercial District stretches for three long blocks along West Portal Avenue from Ulloa Street to 15th Avenue and extends one block east along Ulloa Street from the Twin Peaks Tunnel entrance to Claremont Boulevard. West Portal Avenue provides a selection of goods and services for customers coming mainly from the surrounding west of Twin Peaks and Sunset single-family residential neighborhoods. The lively, small-scale retail frontage is interrupted at several locations by large-scale financial institutions which take up a large amount of commercial ground-story frontage. More than half of the number of medical, professional and business offices are located at the ground level. ~~*Except for one three-movie theater complex, West Portal offers no entertainment uses and its restaurants are mainly family-oriented.*~~

The West Portal Avenue District controls are designed to preserve the existing family-oriented, village character of West Portal Avenue. ~~*The building standards limit building heights to 26 feet and two stories and maintain the existing pattern of rear yards at the ground level and above.*~~ The height, bulk and design of new development, especially on large lots, should respect the small- *to mid*-scale character of the district and its surrounding residential neighborhoods. Lot mergers creating large lots are discouraged. Individual nonresidential uses require conditional use permits above 2,500 square feet and are restricted to 4,000 square feet as an absolute limit to conform with the existing small use sizes in the district.

* * * *

Housing development ~~*is limited*~~*in new buildings is encouraged*. ~~*Existing residential units are protected by limitations on demolition and prohibition of upper-story conversions*~~; new construction ~~*is to be carefully reviewed to*~~ *should* ensure appropriate scale, design and compatibility with adjacent development. Accessory Dwelling Units are permitted ~~*within the district pursuant to Section 207.1 of this Code*~~.

Table 729. WEST PORTAL AVENUE NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE

		West Portal Avenue NCD
Zoning Category	**§ References**	**Controls**
BUILDING STANDARDS		
Massing and Setbacks		
Height and Bulk Limits.	§§ 102, 105, 106, 250–252, 260, *263.19*, 261.1, 270, *270.3*, 271. See also Height and Bulk District Maps	*Varies.* ~~*26-X.*~~ See Height and Bulk Map Sheets HT06 and HT12 for more information. Height sculpting required on Alleys per § 261.1.
* * * *		
Front Setback and Side Yard	§§ 130, 131, 132, 133	*Generally* ~~*N*~~*n*ot ~~*R*~~*r*equired~~.~~*; however, if the existing sidewalk does not meet the recommended width*

		required by the Better Streets Plan, a front setback shall be provided so that, when combined with the existing sidewalk, the total distance from the curb to the building frontage meets or exceeds the required recommended width under the Better Streets Plan. This setback is required only up to 15 feet above street grade. See § 132(e).		
* * * *				
Miscellaneous				
* * * *				
Design Guidelines *and Standards*	General Plan Commerce and Industry Element	Subject to the Urban Design Guidelines*, Citywide Design Standards, and any other applicable design guidelines that have been approved by the Planning Commission.*		
Housing Choice-SF	*§ 206.10*	*Form-based density, additional height, and other zoning modifications for eligible projects in the R-4 Height and Bulk District.*		
RESIDENTIAL STANDARDS AND USES				
Development Standards				
* * * *				
Residential Uses		**Controls by Story**		
		1st	**2nd**	**3rd +**
Residential Uses	§102	P	P	~~NP~~*P*
Accessory Dwelling Unit~~s~~ *Density*	§§102, 207.1, 207.2	P per Planning Code ~~*Sections*~~*§§* 207.1 and 207.2.		

Dwelling Unit~~s~~ *Density, General*	§§ 102, 207	~~*1 unit per 800 square foot lot area, or the density permitted in the nearest R District, whichever is greater.*~~*Form-Based Density.*
Minimum Dwelling Unit Densities, if Applicable	*§ 207.9*	*Varies depending on project location, but generally ranges between 50 and 100 dwelling units per acre.*
Maximum Dwelling Unit Size	*§§ 207.10, 317*	*P up to 4,000 square feet of Gross Floor Area or an equivalent Floor Area Ratio for any individual Dwelling Unit of 1.2:1. C for Dwelling Units that exceed the greater of those thresholds.*
Group Housing *Density*	§208	~~*1 bedroom per 275 square foot lot area, or the density permitted in the nearest R District, whichever is greater.*~~*Form-Based Density.*
* * * *		
Senior Housing *Density*	§§102, 202.2(f), 207	~~*P up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all requirements of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location.*~~*Form-Based Density.*
Loss of Dwelling Units*: Conversion, Demolition, or Merger of Dwelling*	*§ 317*	~~*Controls by Story*~~*C*

Units, including Residential Flats				
		~~*1st*~~	~~*2nd*~~	~~*3rd+*~~
~~*Residential Conversion*~~	~~*§ 317*~~	~~*C*~~	~~*NP*~~	~~*NP*~~
~~*Residential Demolition and Merger*~~	~~*§ 317*~~	~~*C*~~	~~*C*~~	~~*C*~~
NON-RESIDENTIAL STANDARDS AND USES				
Development Standards				
Floor Area Ratio	§§ 102, 123, 124*, 207.9*	1.8 to 1. *For Office Uses minimum intensities may apply pursuant to § 207.9.*		
* * * *				

* * * *

SEC. 730. INNER SUNSET NEIGHBORHOOD COMMERCIAL DISTRICT.

The Inner Sunset Neighborhood Commercial District is located in the Inner Sunset neighborhood~~*, consisting of the NC-2 district*~~ bounded by Lincoln Way on the north, Fifth Avenue on the east, Kirkham Street on the south, and Nineteenth Avenue on the west. The shopping area provides convenience goods and services to local Inner Sunset residents, as well as comparison shopping goods and services to a larger market area. The commercial district is also frequented by users of Golden Gate Park on weekends and by City residents for its eating, drinking, and entertainment places. Numerous housing units establish the ~~*d*~~*D*istrict's mixed residential-commercial character.

* * * *

Housing development in new buildings is encouraged above the ground story. ~~*Existing residential units are protected by prohibition of upper-story conversions and limitations on*~~

~~*demolitions.*~~ Accessory Dwelling Units are permitted ~~*within the district pursuant to Section 207.1 of this Code*~~.

Table 730. INNER SUNSET NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE

		Inner Sunset NCD
Zoning Category	**§ References**	**Controls**
BUILDING STANDARDS		
Massing and Setbacks		
Height and Bulk Limits.	§§ 102, 105, 106, 250–252, 260, *263.19*, 261.1, 270, *270.3*, 271. See also Height and Bulk District Maps	Varies~~*, but generally 40-X*~~. See Height and Bulk Map Sheets HT05 and HT06 for more information. Height sculpting required on Alleys per § 261.1.
* * * *		
Front Setback and Side Yard	§§ 130, 131, 132, 133	*Generally* ~~N~~not ~~R~~required~~.~~*; however, if the existing sidewalk does not meet the recommended width required by the Better Streets Plan, a front setback shall be provided so that, when combined with the existing sidewalk, the total distance from the curb to the building frontage meets or exceeds the required*

		recommended width under the Better Streets Plan. This setback is required only up to 15 feet above street grade. See § 132(e).
* * * *		
Miscellaneous		
* * * *		
Design Guidelines *and Standards*	General Plan Commerce and Industry Element	Subject to the Urban Design Guidelines*, Citywide Design Standards, and any other applicable design guidelines that have been approved by the Planning Commission.*
Housing Choice-SF	*§ 206.10*	*Form-based density, additional height, and other zoning modifications for eligible projects in the R-4 Height and Bulk District.*
RESIDENTIAL STANDARDS AND USES		
Development Standards		
* * * *		

Residential Uses		**Controls by Story**		
		1st	**2nd**	**3rd +**
Residential Uses	*§ 102*	P	P	P
Accessory Dwelling Unit~~s~~ *Density*	§§102, 207.1, 207.2	P per Planning Code ~~*Sections*~~*§§* 207.1 and 207.2.		
Dwelling Unit~~s~~ *Density, General*	§§ 102, 207	~~*1 unit per 800 square foot lot area, or the density permitted in the nearest R District, whichever is greater.*~~*Form-Based Density.*(1)		

Minimum Dwelling Unit Densities, if Applicable	*§ 207.9*	*Varies depending on project location, but generally ranges between 50 and 100 dwelling units per acre.*		
Maximum Dwelling Unit Size	*§§ 207.10, 317*	*P up to 4,000 square feet of Gross Floor Area or an equivalent Floor Area Ratio for any individual Dwelling Unit of 1.2:1. C for Dwelling Units that exceed the greater of those thresholds.*		
Group Housing *Density*	§208	~~*1 bedroom per 275 square foot lot area, or the density permitted in the nearest R District, whichever is greater.*~~*Form-Based Density.*(1)		
* * * *				
Senior Housing *Density*	§§102, 202.2(f), 207	~~*P up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all requirements of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location.*~~*Form-Based Density.*(1)		
Loss of Dwelling Units*: Conversion, Demolition, or Merger of Dwelling Units, including Residential Flats*	*§ 317*	~~*Controls by Story*~~*C*		
		~~*1st*~~	~~*2nd*~~	~~*3rd+*~~
~~*Residential Conversion*~~	~~*§ 317*~~	~~*C*~~	~~*NP*~~	~~*NP*~~

~~*Residential Demolition and Merger*~~	~~*§ 317*~~	~~*C*~~	~~*C*~~	~~*C*~~
NON-RESIDENTIAL STANDARDS AND USES				
Development Standards				
Floor Area Ratio	§§ 102, 123, 124, *207.9*	1.8 to 1. *For Office Uses minimum intensities may apply pursuant to § 207.9.*		
* * * *				

* * * *

(1) [~~noted deleted~~] For Lots outside the R-4 Height and Bulk District the density limits shall be: one Dwelling Unit per 800 square foot lot area, or the density permitted in the nearest R District, whichever is greater; up to one Group Housing bedroom per 275 square foot lot area, or the density permitted in the nearest R District, whichever is greater; for Senior Housing, P up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1).

* * * *

SEC. 731. NORIEGA STREET NEIGHBORHOOD COMMERCIAL DISTRICT.

The Noriega Street Neighborhood Commercial District is located in the Outer Sunset neighborhood and includes ~~*the non-residential currently-zoned NC-2*~~ properties fronting both sides of Noriega Street between 19th and 27th and 30th through 33rd Avenues.

The District provides a selection of convenience goods and services for the residents of the Outer Sunset District. There are a high concentration of restaurants, drawing customers from throughout the City and the region. There are also a significant number of professional, realty, and business offices as well as financial institutions.

The Noriega Street Neighborhood Commercial District controls are designed to promote development that is consistent with its existing land use patterns and to maintain a harmony of uses that support the District's vitality. The building standards allow ~~*small*~~ *various* scale*s of* buildings and uses, protecting rear yards above the ground story and at residential levels. In new development, most commercial uses are permitted at the first two stories, although certain limitations apply to uses at the second story. Special controls are necessary to preserve the equilibrium of neighborhood-serving convenience and comparison shopping businesses and to protect adjacent residential livability. To protect continuous frontage, drive-up uses are prohibited and active, pedestrian-oriented ground floor uses generally must be provided, unless such uses are authorized by Conditional Use. These controls are designed to encourage the street's active retail frontage, and local fabrication and production of goods.

Housing development in new buildings is encouraged above the ground story. Accessory Dwelling Units are permitted.

Table 731. NORIEGA STREET NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE

		Noriega Street NCD
Zoning Category	**§ References**	**Controls**
BUILDING STANDARDS		
Massing and Setbacks		
Height and Bulk Limits.	§§ 102, 105, 106, 250–252, 260, *263.19,* 261.1, 270, *270.3,* 271. See also	Varies. See Height and Bulk Map Sheets HT05 and HT06 for more information. Height sculpting required on Alleys per § 261.1.

	Height and Bulk District Maps	
* * * *		
Front Setback and Side Yard	§§ 130, 131, 132, 133	*Generally* ~~N~~not ~~R~~required~~.~~*; however, if the existing sidewalk does not meet the recommended width required by the Better Streets Plan, a front setback shall be provided so that, when combined with the existing sidewalk, the total distance from the curb to the building frontage meets or exceeds the required recommended width under the Better Streets Plan. This setback is required only up to 15 feet above street grade. See § 132(e).*
* * * *		
Miscellaneous		
* * * *		
Design Guidelines *and Standards*	General Plan Commerce and Industry Element	Subject to the Urban Design Guidelines*, Citywide Design Standards, and any other applicable design guidelines that have been approved by the Planning Commission.*
Housing Choice-SF	*§ 206.10*	*Form-based density, additional height, and other zoning modifications for eligible projects in the R-4 Height and Bulk District.*
RESIDENTIAL STANDARDS AND USES		
Development Standards		

* * * *				
Off-Street Parking Requirements	§§ 145.1, 150, 151, 153 - 156, 161, 166, 204.5	*No* car parking required. Maximum permitted per § 151. Bike parking required per § 155.2. If car parking is provided, car share spaces are required when a project has 50 units or more per § 166.		
* * * *				
Residential Uses		**Controls by Story**		
		1st	**2nd**	**3rd +**
Residential Uses	§102	P	P	P
Accessory Dwelling Unit	§§102, 207.1, 207.2	P per Planning Code ~~*Sections*~~*§§* 207.1 and 207.2.		
Dwelling Unit~~s~~ *Density, General*	§§ 102, 207	~~*1 unit per 800 square foot lot area, or the density permitted in the nearest R District, whichever is greater.*~~*Form-Based Density.*		
Minimum Dwelling Unit Densities, if Applicable	*§ 207.9*	*Varies depending on project location, but generally ranges between 50 and 100 dwelling units per acre.*		
Maximum Dwelling Unit Size	*§§ 207.10, 317*	*P up to 4,000 square feet of Gross Floor Area or an equivalent Floor Area Ratio for any individual Dwelling Unit of 1.2:1. C for Dwelling Units that exceed the greater of those thresholds.*		
Group Housing *Density*	§208	~~*1 bedroom per 275 square foot lot area, or the density permitted in the nearest R District, whichever is greater.*~~*Form-Based Density.*		
* * * *				

Senior Housing *Density*	§§102, 202.2(f), 207	~~*P up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all requirements of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location.*~~*Form-Based Density.*		
Loss of Dwelling Units*: Conversion, Demolition, or Merger of Dwelling Units, including Residential Flats*	*§ 317*	~~*Controls by Story*~~*C*		
		~~*1st*~~	~~*2nd*~~	~~*3rd+*~~
~~*Residential Conversion*~~	~~*§ 317*~~	~~*C*~~	~~*C*~~	~~*NP*~~
~~*Residential Demolition and Merger*~~	~~*§ 317*~~	~~*C*~~	~~*C*~~	~~*C*~~
NON-RESIDENTIAL STANDARDS AND USES				
Development Standards				
Floor Area Ratio	§§ 102, 123, 124*, 207.9*	2.5 to 1.*For Office Uses minimum intensities may apply pursuant to § 207.9.*		
* * * *				

* * * *

SEC. 732. IRVING STREET NEIGHBORHOOD COMMERCIAL DISTRICT.

The Irving Street Neighborhood Commercial District is located in the Outer Sunset neighborhood and includes ~~*the non-residential currently-zoned NC-2*~~ properties fronting both sides of Irving Street between 19th and 27th Avenues. The District provides a selection of convenience goods and services for the residents of the Outer Sunset District. There are a high concentration of restaurants, drawing customers from throughout the City and the region. There are also a significant number of professional, realty, and business offices as well as financial institutions.

The Irving Street Neighborhood Commercial District controls are designed to promote development that is consistent with its existing land use patterns and to maintain a harmony of uses that support the District's vitality. The building standards allow small- *to mid-*scale buildings and uses, protecting rear yards above the ground story and at residential levels. In new development, most commercial uses are permitted at the first two stories, although certain limitations apply to uses at the second story. Special controls are necessary to preserve the equilibrium of neighborhood-serving convenience and comparison shopping businesses and to protect adjacent residential livability. These controls are designed to encourage the street's active retail frontage, and local fabrication and production of goods.

Housing development in new buildings is encouraged above the ground story. Accessory Dwelling Units are permitted.

Table 732. IRVING STREET NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE

		Irving Street NCD
Zoning Category	**§ References**	**Controls**
BUILDING STANDARDS		
Massing and Setbacks		

Height and Bulk Limits.	§§ 102, 105, 106, 250–252, 260, *263.19*, 261.1, 270, *270.3*, 271. See also Height and Bulk District Maps	Varies. See Height and Bulk Map Sheet HT05 for more information. Height sculpting required on Alleys per § 261.1.
* * * *		
Front Setback and Side Yard	§§ 130, 131, 132, 133	*Generally* ~~N~~not ~~R~~required~~.~~*; however, if the existing sidewalk does not meet the recommended width required by the Better Streets Plan, a front setback shall be provided so that, when combined with the existing sidewalk, the total distance from the curb to the building frontage meets or exceeds the required recommended width under the Better Streets Plan. This setback is required only up to 15 feet above street grade. See § 132(e).*
* * * *		
Miscellaneous		
* * * *		
Design Guidelines *and Standards*	General Plan Commerce	Subject to the Urban Design Guidelines*, Citywide Design Standards, and any other applicable design*

	and Industry Element	*guidelines that have been approved by the Planning Commission.*		
Housing Choice-SF	*§ 206.10*	*Form-based density, additional height, and other zoning modifications for eligible projects in the R-4 Height and Bulk District.*		
RESIDENTIAL STANDARDS AND USES				
Development Standards				
* * * *				
Residential Uses		**Controls by Story**		
		1st	**2nd**	**3rd +**
Residential Uses	§102	P	P	P
Accessory Dwelling Unit	§§102, 207.1, 207.2	P per Planning Code ~~*Sections*~~*§§* 207.1 and 207.2.		
Dwelling Unit~~s~~ *Density, General*	§§ 102, 207	~~*1 unit per 800 square foot lot area, or the density permitted in the nearest R District, whichever is greater.*~~*Form-Based Density.*		
Minimum Dwelling Unit Densities, if Applicable	*§ 207.9*	*Varies depending on project location, but generally ranges between 50 and 100 dwelling units per acre.*		
Maximum Dwelling Unit Size	*§§ 207.10, 317*	*P up to 4,000 square feet of Gross Floor Area or an equivalent Floor Area Ratio for any individual Dwelling Unit of 1.2:1. C for Dwelling Units that exceed the greater of those thresholds.*		
Group Housing *Density*	§208	~~*1 bedroom per 275 square foot lot area, or the density permitted in the nearest R District, whichever is greater.*~~*Form-Based Density.*		

* * * *				
Senior Housing *Density*	§§102, 202.2(f), 207	~~*P up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all requirements of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location.*~~*Form-Based Density.*		
Loss of Dwelling Units*: Conversion, Demolition, or Merger of Dwelling Units, including Residential Flats*	*§ 317*	~~*Controls by Story*~~*C*		
		~~*1st*~~	~~*2nd*~~	~~*3rd+*~~
~~*Residential Conversion*~~	~~*§ 317*~~	~~*C*~~	~~*C*~~	~~*NP*~~
~~*Residential Demolition and Merger*~~	~~*§ 317*~~	~~*C*~~	~~*C*~~	~~*C*~~
NON-RESIDENTIAL STANDARDS AND USES				
Development Standards				
Floor Area Ratio	§§ 102, 123, 124*, 207.9*	2.5 to 1.*For Office Uses minimum intensities may apply pursuant to § 207.9.*		
* * * *				

* * * *

SEC. 733. TARAVAL STREET NEIGHBORHOOD COMMERCIAL DISTRICT.

The Taraval Street Neighborhood Commercial District is located in the Outer Sunset neighborhood and includes the ~~*non-residential currently zoned NC-2*~~ properties fronting both sides of Taraval Street from 19th through 36th Avenues. The District provides a selection of convenience goods and services for the residents of the Outer Sunset District. There are a high concentration of restaurants, drawing customers from throughout the City and the region. There are also a significant number of professional, realty, and business offices as well as financial institutions.

The Taraval Street Neighborhood Commercial District controls are designed to promote development that is consistent with its existing land use patterns and to maintain a harmony of uses that support the District's vitality. The building standards allow small- *to mid-* scale buildings and uses, protecting rear yards above the ground story and at residential levels. In new development, most commercial uses are permitted at the first two stories, although certain limitations apply to uses at the second story. Special controls are necessary to preserve the equilibrium of neighborhood-serving convenience and comparison shopping businesses and to protect adjacent residential livability. These controls are designed to encourage the street's active retail frontage, and local fabrication and production of goods.

Housing development in new buildings is encouraged above the ground story. Accessory Dwelling Units are permitted.

Table 733. TARAVAL STREET NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE

		Taraval Street NCD
Zoning Category	**§ References**	**Controls**
BUILDING STANDARDS		
Massing and Setbacks		

Height and Bulk Limits.	§§ 102, 105, 106, 250–252, 260, *263.19*, 261.1, 270, *270.3*, 271. See also Height and Bulk District Maps.	Varies. See Height and Bulk Map Sheet HT05 for more information. Height sculpting required on Alleys per § 261.1.
* * * *		
Front Setback and Side Yard	§§ 130, 131, 132, 133	*Generally* ~~N~~not ~~R~~required~~.~~*; however, if the existing sidewalk does not meet the recommended width required by the Better Streets Plan, a front setback shall be provided so that, when combined with the existing sidewalk, the total distance from the curb to the building frontage meets or exceeds the required recommended width under the Better Streets Plan. This setback is required only up to 15 feet above street grade. See § 132(e).*
* * * *		
Miscellaneous		
* * * *		
Design Guidelines *and Standards*	General Plan Commerce	Subject to the Urban Design Guidelines*, Citywide Design Standards, and any other applicable design*

	and Industry Element	*guidelines that have been approved by the Planning Commission.*
Housing Choice-SF	*§ 206.10*	*Form-based density, additional height, and other zoning modifications for eligible projects in the R-4 Height and Bulk District.*

RESIDENTIAL STANDARDS AND USES

Development Standards

* * * *

Residential Uses		**Controls by Story**		
		1st	**2nd**	**3rd +**
Residential Uses	§102	P	P	P
Accessory Dwelling Unit	§§102, 207.1, 207.2	P per Planning Code ~~*Sections*~~*§§* 207.1 and 207.2.		
Dwelling Unit~~s~~ *Density, General*	§§ 102, 207	~~*1 unit per 800 square foot lot area, or the density permitted in the nearest R District, whichever is greater.*~~*Form-Based Density.*		
Minimum Dwelling Unit Densities, if Applicable	*§ 207.9*	*Varies depending on project location, but generally ranges between 50 and 100 dwelling units per acre.*		
Maximum Dwelling Unit Size	*§§ 207.10, 317*	*P up to 4,000 square feet of Gross Floor Area or an equivalent Floor Area Ratio for any individual Dwelling Unit of 1.2:1. C for Dwelling Units that exceed the greater of those thresholds.*		
Group Housing *Density*	§208	~~*1 bedroom per 275 square foot lot area, or the density permitted in the nearest R District, whichever is greater.*~~*Form-Based Density.*		

* * * *				
Senior Housing *Density*	§§102, 202.2(f), 207	~~*P up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all requirements of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location.*~~*Form-Based Density.*		
Loss of Dwelling Units*: Conversion, Demolition, or Merger of Dwelling Units, including Residential Flats*	*§ 317*	~~*Controls by Story*~~*C*		
		~~*1st*~~	~~*2nd*~~	~~*3rd+*~~
~~*Residential Conversion*~~	~~*§ 317*~~	~~*C*~~	~~*C*~~	~~*NP*~~
~~*Residential Demolition and Merger*~~	~~*§ 317*~~	~~*C*~~	~~*C*~~	~~*C*~~
NON-RESIDENTIAL STANDARDS AND USES				
Development Standards				
Floor Area Ratio	§§ 102, 123, 124*, 207.9*	2.5 to 1.*For Office Uses minimum intensities may apply pursuant to § 207.9.*		
* * * *				

* * * *

SEC. 734. JUDAH STREET NEIGHBORHOOD COMMERCIAL DISTRICT.

The Judah Street Neighborhood Commercial District is located in the Outer Sunset neighborhood and includes the ~~*non-residential currently zoned NC-2*~~ properties fronting both sides of Judah Street from 29th through 33rd Avenues. The District provides a selection of convenience goods and services for the residents of the Outer Sunset District. There are a high concentration of restaurants, drawing customers from throughout the City and the region. There are also a significant number of professional, realty, and business offices as well as financial institutions.

The Judah Street Neighborhood Commercial District controls are designed to promote development that is consistent with its existing land use patterns and to maintain a harmony of uses that support the District's vitality. The building standards allow small- *to mid-*scale buildings and uses, protecting rear yards above the ground story and at residential levels. In new development~~.~~, most commercial uses are permitted at the first two stories, although certain limitations apply to uses at the second story. Special controls are necessary to preserve the equilibrium of neighborhood-serving convenience and comparison shopping businesses and to protect adjacent residential livability. These controls are designed to encourage the street's active retail frontage, and local fabrication and production of goods.

Housing development in new buildings is encouraged above the ground story. Accessory Dwelling Units are permitted.

Table 734. JUDAH STREET NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE

		Judah Street NCD
Zoning Category	**§ References**	**Controls**
BUILDING STANDARDS		
Massing and Setbacks		

Height and Bulk Limits.	§§ 102, 105, 106, 250–252, 260, *263.19*, 261.1, 270, *270.3*, 271. See also Height and Bulk District Maps	Varies. See Height and Bulk Map Sheet HT05 for more information. Height sculpting required on Alleys per § 261.1.
* * * *		
Front Setback and Side Yard	§§ 130, 131, 132, 133	*Generally* ~~N~~not ~~R~~required~~.~~*; however, if the existing sidewalk does not meet the recommended width required by the Better Streets Plan, a front setback shall be provided so that, when combined with the existing sidewalk, the total distance from the curb to the building frontage meets or exceeds the required recommended width under the Better Streets Plan. This setback is required only up to 15 feet above street grade. See § 132(e).*
* * * *		
Miscellaneous		
* * * *		
Design Guidelines *and Standards*	General Plan Commerce	Subject to the Urban Design Guidelines*, Citywide Design Standards, and any other applicable design*

	and Industry Element	*guidelines that have been approved by the Planning Commission.*		
Housing Choice-SF	*§ 206.10*	*Form-based density, additional height, and other zoning modifications for eligible projects in the R-4 Height and Bulk District.*		
RESIDENTIAL STANDARDS AND USES				
Development Standards				
* * * *				
Residential Uses		**Controls by Story**		
		1st	**2nd**	**3rd +**
Residential Uses	§102	P	P	P
Accessory Dwelling Unit	§§102, 207.1, 207.2	P per Planning Code ~~*Sections*~~*§§* 207.1 and 207.2.		
Dwelling Unit~~s~~ *Density, General*	§§ 102, 207	~~*1 unit per 800 square foot lot area, or the density permitted in the nearest R District, whichever is greater.*~~*Form-Based Density.*		
Minimum Dwelling Unit Densities, if Applicable	*§ 207.9*	*Varies depending on project location, but generally ranges between 50 and 100 dwelling units per acre.*		
Maximum Dwelling Unit Size	*§§ 207.10, 317*	*P up to 4,000 square feet of Gross Floor Area or an equivalent Floor Area Ratio for any individual Dwelling Unit of 1.2:1. C for Dwelling Units that exceed the greater of those thresholds.*		
Group Housing *Density*	§208	~~*1 bedroom per 275 square foot lot area, or the density permitted in the nearest R District, whichever is greater.*~~*Form-Based Density.*		

* * * *				
Senior Housing *Density*	§§102, 202.2(f), 207	~~*P up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all requirements of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location.*~~*Form-Based Density.*		
Loss of Dwelling Units*: Conversion, Demolition, or Merger of Dwelling Units, including Residential Flats*	*§ 317*	~~*Controls by Story*~~*C*		
		~~*1st*~~	~~*2nd*~~	~~*3rd+*~~
~~*Residential Conversion*~~	~~*§ 317*~~	~~*C*~~	~~*C*~~	~~*NP*~~
~~*Residential Demolition and Merger*~~	~~*§ 317*~~	~~*C*~~	~~*C*~~	~~*C*~~
NON-RESIDENTIAL STANDARDS AND USES				
Development Standards				
Floor Area Ratio	§§ 102, 123, 124*, 207.9*	2.5 to 1.*For Office Uses minimum intensities may apply pursuant to § 207.9.*		
* * * *				

* * * *

SEC. 735. INNER BALBOA STREET NEIGHBORHOOD COMMERCIAL DISTRICT.

The Inner Balboa Street Neighborhood Commercial District is located along Balboa Street between 2nd Avenue and 8th Avenue in the Richmond District of San Francisco. The District is a small-scale linear shopping street which provides convenience goods and services to the surrounding neighborhood as well as limited comparison shopping goods for a wider market.

The Inner Balboa Street Neighborhood Commercial District controls provide for mixed-use buildings which approximate or slightly exceed the standard development pattern. Rear yard requirements above the ground story and at residential levels preserve open space corridors of interior blocks.

Most new commercial development is permitted at the ground and second stories. Neighborhood- serving businesses are strongly encouraged. The second story may be used by some retail stores, personal services, and medical, business and professional offices. Parking and hotels are monitored at all stories. Limits on late-night activity, drive-up facilities, and other automobile uses protect the livability within and around the District, and promote continuous retail frontage.

Housing development in new buildings is encouraged above the ground story. ~~*Existing residential units are protected by limitations on demolition and upper-story conversions.*~~ Accessory Dwelling Units are permitted ~~*within the District pursuant to Sections 207.1 and 207.2 of this Code*~~.

Table 735. INNER BALBOA STREET NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE

		Inner Balboa Street NCD
Zoning Category	**§ References**	**Controls**
BUILDING STANDARDS		

Massing and Setbacks		
Height and Bulk Limits.	§§ 102, 105, 106, 250–252, 260, *263.19,* 261.1, 270, *270.3,* 271. See also Height and Bulk District Maps	Varies~~*, but generally 40-X*~~. See Height and Bulk Map Sheet HT03 for more information. Height sculpting required on Alleys per § 261.1.
* * * *		
Front Setback and Side Yard	§§ 130, 131, 132, 133	*Generally* ~~N~~not ~~R~~required~~.~~*; however, if the existing sidewalk does not meet the recommended width required by the Better Streets Plan, a front setback shall be provided so that, when combined with the existing sidewalk, the total distance from the curb to the building frontage meets or exceeds the required recommended width under the Better Streets Plan. This setback is required only up to 15 feet above street grade. See § 132(e).*
* * * *		
Miscellaneous		
* * * *		
Design Guidelines *and Standards*	General Plan Commerce	Subject to the Urban Design Guidelines*, Citywide Design Standards, and any other applicable design*

	and Industry Element	*guidelines that have been approved by the Planning Commission.*		
Housing Choice-SF	*§ 206.10*	*Form-based density, additional height, and other zoning modifications for eligible projects in the R-4 Height and Bulk District.*		
RESIDENTIAL STANDARDS AND USES				
Development Standards				
* * * *				
Residential Uses		**Controls by Story**		
		1st	**2nd**	**3rd +**
Residential Uses	§102	P	P	P
Accessory Dwelling Unit ~~*Density*~~	§§102, 207.1, 207.2	P per Planning Code ~~*Sections*~~*§§* 207.1 and 207.2.		
Dwelling Unit Density*, General*	§§ 102, 207	~~*1 unit per 800 square foot lot area, or the density permitted in the nearest R District, whichever is greater.*~~*Form-Based Density.*		
Minimum Dwelling Unit Densities, if Applicable	*§ 207.9*	*Varies depending on project location, but generally ranges between 50 and 100 dwelling units per acre.*		
Maximum Dwelling Unit Size	*§§ 207.10, 317*	*P up to 4,000 square feet of Gross Floor Area or an equivalent Floor Area Ratio for any individual Dwelling Unit of 1.2:1. C for Dwelling Units that exceed the greater of those thresholds.*		
Group Housing Density	§208	~~*1 bedroom per 275 square foot lot area, or the density permitted in the nearest R District, whichever is greater.*~~*Form-Based Density.*		

* * * *				
Senior Housing Density	§§102, 202.2(f), 207	~~*P up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all requirements of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location.*~~*Form-Based Density.*		
Loss of Dwelling Units*: Conversion, Demolition, or Merger of Dwelling Units, including Residential Flats*	*§ 317*	~~*Controls by Story*~~*C*		
		~~*1st*~~	~~*2nd*~~	~~*3rd+*~~
~~*Residential Conversion*~~	~~*§ 317*~~	~~*C*~~	~~*C*~~	~~*NP*~~
~~*Residential Demolition and Merger*~~	~~*§ 317*~~	~~*C*~~	~~*C*~~	~~*C*~~
NON-RESIDENTIAL STANDARDS AND USES				
Development Standards				
Floor Area Ratio	§§ 102, 123, 124*, 207.9*	2.5 to 1.*For Office Uses minimum intensities may apply pursuant to § 207.9.*		
* * * *				

* * * *

SEC. 736. OUTER BALBOA STREET NEIGHBORHOOD COMMERCIAL DISTRICT.

The Outer Balboa Street Neighborhood Commercial District is located along Balboa Street between 32nd Avenue and 39th Avenue in the Richmond District of San Francisco. The District is a small-scale linear shopping street which provides convenience goods and services to the surrounding neighborhood as well as limited comparison shopping goods for a wider market.

The Outer Balboa Street Neighborhood Commercial District controls provide for mixed-use buildings which approximate or ~~*slightly*~~*moderately* exceed the standard development pattern. Rear yard requirements above the ground story and at residential levels preserve open space corridors of interior blocks.

Most new commercial development is permitted at the ground and second stories. Neighborhood-serving businesses are strongly encouraged. The second story may be used by some retail stores, personal services, and medical, business and professional offices. Parking and hotels are monitored at all stories. Limits on late-night activity, drive-up facilities, and other automobile uses protect the livability within and around the District, and promote continuous retail frontage.

Housing development in new buildings is encouraged above the ground story. ~~*Existing residential units are protected by limitations on demolition and upper-story conversions.*~~ Accessory Dwelling Units are permitted ~~*within the District pursuant to Sections 207.1 and 207.2 of this Code*~~.

Table 736. OUTER BALBOA STREET NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE

		Outer Balboa Street NCD
Zoning Category	**§ References**	**Controls**
BUILDING STANDARDS		

Massing and Setbacks		
Height and Bulk Limits.	§§ 102, 105, 106, 250–252, 260, *263.19,* 261.1, 270, *270.3,* 271. See also Height and Bulk District Maps	Varies~~*, but generally 40-X*~~. See Height and Bulk Map Sheet HT04 for more information. Height sculpting required on Alleys per § 261.1.
* * * *		
Front Setback and Side Yard	§§ 130, 131, 132, 133	*Generally* ~~N~~not ~~R~~required~~.~~*; however, if the existing sidewalk does not meet the recommended width required by the Better Streets Plan, a front setback shall be provided so that, when combined with the existing sidewalk, the total distance from the curb to the building frontage meets or exceeds the required recommended width under the Better Streets Plan. This setback is required only up to 15 feet above street grade. See § 132(e).*
* * * *		
Miscellaneous		
* * * *		
Design Guidelines *and Standards*	General Plan Commerce	Subject to the Urban Design Guidelines*, Citywide Design Standards, and any other applicable design*

	and Industry Element	*guidelines that have been approved by the Planning Commission.*
Housing Choice-SF	*§ 206.10*	*Form-based density, additional height, and other zoning modifications for eligible projects in the R-4 Height and Bulk District.*

RESIDENTIAL STANDARDS AND USES

Development Standards

* * * *

Residential Uses		**Controls by Story**		
		1st	**2nd**	**3rd +**
Residential Uses	§102	P	P	P
Accessory Dwelling Unit ~~*Density*~~	§§102, 207.1, 207.2	P per Planning Code ~~*Sections*~~*§§* 207.1 and 207.2.		
Dwelling Unit Density*, General*	§§ 102, 207	~~*1 unit per 800 square foot lot area, or the density permitted in the nearest R District, whichever is greater.*~~*Form-Based Density.*		
Minimum Dwelling Unit Densities, if Applicable	*§ 207.9*	*Varies depending on project location, but generally ranges between 50 and 100 dwelling units per acre.*		
Maximum Dwelling Unit Size	*§§ 207.10, 317*	*P up to 4,000 square feet of Gross Floor Area or an equivalent Floor Area Ratio for any individual Dwelling Unit of 1.2:1. C for Dwelling Units that exceed the greater of those thresholds.*		
Group Housing Density	§208	~~*1 bedroom per 275 square foot lot area, or the density permitted in the nearest R District, whichever is greater.*~~*Form-Based Density.*		

* * * *				
Senior Housing Density	§§102, 202.2(f), 207	~~*P up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all requirements of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location.*~~*Form-Based Density.*		
Loss of Dwelling Units*: Conversion, Demolition, or Merger of Dwelling Units, including Residential Flats*	*§ 317*	~~*Controls by Story*~~*C*		
		~~*1st*~~	~~*2nd*~~	~~*3rd+*~~
~~*Residential Conversion*~~	~~*§ 317*~~	~~*C*~~	~~*C*~~	~~*NP*~~
~~*Residential Demolition and Merger*~~	~~*§ 317*~~	~~*C*~~	~~*C*~~	~~*C*~~
NON-RESIDENTIAL STANDARDS AND USES				
Development Standards				
Floor Area Ratio	§§ 102, 123, 124*, 207.9*	2.5 to 1.*For Office Uses minimum intensities may apply pursuant to § 207.9.*		
* * * *				

* * * *

SEC. 737. BAYVIEW NEIGHBORHOOD COMMERCIAL DISTRICT.

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Table 737. BAYVIEW NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE

		Bayview NCD
Zoning Category	**§ References**	**Controls**
BUILDING STANDARDS		
Massing and Setbacks		
* * * *		
Front Setback and Side Yard	§§ *130*, 131, 132, 133	*Generally* ~~N~~not ~~R~~required~~.~~*; however, if the existing sidewalk does not meet the recommended width required by the Better Streets Plan, a front setback shall be provided so that, when combined with the existing sidewalk, the total distance from the curb to the building frontage meets or exceeds the required recommended width under the Better Streets Plan. This setback is required only up to 15 feet above street grade. See § 132(e).*
*** * * ***		
Miscellaneous		
* * * *		
Design Guidelines *and Standards*	General Plan Commerce and Industry Element	Subject to the Urban Design Guidelines*, Citywide Design Standards, and any other applicable design guidelines that have been approved by the Planning Commission.*

RESIDENTIAL STANDARDS AND USES				
Development Standards				
* * * *				
Residential Uses		**Controls by Story**		
		1st	**2nd**	**3rd +**
Residential Uses	§102	P	P	P
Accessory Dwelling Unit ~~*Density*~~	§§102, 207.1, 207.2	P per Planning Code ~~*Sections*~~*§§* 207.1 and 207.2.		
Dwelling Unit Density*,* *General*	§§ 102, 207	1 unit per 600 square foot lot area.		
Minimum Dwelling Unit Densities, if Applicable	*§ 207.9*	*Varies depending on project location, but generally ranges between 50 and 100 dwelling units per acre.*		
Maximum Dwelling Unit Size	*§§ 207.10, 317*	*P up to 4,000 square feet of Gross Floor Area or an equivalent Floor Area Ratio for any individual Dwelling Unit of 1.2:1. C for Dwelling Units that exceed the greater of those thresholds.*		
Group Housing Density	§ 208	1 bedroom per 210 square foot lot area.		
* * * *				
Loss of Dwelling Units*: Conversion, Demolition, or Merger of Dwelling Units, including Residential Flats*	*§ 317*	~~*Controls by Story*~~*C(1)*		
		~~*1st*~~	~~*2nd*~~	~~*3rd+*~~

~~*Residential Conversion*~~	~~*§ 317*~~	~~*C*~~	~~*C*~~	~~*C(1)*~~
~~*Residential Demolition and Merger*~~	~~*§ 317*~~	~~*C*~~	~~*C*~~	~~*C*~~
NON-RESIDENTIAL STANDARDS AND USES				
Development Standards				
Floor Area Ratio	§§ 102, 123, 124, *207.9*	3.6 to 1. *For Office Uses minimum intensities may apply pursuant to § 207.9.*		
* * * *				

* Not listed below

(1) THIRD FLOOR RESIDENTIAL CONVERSION:

Boundaries: Applicable to the Bayview NCD

Controls: A Residential Use may be converted to an Institutional Use, other than a Medical Cannabis Dispensary, as a Conditional Use on the third story and above if in addition to the criteria set forth in ~~*Section*~~*§* ~~*303*~~*317*, the Commission finds that:

(a) The structure in which the Residential Use is to be converted has been found eligible for listing on the National Register of Historic Places;

(b) The proposed use is to be operated by a nonprofit public benefit corporation; and

(c) No legally residing residential tenants will be displaced.

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SEC. 738. CORTLAND AVENUE NEIGHBORHOOD COMMERCIAL DISTRICT.

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Table 738. CORTLAND AVENUE NEIGHBORHOOD COMMERCIAL DISTRICT

ZONING CONTROL TABLE

		Cortland Avenue NCD
Zoning Category	**§ References**	**Controls**
BUILDING STANDARDS		
Massing and Setbacks		
* * * *		
Front Setback and Side Yard	§§ 130, 131, 132, 133	*Generally* ~~N~~not ~~R~~required~~.~~*; however, if the existing sidewalk does not meet the recommended width required by the Better Streets Plan, a front setback shall be provided so that, when combined with the existing sidewalk, the total distance from the curb to the building frontage meets or exceeds the required recommended width under the Better Streets Plan. This setback is required only up to 15 feet above street grade. See § 132(e).*
*** * * ***		
Miscellaneous		
* * * *		
Design Guidelines *and Standards*	General Plan Commerce and Industry Element	Subject to the Urban Design Guidelines*, Citywide Design Standards, and any other applicable design guidelines that have been approved by the Planning Commission.*
RESIDENTIAL STANDARDS AND USES		

Development Standards				
* * * *				
Residential Uses		**Controls by Story**		
		1st	**2nd**	**3rd +**
Residential Uses	§102	P	P	P
Accessory Dwelling Unit ~~*Density*~~	§§102, 207.1, 207.2	P per Planning Code ~~*Sections*~~*§§* 207.1 and 207.2.		
Dwelling Unit Density*, General*	§§ 102, 207	1 unit per 800 square foot lot area, or the density permitted in the nearest R District, whichever is greater.		
Minimum Dwelling Unit Densities, if Applicable	*§ 207.9*	*Varies depending on project location, but generally ranges between 50 and 100 dwelling units per acre.*		
Maximum Dwelling Unit Size	*§§ 207.10, 317*	*P up to 4,000 square feet of Gross Floor Area or an equivalent Floor Area Ratio for any individual Dwelling Unit of 1.2:1. C for Dwelling Units that exceed the greater of those thresholds.*		
Group Housing Density	§ 208	1 bedroom per 275 square foot lot area, or the density permitted in the nearest R District, whichever is greater.		
* * * *				
Loss of Dwelling Units*: Conversion, Demolition, or Merger of Dwelling Units, including Residential Flats*	*§ 317*	~~*Controls by Story*~~*C*		

		~~*1st*~~	~~*2nd*~~	~~*3rd+*~~
~~*Residential Conversion*~~	~~*§ 317*~~	~~*C*~~	~~*C*~~	~~*NP*~~
~~*Residential Demolition and Merger*~~	~~*§ 317*~~	~~*C*~~	~~*C*~~	~~*C*~~
NON-RESIDENTIAL STANDARDS AND USES				
Development Standards				
Floor Area Ratio	§§ 102, 123, 124, *207.9*	2.5 to 1. *For Office Uses minimum intensities may apply pursuant to § 207.9.*		
* * * *				

* * * *

SEC. 739. GEARY BOULEVARD NEIGHBORHOOD COMMERCIAL DISTRICT.

The Geary Boulevard Neighborhood Commercial District is located along Geary Boulevard between Masonic and 28th Avenues. It is a linear district located along a heavily trafficked thoroughfare which also serves as a major transit route. In addition to providing convenience goods and services to the surrounding neighborhood, the District offers a wide variety of comparison and specialty goods and services to a population greater than the immediate neighborhood.

The building standards permit moderately large commercial uses and buildings. Rear yards are protected at residential levels.

A diversified commercial environment is encouraged for the District, and a wide variety of uses are permitted with special emphasis on neighborhood-serving businesses. Financial service uses generally are permitted with certain limitations at the first and second stories. Other retail businesses, personal services, and offices are permitted at all stories of new

buildings. Limited storage and administrative service activities are permitted with some restrictions.

Housing development in new buildings is encouraged above the second story. ~~*Existing residential units are protected by limitations on demolitions and upper-story conversions.*~~ Accessory Dwelling Units are permitted ~~*within the District pursuant to Sections 207.1 and 207.2 of this Code*~~.

Table 739. GEARY BOULEVARD NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE

		Geary Boulevard NCD
Zoning Category	**§ References**	**Controls**
BUILDING STANDARDS		
Massing and Setbacks		
Height and Bulk Limits.	§§ 102, 105, 106, 250–252, 260, *263.19,* 261.1, 270, *270.3,* 271. See also Height and Bulk District Maps.	Varies~~*, but generally 40-X*~~. See Height and Bulk Map Sheets HT03-04 for more information. Height sculpting required on Alleys per § 261.1.
* * * *		
Front Setback and Side Yard	§§ *130,* 131, 132, 133	*Generally* ~~N~~not ~~R~~required~~.~~*; however, if the existing sidewalk does not meet the recommended width*

		required by the Better Streets Plan, a front setback shall be provided so that, when combined with the existing sidewalk, the total distance from the curb to the building frontage meets or exceeds the required recommended width under the Better Streets Plan. This setback is required only up to 15 feet above street grade. See § 132(e).
* * * *		
Miscellaneous		
* * * *		
Design Guidelines *and Standards*	General Plan Commerce and Industry Element	Subject to the Urban Design Guidelines*, Citywide Design Standards, and any other applicable design guidelines that have been approved by the Planning Commission.*
Housing Choice-SF	*§ 206.10*	*Form-based density, additional height, and other zoning modifications for eligible projects in the R-4 Height and Bulk District.*
RESIDENTIAL STANDARDS AND USES		
Development Standards		
* * * *		

Residential Uses		**Controls by Story**		
		1st	**2nd**	**3rd +**
Residential Uses	§102	P	P	P

Accessory Dwelling Unit ~~*Density*~~	§§102, 207.1, 207.2	P per Planning Code ~~*Sections*~~*§§* 207.1 and 207.2.
Dwelling Unit Density*, General*	§§ 102, 207	~~*1 unit per 600 square foot lot area, or the density permitted in the nearest R District, whichever is greater.*~~*Form-Based Density.*
Minimum Dwelling Unit Densities, if Applicable	*§ 207.9*	*Varies depending on project location, but generally ranges between 50 and 100 dwelling units per acre.*
Maximum Dwelling Unit Size	*§§ 207.10, 317*	*P up to 4,000 square feet of Gross Floor Area or an equivalent Floor Area Ratio for any individual Dwelling Unit of 1.2:1. C for Dwelling Units that exceed the greater of those thresholds.*
Group Housing Density	§208	~~*Up to 1 bedroom per 210 square foot lot area, or the density permitted in the nearest R District, whichever is greater.*~~*Form-Based Density.*
* * * *		
Senior Housing Density	§§102, 202.2(f), 207	~~*P up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all requirements of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location.*~~*Form-Based Density.*
Loss of Dwelling Units*: Conversion, Demolition,*	*§ 317*	~~*Controls by Story*~~*C(2)*

or Merger of Dwelling Units, including Residential Flats				
		~~*1st*~~	~~*2nd*~~	~~*3rd+*~~
~~*Residential Conversion*~~	~~*§ 317*~~	~~*C*~~	~~*C*~~	~~*C(2)*~~
~~*Residential Demolition and Merger*~~	~~*§ 317*~~	~~*C*~~	~~*C*~~	~~*C*~~
NON-RESIDENTIAL STANDARDS AND USES				
Development Standards				
Floor Area Ratio	§§ 102, 123, 124*, 207.9*	3.6 to 1*. For Office Uses minimum intensities may apply pursuant to § 207.9.*		
* * * *				

* * * *

(2) THIRD FLOOR RESIDENTIAL CONVERSION:

Boundaries: Applicable to the Geary Boulevard NCD

Controls: A Residential Use may be converted to an Institutional Use, other than a Medical Cannabis Dispensary, as a Conditional Use on the third story and above if in addition to the criteria set forth in ~~*Section*~~*§* ~~*303*~~*317*, the Commission finds that:

(a) The structure in which the Residential Use is to be converted has been found eligible for listing on the National Register of Historic Places;

(b) The proposed use is to be operated by a nonprofit public benefit corporation; and

(c) No legally residing residential tenants will be displaced.

* * * *

SEC. 740. MISSION BERNAL NEIGHBORHOOD COMMERCIAL DISTRICT.

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Table 740. MISSION BERNAL NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE

		Mission Bernal NCD
Zoning Category	**§ References**	**Controls**
BUILDING STANDARDS		
Massing and Setbacks		
* * * *		
Front Setback and Side Yard	§§ *130*, 131, 132, 133	*Generally* ~~N~~not ~~R~~required~~.~~*; however, if the existing sidewalk does not meet the recommended width required by the Better Streets Plan, a front setback shall be provided so that, when combined with the existing sidewalk, the total distance from the curb to the building frontage meets or exceeds the required recommended width under the Better Streets Plan. This setback is required only up to 15 feet above street grade. See § 132(e).*
*** * * ***		
Miscellaneous		
* * * *		
Design Guidelines *and Standards*	General Plan Commerce and Industry Element	Subject to the Urban Design Guidelines*, Citywide Design Standards, and any other applicable design guidelines that have been approved by the Planning Commission.*
RESIDENTIAL STANDARDS AND USES		

Development Standards				
* * * *				
Residential Uses		**Controls by Story**		
		1st	**2nd**	**3rd +**
Residential Uses	§102	P	P	P
Accessory Dwelling Unit ~~*Density*~~	§§102, 207.1, 207.2	P per Planning Code ~~*Sections*~~*§§* 207.1 and 207.2.		
Dwelling Unit Density*, General*	§§ 102, 207	1 unit per 600 square foot lot area, or the density permitted in the nearest R District, whichever is greater.		
Minimum Dwelling Unit Densities, if Applicable	*§ 207.9*	*Varies depending on project location, but generally ranges between 50 and 100 dwelling units per acre.*		
Maximum Dwelling Unit Size	*§§ 207.10, 317*	*P up to 4,000 square feet of Gross Floor Area or an equivalent Floor Area Ratio for any individual Dwelling Unit of 1.2:1. C for Dwelling Units that exceed the greater of those thresholds.*		
Group Housing Density	§ 208	1 bedroom per 210 square foot lot area, or the density permitted in the nearest R District, whichever is greater.		
* * * *				
Loss of Dwelling Units*: Conversion, Demolition, or Merger of Dwelling Units, including Residential Flats*	*§ 317*	~~*Controls by Story*~~*C(1)*		

		~~*1st*~~	~~*2nd*~~	~~*3rd+*~~
~~*Residential Conversion*~~	~~*§ 317*~~	~~*C*~~	~~*C*~~	~~*C(1)*~~
~~*Residential Demolition and Merger*~~	~~*§ 317*~~	~~*C*~~	~~*C*~~	~~*C*~~
NON-RESIDENTIAL STANDARDS AND USES				
Development Standards				
Floor Area Ratio	§§ 102, 123, 124, *207.9*	3.6 to 1. *For Office Uses minimum intensities may apply pursuant to § 207.9.*		
* * * *				

* Not listed below

(1) THIRD FLOOR RESIDENTIAL CONVERSION:

Boundaries: Applicable to the Mission Bernal NCD

Controls: A Residential Use may be converted to an Institutional Use, other than a Medical Cannabis Dispensary, as a Conditional Use on the third story and above if in addition to the criteria set forth in ~~*Section*~~*§* ~~*303*~~*317*, the Commission finds that:

(a) The structure in which the Residential Use is to be converted has been found eligible for listing on the National Register of Historic Places;

(b) The proposed use is to be operated by a nonprofit public benefit corporation; and

(c) No legally residing residential tenants will be displaced.

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SEC. 741. SAN BRUNO AVENUE NEIGHBORHOOD COMMERCIAL DISTRICT.

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Table 741. SAN BRUNO AVENUE NEIGHBORHOOD COMMERCIAL DISTRICT

ZONING CONTROL TABLE

		San Bruno Avenue NCD
Zoning Category	**§ References**	**Controls**
BUILDING STANDARDS		
Massing and Setbacks		
* * * *		
Front Setback and Side Yard	§§ 130, 131, 132, 133	*Generally* ~~N~~not ~~R~~required~~.~~*; however, if the existing sidewalk does not meet the recommended width required by the Better Streets Plan, a front setback shall be provided so that, when combined with the existing sidewalk, the total distance from the curb to the building frontage meets or exceeds the required recommended width under the Better Streets Plan. This setback is required only up to 15 feet above street grade. See § 132(e).*
* * * *		
Miscellaneous		
* * * *		
Design Guidelines *and Standards*	General Plan Commerce and Industry Element	Subject to the Urban Design Guidelines*, Citywide Design Standards, and any other applicable design guidelines that have been approved by the Planning Commission.*
RESIDENTIAL STANDARDS AND USES		
Development Standards		

* * * *				
Residential Uses		**Controls by Story**		
		1st	**2nd**	**3rd +**
Residential Uses	§102	P	P	P
Accessory Dwelling Unit ~~*Density*~~	§§102, 207.1, 207.2	P per Planning Code ~~*Sections*~~*§§* 207.1 and 207.2.		
Dwelling Unit Density*, General*	§§ 102, 207	1 unit per 800 square foot lot area, or the density permitted in the nearest R District, whichever is greater.		
Minimum Dwelling Unit Densities, if Applicable	*§ 207.9*	*Varies depending on project location, but generally ranges between 50 and 100 dwelling units per acre.*		
Maximum Dwelling Unit Size	*§§ 207.10, 317*	*P up to 4,000 square feet of Gross Floor Area or an equivalent Floor Area Ratio for any individual Dwelling Unit of 1.2:1. C for Dwelling Units that exceed the greater of those thresholds.*		
Group Housing Density	§ 208	1 bedroom per 275 square foot lot area, or the density permitted in the nearest R District, whichever is greater.		
* * * *				
Loss of Dwelling Units*: Conversion, Demolition, or Merger of Dwelling Units, including Residential Flats*	*§ 317*	~~*Controls by Story*~~*C*		
		~~*1st*~~	~~*2nd*~~	~~*3rd+*~~

~~*Residential Conversion*~~	~~*§ 317*~~	~~*C*~~	~~*C*~~	~~*NP*~~
~~*Residential Demolition and Merger*~~	~~*§ 317*~~	~~*C*~~	~~*C*~~	~~*C*~~
NON-RESIDENTIAL STANDARDS AND USES				
Development Standards				
Floor Area Ratio	§§ 102, 123, 124, *207.9*	2.5 to 1. *For Office Uses minimum intensities may apply pursuant to § 207.9.*		
* * * *				

* * * *

SEC. 742. COLE VALLEY NEIGHBORHOOD COMMERCIAL DISTRICTS.

The Cole Valley Neighborhood Commercial District is located along Cole Street from Frederick to Grattan Streets and includes some parcels north of Carl Street and south of Parnassus. It is a local shopping district with a mix of retail uses in a residential neighborhood that is near a transit line.

Building controls for the Cole Valley Neighborhood Commercial District promote *small to mid-scale* ~~*low-intensity*~~ development which is compatible with the existing scale and character of the area. Commercial development is limited to one story *with some exceptions*. Rear yard requirements at all levels preserve existing backyard space.

Commercial use provisions encourage the full range of neighborhood-serving convenience retail sales and services at the first story provided that the use size generally is limited to 3,000 square feet. However, commercial uses and features which could impact residential livability are prohibited, such as auto uses, financial services, general advertising signs, drive-up facilities, hotels, and late-night activity.

Housing development in new buildings is encouraged above the ground story. ~~*Existing residential units are protected by prohibitions of conversions above the ground story and limitations on demolitions.*~~ Accessory Dwelling Units are permitted ~~*within the District pursuant to Sections 207.1 and 207.2 of this Code*~~.

Table 742. COLE VALLEY NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE

		Cole Valley NCD
Zoning Category	**§ References**	**Controls**
BUILDING STANDARDS		
Massing and Setbacks		
Height and Bulk Limits.	§§ 102, 105, 106, 250–252, 260, *263.19*, 261.1, 270, *270.3*, 271. See also Height and Bulk District Maps	Varies~~*, but generally 40-X*~~. See Height and Bulk Map Sheet HT06 for more information. Height sculpting required on Alleys per § 261.1.
* * * *		
Front Setback and Side Yard	§§ 130, 131, 132, 133	*Generally* ~~N~~not ~~R~~required~~.~~*; however, if the existing sidewalk does not meet the recommended width required by the Better Streets Plan, a front setback*

		shall be provided so that, when combined with the existing sidewalk, the total distance from the curb to the building frontage meets or exceeds the required recommended width under the Better Streets Plan. This setback is required only up to 15 feet above street grade. See § 132(e).
* * * *		
Miscellaneous		
* * * *		
Canopy or Marquee	§ 136.1	NP*(5)*
* * * *		
Design Guidelines *and Standards*	General Plan Commerce and Industry Element	Subject to the Urban Design Guidelines*, Citywide Design Standards, and any other applicable design guidelines that have been approved by the Planning Commission.*
Housing Choice-SF	*§ 206.10*	*Form-based density, additional height, and other zoning modifications for eligible projects in the R-4 Height and Bulk District.*
RESIDENTIAL STANDARDS AND USES		
Development Standards		
* * * *		

Residential Uses		**Controls by Story**		
		1st	**2nd**	**3rd +**
Residential Uses	§102	P	P	P

Accessory Dwelling Unit ~~*Density*~~	§§102, 207.1, 207.2	P per Planning Code ~~*Sections*~~*§§* 207.1 and 207.2.
Dwelling Unit Density*, General*	§§ 102, 207	~~*1 unit per 800 square foot lot area, or the density permitted in the nearest R District, whichever is greater.*~~*Form-Based Density.*
Minimum Dwelling Unit Densities, if Applicable	*§ 207.9*	*Varies depending on project location, but generally ranges between 50 and 100 dwelling units per acre.*
Maximum Dwelling Unit Size	*§§ 207.10, 317*	*P up to 4,000 square feet of Gross Floor Area or an equivalent Floor Area Ratio for any individual Dwelling Unit of 1.2:1. C for Dwelling Units that exceed the greater of those thresholds.*
Group Housing Density	§208	~~*1 bedroom per 275 square foot lot area, or the density permitted in the nearest R District, whichever is greater.*~~*Form-Based Density.*
* * * *		
Senior Housing Density	§§102, 202.2(f), 207	~~*P up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all requirements of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location.*~~*Form-Based Density.*
Loss of Dwelling Units*: Conversion, Demolition,*	*§ 317*	~~*Controls by Story*~~*C*

or Merger of Dwelling Units, including Residential Flats				
		~~*1st*~~	~~*2nd*~~	~~*3rd+*~~
~~*Residential Conversion*~~	~~*§ 317*~~	~~*C*~~	~~*NP*~~	~~*NP*~~
~~*Residential Demolition and Merger*~~	~~*§ 317*~~	~~*C*~~	~~*C*~~	~~*C*~~
NON-RESIDENTIAL STANDARDS AND USES				
Development Standards				
Floor Area Ratio	§§ 102, 123, 124*, 207.9*	1.8 to 1*. For Office Uses minimum intensities may apply pursuant to § 207.9.*		
* * * *				

* * * *

(5) Canopy is P if required as a wind mitigation feature.

SEC. 743. LOWER HAIGHT STREET NEIGHBORHOOD COMMERCIAL DISTRICT.

The Lower Haight Street Neighborhood Commercial District is located along Haight Street between Webster and Steiner Streets. The District is a small-scale linear shopping street which provides convenience goods and services to the surrounding neighborhood as well as limited comparison shopping goods for a wider market.

The District controls provide for mixed-use buildings which approximate or ~~*slightly*~~*moderately* exceed the standard development pattern. Rear yard requirements above the ground story and at residential levels preserve open space corridors of interior blocks.

Most new commercial development is permitted at the ground and second stories. Neighborhood-serving businesses are strongly encouraged. The second story may be used

by some retail stores, personal services, and medical, business and professional offices. Parking and hotels are monitored at all stories. Limits on late-night activity, drive-up facilities, and other automobile uses protect the livability within and around the District, and promote continuous retail frontage.

Housing development in new buildings is encouraged above the ground story. ~~*Existing residential units are protected by limitations on demolition and upper-story conversions.*~~ Accessory Dwelling Units are permitted ~~*within the District pursuant to Sections 207.1 and 207.2 of this Code*~~.

Table 743. LOWER HAIGHT STREET NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE

		Lower Haight Street NCD
Zoning Category	**§ References**	**Controls**
BUILDING STANDARDS		
Massing and Setbacks		
Height and Bulk Limits~~.~~	§§ 102, 105, 106, 250–252, 260, *263.19*, 261.1, 270, *270.3*, 271. See also Height and Bulk District Maps.	Varies~~*, but generally 40-X*~~. See Height and Bulk Map Sheet HT07 for more information. Height sculpting required on Alleys per § 261.1.
* * * *		

Front Setback and Side Yard	§§ 130, 131, 132, 133	*Generally* ~~N~~not ~~R~~required~~.~~*; however, if the existing sidewalk does not meet the recommended width required by the Better Streets Plan, a front setback shall be provided so that, when combined with the existing sidewalk, the total distance from the curb to the building frontage meets or exceeds the required recommended width under the Better Streets Plan. This setback is required only up to 15 feet above street grade. See § 132(e).*
* * * *		
Miscellaneous		
* * * *		
Design Guidelines *and Standards*	General Plan Commerce and Industry Element	Subject to the Urban Design Guidelines*, Citywide Design Standards, and any other applicable design guidelines that have been approved by the Planning Commission.*
Housing Choice-SF	*§ 206.10*	*Form-based density, additional height, and other zoning modifications for eligible projects in the R-4 Height and Bulk District.*
RESIDENTIAL STANDARDS AND USES		
Development Standards		
* * * *		

Residential Uses		**Controls by Story**		
		1st	**2nd**	**3rd +**
Residential Uses	§102	P	P	P

Accessory Dwelling Unit ~~*Density*~~	§§102, 207.1, 207.2	P per Planning Code ~~*Sections*~~*§§* 207.1 and 207.2.
Dwelling Unit Density*, General*	§§ 102, 207	~~*1 unit per 800 square foot lot area, or the density permitted in the nearest R District, whichever is greater.*~~*Form-Based Density.*
Minimum Dwelling Unit Densities, if Applicable	*§ 207.9*	*Varies depending on project location, but generally ranges between 50 and 100 dwelling units per acre.*
Maximum Dwelling Unit Size	*§§ 207.10, 317*	*P up to 4,000 square feet of Gross Floor Area or an equivalent Floor Area Ratio for any individual Dwelling Unit of 1.2:1. C for Dwelling Units that exceed the greater of those thresholds.*
Group Housing Density	§208	~~*1 bedroom per 275 square foot lot area, or the density permitted in the nearest R District, whichever is greater.*~~*Form-Based Density.*
* * * *		
Senior Housing Density	§§102, 202.2(f), 207	~~*P up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all requirements of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location.*~~*Form-Based Density.*
Loss of Dwelling Units*: Conversion, Demolition,*	*§ 317*	~~*Controls by Story*~~*C*

or Merger of Dwelling Units, including Residential Flats				
		~~*1st*~~	~~*2nd*~~	~~*3rd+*~~
~~*Residential Conversion*~~	~~*§ 317*~~	~~*C*~~	~~*C*~~	~~*NP*~~
~~*Residential Demolition and Merger*~~	~~*§ 317*~~	~~*C*~~	~~*C*~~	~~*C*~~
NON-RESIDENTIAL STANDARDS AND USES				
Development Standards				
Floor Area Ratio	§§ 102, 123, 124*, 207.9*	2.5 to 1*. For Office Uses minimum intensities may apply pursuant to § 207.9.*		
* * * *				

* * * *

SEC. 744. LOWER POLK STREET NEIGHBORHOOD COMMERCIAL DISTRICT.

* * * *

Table 744. LOWER POLK STREET NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE

		Lower Polk Street NCD
Zoning Category	**§ References**	**Controls**
BUILDING STANDARDS		
Massing and Setbacks		
* * * *		

Front Setback and Side Yard	§§ *130*, 131, 132, 133	*Generally* ~~N~~not ~~R~~required~~.~~*; however, if the existing sidewalk does not meet the recommended width required by the Better Streets Plan, a front setback shall be provided so that, when combined with the existing sidewalk, the total distance from the curb to the building frontage meets or exceeds the required recommended width under the Better Streets Plan. This setback is required only up to 15 feet above street grade. See § 132(e).*
* * * *		
Miscellaneous		
* * * *		
Design Guidelines *and Standards*	General Plan Commerce and Industry Element	Subject to the Urban Design Guidelines*, Citywide Design Standards, and any other applicable design guidelines that have been approved by the Planning Commission.*
RESIDENTIAL STANDARDS AND USES		
Development Standards		
* * * *		

Residential Uses		**Controls by Story**		
		1st	**2nd**	**3rd +**
Residential Uses	§102	P	P	P
Accessory Dwelling Unit ~~*Density*~~	§§102, 207.1, 207.2	P per Planning Code ~~*Sections*~~*§§* 207.1 and 207.2.		

Dwelling Unit Density*, General*	§§ 102, 207	1 unit per 600 square foot lot area, or the density permitted in the nearest R District, whichever is greater.		
Minimum Dwelling Unit Densities, if Applicable	*§ 207.9*	*Varies depending on project location, but generally ranges between 50 and 100 dwelling units per acre.*		
Maximum Dwelling Unit Size	*§§ 207.10, 317*	*P up to 4,000 square feet of Gross Floor Area or an equivalent Floor Area Ratio for any individual Dwelling Unit of 1.2:1. C for Dwelling Units that exceed the greater of those thresholds.*		
Group Housing Density	§ 208	1 bedroom per 210 square foot lot area, or the density permitted in the nearest R District, whichever is greater.		
* * * *				
Loss of Dwelling Units*: Conversion, Demolition, or Merger of Dwelling Units, including Residential Flats*	*§ 317*	~~*Controls by Story*~~*C(1)*		
		~~*1st*~~	~~*2nd*~~	~~*3rd+*~~
~~*Residential Conversion*~~	~~*§ 317*~~	~~*C*~~	~~*C*~~	~~*C(1)*~~
~~*Residential Demolition and Merger*~~	~~*§ 317*~~	~~*C*~~	~~*C*~~	~~*C*~~
NON-RESIDENTIAL STANDARDS AND USES				
Development Standards				

Floor Area Ratio	§§ 102, 123, 124, *207.9*	3.6 to 1. *For Office Uses minimum intensities may apply pursuant to § 207.9.*
* * * *		

* Not listed below

(1) THIRD FLOOR RESIDENTIAL CONVERSION:

Boundaries: Applicable to the Lower Polk Street NCD

Controls: A Residential Use may be converted to an Institutional Use, other than a Medical Cannabis Dispensary, as a Conditional Use on the third story and above if in addition to the criteria set forth in ~~*Section*~~*§* ~~*303*~~*317*, the Commission finds that:

(a) The structure in which the Residential Use is to be converted has been found eligible for listing on the National Register of Historic Places;

(b) The proposed use is to be operated by a nonprofit public benefit corporation; and

(c) No legally residing residential tenants will be displaced.

* * * *

SEC. 745. INNER TARAVAL STREET NEIGHBORHOOD COMMERCIAL DISTRICT.

The Inner Taraval Street Neighborhood Commercial District is located along Taraval Street between 19th and Forest Side Avenues in the Inner Sunset neighborhood. It is separated from the Taraval Street Neighborhood Commercial District by 19th Avenue. The District is a small-scale linear shopping street which provides convenience goods and services to the surrounding neighborhood as well as limited comparison shopping goods for a wider market.

The District controls provide for mixed-use buildings which approximate or ~~*slightly*~~*moderately* exceed the standard development pattern. Rear yard requirements above the ground story and at residential levels preserve open space corridors of interior blocks.

Most new commercial development is permitted at the ground and second stories. Neighborhood-serving businesses are strongly encouraged. The second story may be used by some retail stores, personal services, and medical, business and professional offices. Parking and hotels are monitored at all stories. Limits on late-night activity, drive-up facilities, and other automobile uses protect the livability within and around the District, and promote continuous retail frontage.

Housing development in new buildings is encouraged above the ground story. ~~*Existing residential units are protected by limitations on demolition and upper-story conversions.*~~ Accessory Dwelling Units are permitted ~~*within the District pursuant to Sections 207.1 and 207.2 of this Code*~~.

Table 745. INNER TARAVAL STREET NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE

		Inner Taraval Street NCD
Zoning Category	**§ References**	**Controls**
BUILDING STANDARDS		
Massing and Setbacks		
Height and Bulk Limits.	§§ 102, 105, 106, 250–252, 260, *263.19*, 261.1, 270, *270.3*, 271. See also	Varies~~*, but generally 40-X*~~. See Height and Bulk Map Sheet~~s~~ HT06 for more information. Height sculpting required on Alleys per § 261.1.

	Height and Bulk District Maps.	
* * * *		
Front Setback and Side Yard	§§ 130, 131, 132, 133	*Generally* ~~N~~not ~~R~~required~~.~~*; however, if the existing sidewalk does not meet the recommended width required by the Better Streets Plan, a front setback shall be provided so that, when combined with the existing sidewalk, the total distance from the curb to the building frontage meets or exceeds the required recommended width under the Better Streets Plan. This setback is required only up to 15 feet above street grade. See § 132(e).*
* * * *		
Miscellaneous		
* * * *		
Design Guidelines *and Standards*	General Plan Commerce and Industry Element	Subject to the Urban Design Guidelines*, Citywide Design Standards, and any other applicable design guidelines that have been approved by the Planning Commission.*
Housing Choice-SF	*§ 206.10*	*Form-based density, additional height, and other zoning modifications for eligible projects in the R-4 Height and Bulk District.*
RESIDENTIAL STANDARDS AND USES		
Development Standards		

* * * *				
Residential Uses		**Controls by Story**		
		1st	**2nd**	**3rd +**
Residential Uses	§102	P	P	P
Accessory Dwelling Unit ~~*Density*~~	§§102, 207.1, 207.2	P per Planning Code ~~*Sections*~~*§§* 207.1 and 207.2.		
Dwelling Unit Density*,* *General*	§§ 102, 207	~~*1 unit per 800 square foot lot area, or the density permitted in the nearest R District, whichever is greater.*~~*Form-Based Density.*		
Minimum Dwelling Unit Densities, if Applicable	*§ 207.9*	*Varies depending on project location, but generally ranges between 50 and 100 dwelling units per acre.*		
Maximum Dwelling Unit Size	*§§ 207.10, 317*	*P up to 4,000 square feet of Gross Floor Area or an equivalent Floor Area Ratio for any individual Dwelling Unit of 1.2:1. C for Dwelling Units that exceed the greater of those thresholds.*		
Group Housing Density	§208	~~*1 bedroom per 275 square foot lot area, or the density permitted in the nearest R District, whichever is greater.*~~*Form-Based Density.*		
* * * *				
Senior Housing Density	§§102, 202.2(f), 207	~~*P up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all requirements of § 202.2(f)(1), except for §*~~		

		~~*202.2(f)(1)(D)(iv), related to location.*~~*Form-Based Density.*		
Loss of Dwelling Units*: Conversion, Demolition, or Merger of Dwelling Units, including Residential Flats*	*§ 317*	~~*Controls by Story*~~*C*		
		~~*1st*~~	~~*2nd*~~	~~*3rd+*~~
~~*Residential Conversion*~~	~~*§ 317*~~	~~*C*~~	~~*C*~~	~~*NP*~~
~~*Residential Demolition and Merger*~~	~~*§ 317*~~	~~*C*~~	~~*C*~~	~~*C*~~
NON-RESIDENTIAL STANDARDS AND USES				
Development Standards				
Floor Area Ratio	§§ 102, 123, 124*, 207.9*	2.5 to 1*. For Office Uses minimum intensities may apply pursuant to § 207.9.*		
* * * *				

* * * *

SEC. 746. LELAND AVENUE NEIGHBORHOOD COMMERCIAL DISTRICT.

* * * *

Table 746. LELAND AVENUE NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE

		Leland Avenue NCD
Zoning Category	**§ References**	**Controls**
BUILDING STANDARDS		

Massing and Setbacks		
* * * *		
Front Setback and Side Yard	§§ 130, 131, 132, 133	*Generally* ~~N~~not ~~R~~required~~.~~*; however, if the existing sidewalk does not meet the recommended width required by the Better Streets Plan, a front setback shall be provided so that, when combined with the existing sidewalk, the total distance from the curb to the building frontage meets or exceeds the required recommended width under the Better Streets Plan. This setback is required only up to 15 feet above street grade. See § 132(e).*
* * * *		
Miscellaneous		
* * * *		
Design Guidelines *and Standards*	General Plan Commerce and Industry Element	Subject to the Urban Design Guidelines*, Citywide Design Standards, and any other applicable design guidelines that have been approved by the Planning Commission.*
RESIDENTIAL STANDARDS AND USES		
Development Standards		
* * * *		

Residential Uses		**Controls by Story**		
		1st	**2nd**	**3rd +**
Residential Uses	§102	P	P	P

Accessory Dwelling Unit ~~*Density*~~	§§102, 207.1, 207.2	P per Planning Code ~~*Sections*~~*§§* 207.1 and 207.2.		
Dwelling Unit Density*, General*	§§ 102, 207	1 unit per 800 square foot lot area, or the density permitted in the nearest R District, whichever is greater.		
Minimum Dwelling Unit Densities, if Applicable	*§ 207.9*	*Varies depending on project location, but generally ranges between 50 and 100 dwelling units per acre.*		
Maximum Dwelling Unit Size	*§§ 207.10, 317*	*P up to 4,000 square feet of Gross Floor Area or an equivalent Floor Area Ratio for any individual Dwelling Unit of 1.2:1. C for Dwelling Units that exceed the greater of those thresholds.*		
Group Housing Density	§ 208	1 bedroom per 275 square foot lot area, or the density permitted in the nearest R District, whichever is greater.		
* * * *				
Loss of Dwelling Units*: Conversion, Demolition, or Merger of Dwelling Units, including Residential Flats*	*§ 317*	~~*Controls by Story*~~*C*		
		~~*1st*~~	~~*2nd*~~	~~*3rd+*~~
~~*Residential Conversion*~~	~~*§ 317*~~	~~*C*~~	~~*C*~~	~~*NP*~~
~~*Residential Demolition and Merger*~~	~~*§ 317*~~	~~*C*~~	~~*C*~~	~~*C*~~
NON-RESIDENTIAL STANDARDS AND USES				

Development Standards		
Floor Area Ratio	§§ 102, 123, 124, *207.9*	2.5 to 1. *For Office Uses minimum intensities may apply pursuant to § 207.9.*
* * * *		

* * * *

SEC. 750. NCT-1 – NEIGHBORHOOD COMMERCIAL TRANSIT CLUSTER DISTRICT.

NC*T*-1 Districts are intended to serve as local neighborhood shopping districts, providing convenience retail goods and services for the immediately surrounding neighborhoods primarily during daytime hours. NCT-1 Districts are located near major transit services. They are small mixed-use clusters, generally surrounded by residential districts, with small-scale neighborhood-serving commercial uses on lower floors and housing above. Housing density is limited not by lot area, but by the regulations on the built envelope of buildings, including height, bulk, setbacks, and lot coverage, and standards for residential uses, including open space and exposure, and urban design guidelines. There are prohibitions on access (i.e. driveways, garage entries) to off-street parking and loading on critical stretches of commercial and transit street frontages to preserve and enhance the pedestrian-oriented character and transit function. Residential parking is not required and generally limited. Commercial establishments are discouraged from building excessive accessory off-street parking in order to preserve the pedestrian-oriented character of the district and prevent attracting auto traffic.

NCT-1 Districts are generally characterized by their location in residential neighborhoods. The commercial intensity of these districts varies. Many of these districts have the lowest intensity of commercial development in the City, generally consisting of small

clusters with three or more commercial establishments, commonly grouped around a corner; and in some cases short linear commercial strips with low-scale, interspersed mixed-use (residential-commercial) development. Building controls for the NCT-1 District promote low-intensity development which is compatible with the existing scale and character of these neighborhood areas. Commercial development is limited to one story, *with certain exceptions*. Rear yard requirements at all levels preserve existing backyard space.

* * * *

~~*Existing residential units are protected by prohibitions of conversions above the ground story and limitations on demolitions.*~~

Table 750. NEIGHBORHOOD COMMERCIAL TRANSIT CLUSTER DISTRICT NCT-1 ZONING CONTROL TABLE

		NCT-1
Zoning Category	**§ References**	**Controls**
BUILDING STANDARDS		
Massing and Setbacks		
Height and Bulk Limits.	§§ 102, 105, 106, 250–252, 260, *263.19*, 261.1, 270, *270.3*, 271. See also Height and	Varies. See Height and Bulk Map Sheets HT11 and HT12 for more information. Height sculpting required on Alleys per § 261.1.

	Bulk District Maps.	
* * * *		
Front Setback and Side Yard	§§ 130, 131, 132, 133	*Generally* ~~N~~not ~~R~~required~~.~~*; however, if the existing sidewalk does not meet the recommended width required by the Better Streets Plan, a front setback shall be provided so that, when combined with the existing sidewalk, the total distance from the curb to the building frontage meets or exceeds the required recommended width under the Better Streets Plan. This setback is required only up to 15 feet above street grade. See § 132(e).*
* * * *		
Miscellaneous		
* * * *		
Canopy or Marquee	§ 136.1	NP*(2)*
* * * *		
Design Guidelines *and Standards*	General Plan Commerce and Industry Element	Subject to the Urban Design Guidelines*, Citywide Design Standards, and any other applicable design guidelines that have been approved by the Planning Commission.*
Housing Choice-SF	*§ 206.10*	*Form-based density, additional height, and other zoning modifications for eligible projects in the R-4 Height and Bulk District.*
RESIDENTIAL STANDARDS AND USES		

Development Standards				
* * * *				
Residential Uses		**Controls by Story**		
		1st	**2nd**	**3rd +**
Residential Uses	§102	P(1)	P	P
Accessory Dwelling Unit	§§102, 207.1, 207.2	P per Planning Code ~~*Sections*~~*§§* 207.1 and 207.2.		
Dwelling Units, Senior Housing, and Group Housing~~.~~*, Generally*	§ 102, 202.2(f), 207, 208	~~*No density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other applicable controls of this and other Codes, as well as by applicable design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department.*~~*Form-Based Density.*		
Minimum Dwelling Unit Densities, if Applicable	*§ 207.9*	*Varies depending on project location, but generally ranges between 50 and 100 dwelling units per acre.*		
Maximum Dwelling Unit Size	*§§ 207.10, 317*	*P up to 4,000 square feet of Gross Floor Area or an equivalent Floor Area Ratio for any individual Dwelling Unit of 1.2:1. C for Dwelling Units that exceed the greater of those thresholds.*		
* * * *				
Loss ~~*and Division*~~ of Dwelling Units*: Conversion, Demolition, or Merger of Dwelling*	*§ 317*	~~*Controls by Story*~~*C*		

Units, including Residential Flats				
		~~*1st*~~	~~*2nd*~~	~~*3rd+*~~
~~*Residential Conversion*~~	~~*§ 317*~~	~~*C*~~	~~*NP*~~	~~*NP*~~
~~*Residential Demolition and Merger*~~	~~*§ 317*~~	~~*C*~~	~~*C*~~	~~*C*~~
Division of Dwelling Units	§ 207.8	Division of existing Dwelling Units P per § 207.8		
NON-RESIDENTIAL STANDARDS AND USES				
Development Standards				
Floor Area Ratio	§§ 102, 123, 124, *207.9*	1.8 to 1. *For Office Uses minimum intensities may apply pursuant to § 207.9.*		
* * * *				

* * * *

(1) C required for ground floor Residential Use when street frontage is listed in *Section* 145.4(b).

(2) ~~*[Note deleted.]*~~ *Canopy is P if required as a wind mitigation feature.*

* * * *

SEC. 751. NCT-2 – SMALL-SCALE NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT.

* * * *

Housing development in new buildings is encouraged above the ground story. ~~*Existing residential units are protected by limitations on demolition and upper-story conversions.*~~ *Accessory Dwelling Units are permitted.*

Table 751. SMALL-SCALE NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT NCT-2 ZONING CONTROL TABLE

		NCT-2
Zoning Category	**§ References**	**Controls**
BUILDING STANDARDS		
Massing and Setbacks		
Height and Bulk Limits.	§§ 102, 105, 106, 250–252, 260, *263.19*, 261.1, 270, *270.3*, 271. See also Height and Bulk District Maps	Varies. See Height and Bulk Map Sheets HT08, HT11, and HT12 for more information. Height sculpting required on Alleys per § 261.1.
* * * *		
Front Setback and Side Yard	§§ 130, 131, 132, 133	*Generally* ~~N~~not ~~R~~required~~.~~*; however, if the existing sidewalk does not meet the recommended width required by the Better Streets Plan, a front setback shall be provided so that, when combined with the existing sidewalk, the total distance from the curb to the building frontage meets or exceeds the required recommended width under the Better Streets Plan.*

		This setback is required only up to 15 feet above street grade. See § 132(e).
* * * *		
Miscellaneous		
* * * *		
Design Guidelines *and Standards*	General Plan Commerce and Industry Element	Subject to the Urban Design Guidelines*, Citywide Design Standards, and any other applicable design guidelines that have been approved by the Planning Commission.*
Housing Choice-SF	*§ 206.10*	*Form-based density, additional height, and other zoning modifications for eligible projects in the R-4 Height and Bulk District.*
RESIDENTIAL STANDARDS AND USES		
Development Standards		
* * * *		
Dwelling Unit Mix	§ 207.6	Generally ~~R~~required for creation of five or more Dwelling Units. No less than 40% of the total number of proposed Dwelling Units shall contain at least two bedrooms; or no less than 30% of the total number of proposed Dwelling Units shall contain at least three bedrooms.
* * * *		

Residential Uses		**Controls by Story**		
		1st	**2nd**	**3rd +**
Residential Uses	§102	P(1)	P	P

Accessory Dwelling Unit	§§102, 207.1, 207.2	P per Planning Code Sections 207.1 and 207.2.		
Dwelling Units, Senior Housing, and Group Housing~~.~~, *Generally*	§ 102, 202.2(f), 207, 208	~~*No density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other applicable controls of this and other Codes, as well as by applicable design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department.*~~*Form-Based Density.*		
Minimum Dwelling Unit Densities, if Applicable	*§ 207.9*	*Varies depending on project location, but generally ranges between 50 and 100 dwelling units per acre.*		
Maximum Dwelling Unit Size	*§§ 207.10, 317*	*P up to 4,000 square feet of Gross Floor Area or an equivalent Floor Area Ratio for any individual Dwelling Unit of 1.2:1. C for Dwelling Units that exceed the greater of those thresholds.*		
* * * *				
Loss ~~*and Division*~~ of Dwelling Units*: Conversion, Demolition, or Merger of Dwelling Units, including Residential Flats*	*§ 317*	~~*Controls by Story*~~*C*		
		~~*1st*~~	~~*2nd*~~	~~*3rd+*~~
~~*Residential Conversion*~~	~~*§ 317*~~	~~*C*~~	~~*C*~~	~~*C*~~

~~*Residential Demolition and Merger*~~	~~*§ 317*~~	~~*C*~~	~~*C*~~	~~*C*~~
Division of Dwelling Units	§ 207.8	Division of existing Dwelling Units P per § 207.8		
NON-RESIDENTIAL STANDARDS AND USES				
Development Standards				
Floor Area Ratio	§§ 102, 123, 124, *207.9*	2.5 to 1. *For Office Uses minimum intensities may apply pursuant to § 207.9.*		
* * * *				

* * * *

(1) C required for ground floor Residential Use when street frontage is listed in *Section* 145.4(b).

* * * *

SEC. 752. NCT-3 – MODERATE-SCALE NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT.

* * * *

(e) Housing development in new buildings is encouraged above the second story. ~~*Existing Residential Units are protected by limitations on demolitions and upper-story conversions.*~~ Accessory Dwelling Units are permitted ~~*within the district pursuant to Sections 207.1 and 207.2 of this Code*~~.

Table 752. MODERATE-SCALE NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT NCT-3

ZONING CONTROL TABLE

		NCT-3
Zoning Category	**§ References**	**Controls**
BUILDING STANDARDS		
Massing and Setbacks		
Height and Bulk Limits.	§§ 102, 105, 106, 250–252, 260, *263.19*, 261.1, 270, *270.3*, 271. See also Height and Bulk District Maps.	Varies. See Height and Bulk Map Sheets HT02 and HT07 for more information. Height sculpting required on Alleys per § 261.1.
* * * *		
Front Setback and Side Yard	§§ 130, 131, 132, 133	*Generally* ~~N~~not ~~R~~required~~.~~*; however, if the existing sidewalk does not meet the recommended width required by the Better Streets Plan, a front setback shall be provided so that, when combined with the existing sidewalk, the total distance from the curb to the building frontage meets or exceeds the required recommended width under the Better Streets Plan. This setback is required only up to 15 feet above street grade. See § 132(e).*
* * * *		
Miscellaneous		

* * * *		
Design Guidelines *and Standards*	General Plan Commerce and Industry Element	Subject to the Urban Design Guidelines*, Citywide Design Standards, and any other applicable design guidelines that have been approved by the Planning Commission.*
Housing Choice-SF	*§ 206.10*	*Form-based density, additional height, and other zoning modifications for eligible projects in the R-4 Height and Bulk District.*
RESIDENTIAL STANDARDS AND USES		
Development Standards		
* * * *		
Dwelling Unit Mix	§ 207.6	Generally ~~R~~*r*equired for creation of five or more Dwelling Units. No less than 40% of the total number of proposed Dwelling Units shall contain at least two bedrooms; or no less than 30% of the total number of proposed Dwelling Units shall contain at least three bedrooms.
* * * *		

Residential Uses		**Controls by Story**		
		1st	**2nd**	**3rd +**
Residential Uses	§102	P(1)	P	P
Accessory Dwelling Unit	§§102, 207.1, 207.2	P per Planning Code Sections 207.1 and 207.2.		

Dwelling Units, Senior Housing, and Group Housing~~.~~*, Generally*	§ 102, 202.2(f), 207, 208	~~*No density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other applicable controls of this and other Codes, as well as by applicable design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department.*~~*Form-Based Density.*		
Minimum Dwelling Unit Densities, if Applicable	*§ 207.9*	*Varies depending on project location, but generally ranges between 50 and 100 dwelling units per acre.*		
Maximum Dwelling Unit Size	*§§ 207.10, 317*	*P up to 4,000 square feet of Gross Floor Area or an equivalent Floor Area Ratio for any individual Dwelling Unit of 1.2:1. C for Dwelling Units that exceed the greater of those thresholds.*		
* * * *				
Loss ~~*and Division*~~ of Dwelling Units*: Conversion, Demolition, or Merger of Dwelling Units, including Residential Flats*	*§ 317*	~~*Controls by Story*~~*C*		
		~~*1st*~~	~~*2nd*~~	~~*3rd+*~~
~~*Residential Conversion*~~	~~*§ 317*~~	~~*C*~~	~~*C*~~	~~*C*~~
~~*Residential Demolition and Merger*~~	~~*§ 317*~~	~~*C*~~	~~*C*~~	~~*C*~~

Division of Dwelling Units	§ 207.8	Division of existing Dwelling Units P per § 207.8
NON-RESIDENTIAL STANDARDS AND USES		
Development Standards		
Floor Area Ratio	§§ 102, 123, 124, *207.9*	3.6 to 1. *For Office Uses minimum intensities may apply pursuant to § 207.9.*
* * * *		

* * * *

(1) C required for ground floor Residential Use when street frontage is listed in *Section* 145.4(b).

* * * *

SEC. 753. SOMA NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT.

* * * *

Table 753. SOMA NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT

ZONING CONTROL TABLE

		SoMa NCT
Zoning Category	**§ References**	**Controls**
BUILDING STANDARDS		
Massing and Setbacks		
* * * *		
Front Setback and Side Yard	§§ 130, 131, 132, 133	*Generally* ~~N~~not ~~R~~required~~.~~*; however, if the existing sidewalk does not meet the recommended width required by the Better Streets Plan, a front setback shall be provided so that, when combined with the*

		existing sidewalk, the total distance from the curb to the building frontage meets or exceeds the required recommended width under the Better Streets Plan. This setback is required only up to 15 feet above street grade. See § 132(e).
* * * *		
Miscellaneous		
* * * *		
Design Guidelines *and Standards*	General Plan Commerce and Industry Element	~~*Subject to the*~~ Urban Design Guidelines, *Citywide Design Standards, and any other applicable design guidelines that have been approved by the Planning Commission.*
RESIDENTIAL STANDARDS AND USES		
Development Standards		
* * * *		

Residential Uses		**Controls by Story**		
		1st	**2nd**	**3rd +**
Residential Uses	§102	P(1)	P	P
Accessory Dwelling Unit	§§102, 207.1, 207.2	P per Planning Code Sections 207.1 and 207.2.		
Dwelling Units, Senior Housing, and Group Housing~~.~~, *Generally*	§ 102, 202.2(f), 207, 208	~~*No density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other applicable controls of this and other Codes, as well as by applicable design guidelines, applicable elements and area plans of the*~~		

		~~*General Plan, and design review by the Planning Department.*~~*Form-Based Density.*		
Minimum Dwelling Unit Densities, if Applicable	*§ 207.9*	*Varies depending on project location, but generally ranges between 50 and 100 dwelling units per acre.*		
Maximum Dwelling Unit Size	*§§ 207.10, 317*	*P up to 4,000 square feet of Gross Floor Area or an equivalent Floor Area Ratio for any individual Dwelling Unit of 1.2:1. C for Dwelling Units that exceed the greater of those thresholds.*		
* * * *				
Loss ~~*and Division*~~ of Dwelling Units*: Conversion, Demolition, or Merger of Dwelling Units, including Residential Flats*	*§ 317*	~~*Controls by Story*~~*C*		
		~~*1st*~~	~~*2nd*~~	~~*3rd+*~~
~~*Residential Conversion*~~	~~*§ 317*~~	~~*C*~~	~~*C*~~	~~*NP*~~
~~*Residential Demolition and Merger*~~	~~*§ 317*~~	~~*C*~~	~~*C*~~	~~*C*~~
Division of Dwelling Units	§ 207.8	Division of existing Dwelling Units P per § 207.8		
NON-RESIDENTIAL STANDARDS AND USES				
Development Standards				
Floor Area Ratio	§§ 102, 123, 124*, 207.9*	2.5 to 1.*For Office Uses minimum intensities may apply pursuant to § 207.9.*		

* * * *

* Not listed below

(1) C required for ground floor residential use when street frontage is listed in 145.4(b)

* * * *

SEC. 754. MISSION STREET NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT.

* * * *

Table 754. MISSION STREET NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT ZONING CONTROL TABLE

		Mission Street NCT
Zoning Category	**§ References**	**Controls**
BUILDING STANDARDS		
Massing and Setbacks		
* * * *		
Front Setback and Side Yard	§§ 130, 131, 132, 133	*Generally* ~~N~~not ~~R~~required~~.~~*; however, if the existing sidewalk does not meet the recommended width required by the Better Streets Plan, a front setback shall be provided so that, when combined with the existing sidewalk, the total distance from the curb to the building frontage meets or exceeds the required recommended width under the Better Streets Plan. This setback is required only up to 15 feet above street grade. See § 132(e).*
* * * *		

Miscellaneous				
* * * *				
Design Guidelines *and Standards*	General Plan Commerce and Industry Element	Subject to the Urban Design Guidelines, *Citywide Design Standards, and any other applicable design guidelines that have been approved by the Planning Commission.*		
RESIDENTIAL STANDARDS AND USES				
Development Standards				
* * * *				
Dwelling Unit Mix	§~~§~~ 207.6	Generally ~~R~~required for creation of five or more Dwelling Units. No less than 40% of the total number of proposed Dwelling Units shall contain at least two bedrooms; or no less than 30% of the total number of proposed Dwelling Units shall contain at least three bedrooms.		
* * * *				
Residential Uses		**Controls by Story**		
		1st	**2nd**	**3rd +**
Residential Uses	§102	P(1)	P	P
Accessory Dwelling Unit	§§102, 207.1, 207.2	P per Planning Code Sections 207.1 and 207.2.		
Dwelling Units, Senior Housing, and Group Housing, *Generally*	§ 102, 202.2(f), 207, 208	~~*No density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other applicable controls of this and other Codes, as well as by applicable design*~~		

		~~*guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department.*~~*Form-Based Density.*		
Minimum Dwelling Unit Densities, if Applicable	*§ 207.9*	*Varies depending on project location, but generally ranges between 50 and 100 dwelling units per acre.*		
Maximum Dwelling Unit Size	*§§ 207.10, 317*	*P up to 4,000 square feet of Gross Floor Area or an equivalent Floor Area Ratio for any individual Dwelling Unit of 1.2:1. C for Dwelling Units that exceed the greater of those thresholds.*		
* * * *				
Loss ~~*and Division*~~ of Dwelling Units*: Conversion, Demolition, or Merger of Dwelling Units, including Residential Flats*	*§ 317*	~~*Controls by Story*~~*C*		
		~~*1st*~~	~~*2nd*~~	~~*3rd+*~~
~~*Residential Conversion*~~	~~*§ 317*~~	~~*C*~~	~~*C*~~	~~*C*~~
~~*Residential Demolition and Merger*~~	~~*§ 317*~~	~~*C*~~	~~*C*~~	~~*C*~~
Division of Dwelling Units	§ 207.8	Division of existing Dwelling Units P per § 207.8		
NON-RESIDENTIAL STANDARDS AND USES				
Development Standards				

Floor Area Ratio	§§ 102, 123, 124, *207.9*	3.6 to 1. *For Office Uses minimum intensities may apply pursuant to § 207.9.*
* * * *		

* * * *

SEC. 755. OCEAN AVENUE NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT.

* * * *

Housing development in new buildings is encouraged above the ground story. Existing residential units are protected by limitations on demolition and upper-story conversions. Accessory Dwelling Units are permitted ~~*within the district pursuant to Section 207.1 of this Code*~~.

Table 755. OCEAN AVENUE NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT ZONING CONTROL TABLE

		Ocean Avenue NCT
Zoning Category	**§ References**	**Controls**
BUILDING STANDARDS		
Massing and Setbacks		
Height and Bulk Limits.	§§ 102, 105, 106, 250–252, 260, 261.1, *263.19*, 270, *270.3*,271. See also Height and Bulk District Maps.	Varies~~*, but generally 45-X*~~. See Height and Bulk Map Sheet HT12 for more information. Height sculpting required on Alleys per § 261.1.

* * * *		
Front Setback and Side Yard	§§ 130, 131, 132, 133	*Generally* ~~N~~not ~~R~~required~~.~~*; however, if the existing sidewalk does not meet the recommended width required by the Better Streets Plan, a front setback shall be provided so that, when combined with the existing sidewalk, the total distance from the curb to the building frontage meets or exceeds the required recommended width under the Better Streets Plan. This setback is required only up to 15 feet above street grade. See § 132(e).*
* * * *		
Miscellaneous		
* * * *		
Design Guidelines *and Standards*	General Plan Commerce and Industry Element	Subject to the Urban Design Guidelines*, Citywide Design Standards, and any other applicable design guidelines that have been approved by the Planning Commission.*
Housing Choice-SF	*§ 206.10*	*Form-based density, additional height, and other zoning modifications for eligible projects in the R-4 Height and Bulk District.*
RESIDENTIAL STANDARDS AND USES		
Development Standards		
* * * *		
Dwelling Unit Mix	§ 207.6	Generally ~~R~~required for creation of five or more Dwelling Units. No less than 40% of the total

		number of proposed Dwelling Units shall contain at least two bedrooms; or no less than 30% of the total number of proposed Dwelling Units shall contain at least three bedrooms.		
* * * *				
Residential Uses		**Controls by Story**		
		1st	**2nd**	**3rd +**
Residential Uses	§102	P(1)	P	P
Accessory Dwelling Unit	§§102, 207.1, 207.2	P per Planning Code Sections 207.1 and 207.2.		
Dwelling Units, Senior Housing, and Group Housing~~.~~*, Generally*	§ 102, 202.2(f), 207, 208	~~*No density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other applicable controls of this and other Codes, as well as by applicable design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department.*~~*Form-Based Density.*		
Minimum Dwelling Unit Densities, if Applicable	*§ 207.9*	*Varies depending on project location, but generally ranges between 50 and 100 dwelling units per acre.*		
Maximum Dwelling Unit Size	*§§ 207.10, 317*	*P up to 4,000 square feet of Gross Floor Area or an equivalent Floor Area Ratio for any individual Dwelling Unit of 1.2:1. C for Dwelling Units that exceed the greater of those thresholds.*		
* * * *				

Loss ~~*and Division*~~ of Dwelling Units*: Conversion, Demolition, or Merger of Dwelling Units, including Residential Flats*	*§ 317*	~~*Controls by Story*~~*C*		
		~~*1st*~~	~~*2nd*~~	~~*3rd+*~~
~~*Residential Conversion*~~	~~*§ 317*~~	~~*C*~~	~~*C*~~	~~*C*~~
~~*Residential Demolition and Merger*~~	~~*§ 317*~~	~~*C*~~	~~*C*~~	~~*C*~~
Division of Dwelling Units	§ 207.8	Division of existing Dwelling Units P per § 207.8.		
NON-RESIDENTIAL STANDARDS AND USES				
Development Standards				
Floor Area Ratio	§§ 102, 123, 124*, 207.9*	3.6 to 1. *For Office Uses minimum intensities may apply pursuant to § 207.9.*		
* * * *				

SEC. 756. GLEN PARK NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT.

* * * *

Commercial uses are encouraged at the ground story. Retail frontages and pedestrian-oriented streets are protected by limiting curb cuts (i.e. driveways, garage entries) as well as requiring ground floor commercial uses on portions of Diamond and Chenery Streets. Housing development is encouraged above the ground story. Housing density is not controlled by the size of the lot but by dwelling unit standards, physical envelope controls and unit mix

requirements. Given the area's location and accessibility to the transit network, accessory parking for residential and commercial uses is not required. Any new parking is required to be set back to support a pedestrian friendly streetscape. Accessory Dwelling Units are permitted ~~*within the district pursuant to Section 207.1 of this Code*~~.

Table 756. GLEN PARK NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT ZONING CONTROL TABLE

		Glen Park NCT
Zoning Category	**§ References**	**Controls**
BUILDING STANDARDS		
Massing and Setbacks		
Height and Bulk Limits~~.~~	§§ 102, 105, 106, 250–252, 260, 261.1, *263.19,* 270, *270.3,* 271. See also Height and Bulk District Maps	~~*30-X and 40-X*~~*Varies*. See Height and Bulk Map Sheet HT11 for more information. Height sculpting required on Alleys per § 261.1.
* * * *		
Front Setback and Side Yard	§§ 130, 131, 132, 133	*Generally* ~~N~~*n*ot ~~R~~*r*equired~~.~~*; however, if the existing sidewalk does not meet the recommended width required by the Better Streets Plan, a front setback shall be provided so that, when combined with the*

		existing sidewalk, the total distance from the curb to the building frontage meets or exceeds the required recommended width under the Better Streets Plan. This setback is required only up to 15 feet above street grade. See § 132(e).
* * * *		
Miscellaneous		
* * * *		
Design Guidelines *and Standards*	General Plan Commerce and Industry Element	Subject to the Urban Design Guidelines*, Citywide Design Standards, and any other applicable design guidelines that have been approved by the Planning Commission.*
Housing Choice-SF	*§ 206.10*	*Form-based density, additional height, and other zoning modifications for eligible projects in the R-4 Height and Bulk District.*
RESIDENTIAL STANDARDS AND USES		
Development Standards		
* * * *		
Dwelling Unit Mix	§ 207.6	Generally*, minimum percentages of two bedroom and three bedroom Dwelling Units* ~~R~~required for creation of five or more Dwelling Units~~. No less than 40% of the total number of proposed Dwelling Units shall contain at least two bedrooms; or no less than 30% of the total number of proposed Dwelling Units shall contain at least three bedrooms.~~

* * * *				
Residential Uses		**Controls by Story**		
		1st	**2nd**	**3rd +**
Residential Uses	§102	P(1)	P	P
Accessory Dwelling Unit	§§102, 207.1, 207.2	P per Planning Code Sections 207.1 and 207.2.		
Dwelling Units, Senior Housing, and Group Housing, *Generally*	§ 102, 202.2(f), 207, 208	~~*No density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other applicable controls of this and other Codes, as well as by applicable design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department.*~~*Form-Based Density*		
Minimum Dwelling Unit Densities, if Applicable	*§ 207.9*	*Varies depending on project location, but generally ranges between 50 and 100 dwelling units per acre.*		
Maximum Dwelling Unit Size	*§§ 207.10, 317*	*P up to 4,000 square feet of Gross Floor Area or an equivalent Floor Area Ratio for any individual Dwelling Unit of 1.2:1. C for Dwelling Units that exceed the greater of those thresholds.*		
* * * *				
Loss ~~*and Division*~~ of Dwelling Units*: Conversion, Demolition, or Merger of Dwelling*	*§ 317*	~~*Controls by Story*~~*C*		

Units, including Residential Flats				
		~~*1st*~~	~~*2nd*~~	~~*3rd+*~~
~~*Residential Conversion*~~	~~*§ 317*~~	~~*C*~~	~~*C*~~	~~*NP*~~
~~*Residential Demolition and Merger*~~	~~*§ 317*~~	~~*C*~~	~~*C*~~	~~*C*~~
Division of Dwelling Units	§ 207.8	Division of existing Dwelling Units P per § 207.8		
NON-RESIDENTIAL STANDARDS AND USES				
Development Standards				
Floor Area Ratio	§§ 102, 123, 124, *207.9*	2.5 to 1. *For Office Uses minimum intensities may apply pursuant to § 207.9.*		
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SEC. 757. FOLSOM STREET NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT.

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Table 757. FOLSOM STREET NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT ZONING CONTROL TABLE

		Folsom Street NCT
Zoning Category	**§ References**	**Controls**
BUILDING STANDARDS		
Massing and Setbacks		

* * * *		
Front Setback and Side Yard	§§ 130, 131, 132, 133	*Generally* ~~N~~not ~~R~~required~~.~~*; however, if the existing sidewalk does not meet the recommended width required by the Better Streets Plan, a front setback shall be provided so that, when combined with the existing sidewalk, the total distance from the curb to the building frontage meets or exceeds the required recommended width under the Better Streets Plan. This setback is required only up to 15 feet above street grade. See § 132(e).*
* * * *		
Miscellaneous		
* * * *		
Design Guidelines *and Standards*	§ 823(b), and General Plan Commerce and Industry Element	WSoMa Design Standards, ~~and the~~ Urban Design Guidelines*, Citywide Design Standards, and any other applicable design guidelines that have been approved by the Planning Commission.*
RESIDENTIAL STANDARDS AND USES		
Development Standards		
* * * *		
Dwelling Unit Mix	§~~§~~ 207.6	Generally ~~R~~required for creation of five or more Dwelling Units. No less than 40% of the total number of proposed Dwelling Units shall contain at least two bedrooms; or no less than 30% of the

		total number of proposed Dwelling Units shall contain at least three bedrooms.		
* * * *				
Residential Uses		**Controls by Story**		
		1st	**2nd**	**3rd +**
Residential Uses	§102	P(1)	P	P
Group Housing	§§ 102, 208	C(1)	C	C
Accessory Dwelling Unit	§§102, 207.1, 207.2	P per Planning Code Sections 207.1 and 207.2.		
Dwelling Units, Senior Housing, and Group Housing, *Generally*	§ 102, 202.2(f), 207, 208	~~*No density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other applicable controls of this and other Codes, as well as by applicable design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department.*~~*Form-Based Density*		
Minimum Dwelling Unit Densities, if Applicable	*§ 207.9*	*Varies depending on project location, but generally ranges between 50 and 100 dwelling units per acre.*		
Maximum Dwelling Unit Size	*§§ 207.10, 317*	*P up to 4,000 square feet of Gross Floor Area or an equivalent Floor Area Ratio for any individual Dwelling Unit of 1.2:1. C for Dwelling Units that exceed the greater of those thresholds.*		
* * * *				
Loss ~~*and Division*~~ of Dwelling Units*:*	*§ 317*	~~*Controls by Story*~~*C*		

Conversion, Demolition, or Merger of Dwelling Units, including Residential Flats				
		~~*1st*~~	~~*2nd*~~	~~*3rd+*~~
~~*Residential Conversion*~~	~~*§ 317*~~	~~*C*~~	~~*C*~~	~~*NP*~~
~~*Residential Demolition or Merger*~~	~~*§ 317*~~	~~*C*~~	~~*C*~~	~~*C*~~
Division of Dwelling Units	§ 207.8	Division of existing Dwelling Units P per § 207.8		
NON-RESIDENTIAL STANDARDS AND USES				
Development Standards				
Floor Area Ratio	§§ 102, 123, 124, *207.9*	2.5 to 1. *For Office Uses minimum intensities may apply pursuant to § 207.9.*		
* * * *				

* * * *

SEC. 758. REGIONAL COMMERCIAL DISTRICT.

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Table 758. REGIONAL COMMERCIAL DISTRICT

ZONING CONTROL TABLE

		Regional Commercial District
Zoning Category	**§ References**	**Controls**
BUILDING STANDARDS		

Massing and Setbacks		
* * * *		
Front Setback and Side Yard	§§ 130, 131, 132, 133	*Generally* ~~N~~not ~~R~~required~~.~~*; however, if the existing sidewalk does not meet the recommended width required by the Better Streets Plan, a front setback shall be provided so that, when combined with the existing sidewalk, the total distance from the curb to the building frontage meets or exceeds the required recommended width under the Better Streets Plan. This setback is required only up to 15 feet above street grade. See § 132(e).*
* * * *		
Miscellaneous		
* * * *		
Design Guidelines *and Standards*	§ 823(b), and General Plan Commerce and Industry Element	WSoMa Design Standards*,* ~~*and the*~~ Urban Design Guidelines*, Citywide Design Standards, and any other applicable design guidelines that have been approved by the Planning Commission.*
RESIDENTIAL STANDARDS AND USES		
Development Standards		
* * * *		
Dwelling Unit Mix	§~~§~~ 207.6	Generally ~~R~~required for creation of five or more Dwelling Units. No less than 40% of the total number of proposed Dwelling Units shall contain

		at least two bedrooms; or no less than 30% of the total number of proposed Dwelling Units shall contain at least three bedrooms.		
* * * *				
Residential Uses		**Controls by Story**		
		1st	**2nd**	**3rd +**
Residential Uses (Except for Group Housing, see below)	§102	P	P	P
Accessory Dwelling Unit	§§102, 207.1, 207.2	P per Planning Code Sections 207.1 and 207.2.		
Group Housing	§§ 102, 208	C(1)	C	C
Dwelling Units, Group Housing, and Senior Housing, *Generally*	§ 102, 202.2(f), 207, 208	~~*No density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other applicable controls of this and other Codes, as well as by applicable design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department.*~~*Form-Based Density*		
Minimum Dwelling Unit Densities, if Applicable	*§ 207.9*	*Varies depending on project location, but generally ranges between 50 and 100 dwelling units per acre.*		
Maximum Dwelling Unit Size	*§§ 207.10, 317*	*P up to 4,000 square feet of Gross Floor Area or an equivalent Floor Area Ratio for any individual Dwelling Unit of 1.2:1. C for Dwelling Units that exceed the greater of those thresholds.*		

* * * *				
Loss ~~*and Division*~~ of Dwelling Units*:* *Conversion, Demolition, or Merger of Dwelling Units, including Residential Flats*	*§ 317*	~~*Controls by Story*~~*C*		
		~~*1st*~~	~~*2nd*~~	~~*3rd+*~~
~~*Residential Conversion*~~	~~*§ 317*~~	~~*C*~~	~~*C*~~	~~*NP*~~
~~*Residential Demolition and Merger*~~	~~*§ 317*~~	~~*C*~~	~~*C*~~	~~*C*~~
Division of Dwelling Units	§ 207.8	Division of existing Dwelling Units P per § 207.8		
NON-RESIDENTIAL STANDARDS AND USES				
Development Standards				
Floor Area Ratio	§§ 102, 123, 124*, 207.9*	2.5 to 1. *For Office Uses minimum intensities may apply pursuant to § 207.9.*		
* * * *				

* Not listed below

(1) NP on 1st floor on lots with more than 25 feet of street frontage.

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SEC. 759. DIVISADERO STREET NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT.

The Divisadero Street Neighborhood Commercial Transit District ("Divisadero Street NCT") extends along Divisadero Street between Haight and O'Farrell Streets. Divisadero Street's dense mixed-use character consists of buildings with residential units above ground-story commercial use. ~~*Buildings typically range in height from two to four stories with occasional one-story commercial buildings.*~~ The ~~*d*~~*D*istrict has an active and continuous commercial frontage along Divisadero Street for most of its length. Divisadero Street is an important public transit corridor and throughway street. The commercial district provides convenience goods and services to the surrounding neighborhoods as well as limited comparison shopping goods for a wider market.

The Divisadero Street NCT controls are designed to encourage and promote development that enhances the walkable, mixed-use character of the corridor and surrounding neighborhoods. Rear yard requirements above the ground story and at residential levels preserve open space corridors of interior blocks. Housing development in new buildings is encouraged above the ground story. ~~*Existing residential units are protected by limitations on demolition and upper-story conversions.*~~ Accessory Dwelling Units are permitted ~~*within the district pursuant to Section 207.1 of this Code*~~.

Consistent with Divisadero Street's existing mixed-use character, new commercial development is permitted at the ground and second stories. Most neighborhood-serving businesses are strongly encouraged. Controls on new Formula Retail uses are consistent with Citywide policy for Neighborhood Commercial Districts~~;~~. The second story may be used by some retail stores, personal services, and medical, business and professional offices. Additional flexibility is offered for second-floor Eating and Drinking, Entertainment, and Trade Shop uses in existing non-residential buildings to encourage the preservation and reuse of such buildings. Hotels are monitored at all stories. Limits on late-night activity, drive-up

facilities, and other automobile uses protect the livability within and around the district, and promote continuous retail frontage.

If the Planning Department determines that any site proposed for residential development and located within the Divisadero Street NCT has received a 50% or greater increase in residential densities over prior zoning through the adoption of Ordinance No. 127-15, any development project that is subject to the Inclusionary Affordable Housing Program on such site shall pay the Affordable Housing Fee, or provide one of the Alternatives to Payment of the Affordable Housing Fee, set forth in Planning Code Sections 415 et seq., except that the amount of the Affordable Housing Fee or Alternatives to Payment of the Affordable Housing Fee shall be modified as set forth in Planning Code Sections 428 et seq.

Table 759. DIVISADERO STREET NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT ZONING CONTROL TABLE

		Divisadero St. NCT
Zoning Category	**§ References**	**Controls**
BUILDING STANDARDS		
Massing and Setbacks		
Height and Bulk Limits~~.~~	§§ 102, 105, 106, 250–252, 260, 261.1, *263.19*, 270, *270.3*, 271. See also Height and	~~*65-A, and 40-X south of Oak Street*~~*Varies*. See Height and Bulk Map Sheets HT02 and HT07 for more information. Height sculpting required on Alleys per § 261.1.

	Bulk District Maps	
* * * *		
Front Setback and Side Yard	§§ 130, 131, 132, 133	*Generally* ~~N~~not ~~R~~required~~.~~*; however, if the existing sidewalk does not meet the recommended width required by the Better Streets Plan, a front setback shall be provided so that, when combined with the existing sidewalk, the total distance from the curb to the building frontage meets or exceeds the required recommended width under the Better Streets Plan. This setback is required only up to 15 feet above street grade. See § 132(e).*
* * * *		
Miscellaneous		
* * * *		
Design Guidelines *and Standards*	General Plan Commerce and Industry Element	Subject to the Urban Design Guidelines*, Citywide Design Standards, and any other applicable design guidelines that have been approved by the Planning Commission.*
Housing Choice-SF	*§ 206.10*	*Form-based density, additional height, and other zoning modifications for eligible projects in the R-4 Height and Bulk District.*
RESIDENTIAL STANDARDS AND USES		
Development Standards		
* * * *		

Dwelling Unit Mix	§ 207.6	Generally ~~R~~required for creation of five or more Dwelling Units. No less than 40% of the total number of proposed Dwelling Units shall contain at least two bedrooms; or no less than 30% of the total number of proposed Dwelling Units shall contain at least three bedrooms.		
* * * *				
Residential Uses		**Controls by Story**		
		1st	**2nd**	**3rd +**
Residential Uses	§102	P(1)	P	P
Accessory Dwelling Unit	§§102, 207.1, 207.2	P per Planning Code Sections 207.1 and 207.2.		
Dwelling Units, Senior Housing, and Group Housing*, Generally*	§ 102, 202.2(f), 207, 208	~~*No density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other applicable controls of this and other Codes, as well as by applicable design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department.*~~*Form-Based Density*		
Minimum Dwelling Unit Densities, if Applicable	*§ 207.9*	*Varies depending on project location, but generally ranges between 50 and 100 dwelling units per acre.*		
Maximum Dwelling Unit Size	*§§ 207.10, 317*	*P up to 4,000 square feet of Gross Floor Area or an equivalent Floor Area Ratio for any individual Dwelling Unit of 1.2:1. C for Dwelling Units that exceed the greater of those thresholds.*		

* * * *				
Loss ~~*and Division*~~ of Dwelling Units*:* *Conversion, Demolition, or Merger of Dwelling Units, including Residential Flats*	*§ 317*	~~*Controls by Story*~~*C*		
		~~*1st*~~	~~*2nd*~~	~~*3rd+*~~
~~*Residential Conversion*~~	~~*§ 317*~~	~~*C*~~	~~*C*~~	~~*NP*~~
~~*Residential Demolition and Merger*~~	~~*§ 317*~~	~~*C*~~	~~*C*~~	~~*C*~~
Division of Dwelling Units	§ 207.8	Division of existing Dwelling Units P per § 207.8		
NON-RESIDENTIAL STANDARDS AND USES				
Development Standards				
Floor Area Ratio	§§ 102, 123, 124*, 207.9*	2.5 to 1. *For Office Uses minimum intensities may apply pursuant to § 207.9.*		
* * * *				

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SEC. 760. FILLMORE STREET NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT.

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The Fillmore Street NCT controls are designed to encourage and promote development that enhances the walkable, mixed-use character of the corridor and

surrounding neighborhoods. Rear yard requirements at residential levels preserve open space corridors of interior blocks. Housing development in new buildings is encouraged above the ground story. ~~*Existing residential units are protected by limitations on demolition and upper-story conversions.*~~ Accessory Dwelling Units are permitted ~~*within the district pursuant to Section 207.1 of this Code*~~.

* * * *

Table 760. FILLMORE STREET NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT ZONING CONTROL TABLE

		Fillmore St. NCT
Zoning Category	**§ References**	**Controls**
BUILDING STANDARDS		
Massing and Setbacks		
* * * *		
Front Setback and Side Yard	§§ 130, 131, 132, 133	*Generally* ~~N~~not ~~R~~required~~.~~*; however, if the existing sidewalk does not meet the recommended width required by the Better Streets Plan, a front setback shall be provided so that, when combined with the existing sidewalk, the total distance from the curb to the building frontage meets or exceeds the required recommended width under the Better Streets Plan. This setback is required only up to 15 feet above street grade. See § 132(e).*
* * * *		
Miscellaneous		

* * * *				
Design Guidelines *and Standards*	General Plan Commerce and Industry Element	Subject to the Urban Design Guidelines*, Citywide Design Standards, and any other applicable design guidelines that have been approved by the Planning Commission.*		
RESIDENTIAL STANDARDS AND USES				
Development Standards				
* * * *				
Dwelling Unit Mix	§ 207.6	Generally ~~R~~required for creation of five or more Dwelling Units. No less than 40% of the total number of proposed Dwelling Units shall contain at least two bedrooms; or no less than 30% of the total number of proposed Dwelling Units shall contain at least three bedrooms.		
* * * *				
Residential Uses		**Controls by Story**		
		1st	**2nd**	**3rd +**
Residential Uses	§102	P(1)	P	P
Accessory Dwelling Unit	§§102, 207.1, 207.2	P per Planning Code Sections 207.1 and 207.2.		
Dwelling Units, Senior Housing, and Group Housing*, Generally*	§ 102, 202.2(f), 207, 208	~~*No density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other applicable controls of this and other Codes, as well as by applicable design guidelines, applicable elements and area plans of the*~~		

		~~*General Plan, and design review by the Planning Department.*~~*Form-Based Density*		
Minimum Dwelling Unit Densities, if Applicable	*§ 207.9*	*Varies depending on project location, but generally ranges between 50 and 100 dwelling units per acre.*		
Maximum Dwelling Unit Size	*§§ 207.10, 317*	*P up to 4,000 square feet of Gross Floor Area or an equivalent Floor Area Ratio for any individual Dwelling Unit of 1.2:1. C for Dwelling Units that exceed the greater of those thresholds.*		
* * * *				
Loss ~~*and Division*~~ of Dwelling Units*: Conversion, Demolition, or Merger of Dwelling Units, including Residential Flats*	*§ 317*	~~*Controls by Story*~~*C*		
		~~*1st*~~	~~*2nd*~~	~~*3rd+*~~
~~*Residential Conversion*~~	~~*§ 317*~~	~~*C*~~	~~*NP*~~	~~*NP*~~
~~*Residential Demolition and Merger*~~	~~*§ 317*~~	~~*C*~~	~~*C*~~	~~*C*~~
Division of Dwelling Units	§ 207.8	Division of existing Dwelling Units P per § 207.8		
NON-RESIDENTIAL STANDARDS AND USES				
Development Standards				
Floor Area Ratio	§§ 102, 123, 124*, 207.9*	3.6 to 1. *For Office Uses minimum intensities may apply pursuant to § 207.9.*		

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SEC. 761. HAYES-GOUGH NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT.

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The Hayes-Gough District controls are designed to allow for growth and expansion that is compatible with the existing building and use scales. Building standards protect the moderate building and Use Size and require rear yards at residential levels. To maintain the mixed-use character of the district, most commercial uses are permitted at the first and second stories and housing is strongly encouraged ~~*at the third story and above*~~. Retail sales activity, especially neighborhood-serving businesses, is further promoted by restricting new ground-story medical, business and professional offices. To protect continuous frontage, drive-up and most automobile uses are prohibited, above-ground parking is required to be setback or below ground, and active, pedestrian-oriented ground floor uses are required on Hayes Street and portions of Octavia Boulevard.

Housing development in new buildings is encouraged ~~*above the second story*~~, and is controlled not by lot area but by physical envelope controls. ~~*Existing residential units are protected by limitations on demolitions, mergers, subdivisions, and upper-story conversions.*~~ Given the area's central location and accessibility to the downtown and to the City's transit network, accessory parking for Residential Uses is not required. The code controls for this district are supported and augmented by design guidelines and policies in the Market and Octavia Area Plan of the General Plan. *Accessory Dwelling Units are permitted.*

Table 761. HAYES-GOUGH NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT ZONING CONTROL TABLE

		Hayes-Gough NCT
Zoning Category	**§ References**	**Controls**
BUILDING STANDARDS		
Massing and Setbacks		
Height and Bulk Limits~~.~~	§§ 102, 105, 106, 250–252, 260, 261.1, *263.19,* 270, *270.3,* 271. See also Height and Bulk District Maps	Varies. See Height and Bulk Map Sheets HT02 and HT07 for more information. Height sculpting required on Alleys per § 261.1.
* * * *		
Front Setback and Side Yard	§§ 130, 131, 132, 133	*Generally* ~~N~~not ~~R~~required~~.~~*; however, if the existing sidewalk does not meet the recommended width required by the Better Streets Plan, a front setback shall be provided so that, when combined with the existing sidewalk, the total distance from the curb to the building frontage meets or exceeds the required recommended width under the Better Streets Plan. This setback is required only up to 15 feet above street grade. See § 132(e).*
* * * *		
Miscellaneous		

* * * *		
Design Guidelines *and Standards*	General Plan Commerce and Industry Element	Subject to the Urban Design Guidelines*, Citywide Design Standards, and any other applicable design guidelines that have been approved by the Planning Commission.*
Housing Choice-SF	*§ 206.10*	*Form-based density, additional height, and other zoning modifications for eligible projects in the R-4 Height and Bulk District.*
RESIDENTIAL STANDARDS AND USES		
Development Standards		
* * * *		
Dwelling Unit Mix	§ 207.6	Generally ~~R~~*r*equired for creation of five or more Dwelling Units. No less than 40% of the total number of proposed Dwelling Units shall contain at least two bedrooms; or no less than 30% of the total number of proposed Dwelling Units shall contain at least three bedrooms.
* * * *		

Residential Uses		**Controls by Story**		
		1st	**2nd**	**3rd +**
Residential Uses	§102	P(1)	P	P
Accessory Dwelling Unit	§§102, 207.1, 207.2	P per Planning Code Sections 207.1 and 207.2.		

Dwelling Units, Senior Housing, and Group Housing, *Generally*	§ 102, 202.2(f), 207, 208	~~*No density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other applicable controls of this and other Codes, as well as by applicable design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department.*~~*Form-Based Density*		
Minimum Dwelling Unit Densities, if Applicable	*§ 207.9*	*Varies depending on project location, but generally ranges between 50 and 100 dwelling units per acre.*		
Maximum Dwelling Unit Size	*§§ 207.10, 317*	*P up to 4,000 square feet of Gross Floor Area or an equivalent Floor Area Ratio for any individual Dwelling Unit of 1.2:1. C for Dwelling Units that exceed the greater of those thresholds.*		
* * * *				
Loss ~~*and Division*~~ of Dwelling Units*:* *Conversion, Demolition, or Merger of Dwelling Units, including Residential Flats*	*§ 317*	~~*Controls by Story*~~*C*		
		~~*1st*~~	~~*2nd*~~	~~*3rd+*~~
~~*Residential Conversion*~~	~~*§ 317*~~	~~*C*~~	~~*C*~~	~~*NP*~~
~~*Residential Demolition and Merger*~~	~~*§ 317*~~	~~*C*~~	~~*C*~~	~~*C*~~

Division of Dwelling Units	§ 207.8	Division of existing Dwelling Units P per § 207.8
NON-RESIDENTIAL STANDARDS AND USES		
Development Standards		
Floor Area Ratio	§§ 102, 123, 124, *207.9*	3.0 to 1. *For Office Uses minimum intensities may apply pursuant to § 207.9.*
* * * *		

* * * *

SEC. 762. VALENCIA STREET NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT.

* * * *

Table 762. VALENCIA STREET NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT ZONING CONTROL TABLE

* * * *

		Valencia Street NCT
Zoning Category	**§ References**	**Controls**
BUILDING STANDARDS		
Massing and Setbacks		
* * * *		
Front Setback and Side Yard	§§ 130, 131, 132, 133	*Generally* ~~N~~not ~~R~~required~~.~~*; however, if the existing sidewalk does not meet the recommended width required by the Better Streets Plan, a front setback shall be provided so that, when combined with the existing sidewalk, the total distance from the curb to*

		the building frontage meets or exceeds the required recommended width under the Better Streets Plan. This setback is required only up to 15 feet above street grade. See § 132(e).		
* * * *				
Miscellaneous				
* * * *				
Design Guidelines *and Standards*	General Plan Commerce and Industry Element	Subject to the Urban Design Guidelines*, Citywide Design Standards, and any other applicable design guidelines that have been approved by the Planning Commission.*		
RESIDENTIAL STANDARDS AND USES				
Development Standards				
* * * *				
Dwelling Unit Mix	§~~§~~ 207.6	Generally ~~R~~*r*equired for creation of five or more Dwelling Units. No less than 40% of the total number of proposed Dwelling Units shall contain at least two bedrooms; or no less than 30% of the total number of proposed Dwelling Units shall contain at least three bedrooms.		
* * * *				
Residential Uses		**Controls by Story**		
		1st	**2nd**	**3rd +**
Residential Uses	§102	P(1)	P	P

Accessory Dwelling Units	§§102, 207.1, 207.2	P per Planning Code Sections 207.1 and 207.2.		
Dwelling Units, Senior Housing, and Group Housing, *Generally*	§ 102, 202.2(f), 207, 208	~~*No residential density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other applicable controls of this and other Codes, as well as by applicable design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department.*~~*Form-Based Density*		
Minimum Dwelling Unit Densities, if Applicable	*§ 207.9*	*Varies depending on project location, but generally ranges between 50 and 100 dwelling units per acre.*		
Maximum Dwelling Unit Size	*§§ 207.10, 317*	*P up to 4,000 square feet of Gross Floor Area or an equivalent Floor Area Ratio for any individual Dwelling Unit of 1.2:1. C for Dwelling Units that exceed the greater of those thresholds.*		
* * * *				
Loss ~~*and Division*~~ of Dwelling Units*: Conversion, Demolition, or Merger of Dwelling Units, including Residential Flats*	*§ 317*	~~*Controls by Story*~~*C*		
		~~*1st*~~	~~*2nd*~~	~~*3rd+*~~
~~*Residential Conversion*~~	~~*§ 317*~~	~~*C*~~	~~*NP*~~	~~*NP*~~

~~*Residential Demolition or Merger*~~	~~*§ 317*~~	~~*C*~~	~~*C*~~	~~*C*~~
Division of Dwelling Units	§ 207.8	Division of existing Dwelling Units P per § 207.8		
NON-RESIDENTIAL STANDARDS AND USES				
Development Standards				
Floor Area Ratio	§§ 102, 123, 124*, 207.9*	2.5 to 1. *For Office Uses minimum intensities may apply pursuant to § 207.9.*		
* * * *				

* Not listed below

(1) C required for ground floor residential use when street frontage is listed in 145.4(b)

* * * *

SEC. 763. 24TH STREET – MISSION NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT.

* * * *

Table 763. 24TH STREET – MISSION NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT

ZONING CONTROL TABLE

		24th Street – Mission NCT
Zoning Category	**§ References**	**Controls**
BUILDING STANDARDS		
Massing and Setbacks		
* * * *		

Front Setback and Side Yard	§§ 130, 131, 132, 133	*Generally* ~~N~~not ~~R~~required~~.~~*; however, if the existing sidewalk does not meet the recommended width required by the Better Streets Plan, a front setback shall be provided so that, when combined with the existing sidewalk, the total distance from the curb to the building frontage meets or exceeds the required recommended width under the Better Streets Plan. This setback is required only up to 15 feet above street grade. See § 132(e).*
* * * *		
Miscellaneous		
* * * *		
Design Guidelines *and Standards*	General Plan Commerce and Industry Element	Subject to the Urban Design Guidelines, *Citywide Design Standards, and any other applicable design guidelines that have been approved by the Planning Commission.*
RESIDENTIAL STANDARDS AND USES		
Development Standards		
* * * *		
Dwelling Unit Mix	§~~§~~ 207.6	Generally ~~R~~required for creation of five or more Dwelling Units. No less than 40% of the total number of proposed Dwelling Units shall contain at least two bedrooms; or no less than 30% of the total number of proposed Dwelling Units shall contain at least three bedrooms.

* * * *				
Residential Uses		**Controls by Story**		
		1st	**2nd**	**3rd +**
Residential Uses	§102	P(1)	P	P
Accessory Dwelling Units	§§102, 207.1, 207.2	P per Planning Code Sections 207.1 and 207.2.		
Dwelling Units, Senior Housing, and Group Housing, *Generally*	§ 102, 202.2(f), 207, 208	~~*No residential density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other applicable controls of this and other Codes, as well as by applicable design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department.*~~*Form-Based Density.*		
Minimum Dwelling Unit Densities, if Applicable	*§ 207.9*	*Varies depending on project location, but generally ranges between 50 and 100 dwelling units per acre.*		
Maximum Dwelling Unit Size	*§§ 207.10, 317*	*P up to 4,000 square feet of Gross Floor Area or an equivalent Floor Area Ratio for any individual Dwelling Unit of 1.2:1. C for Dwelling Units that exceed the greater of those thresholds.*		
* * * *				
Loss ~~*and Division*~~ of Dwelling Units*: Conversion, Demolition, or Merger of Dwelling*	*§ 317*	~~*Controls by Story*~~*C*		

Units, including Residential Flats				
		~~*1st*~~	~~*2nd*~~	~~*3rd+*~~
~~*Residential Conversion*~~	~~*§ 317*~~	~~*C*~~	~~*NP*~~	~~*NP*~~
~~*Residential Demolition or Merger*~~	~~*§ 317*~~	~~*C*~~	~~*C*~~	~~*C*~~
Division of Dwelling Units	§ 207.8	Division of existing Dwelling Units P per § 207.8		
NON-RESIDENTIAL STANDARDS AND USES				
Development Standards				
Floor Area Ratio	§§ 102, 123, 124, *207.9*	2.5 to 1. *For Office Uses minimum intensities may apply pursuant to § 207.9.*		
* * * *				

* * * *

SEC. 764. UPPER MARKET STREET NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT.

* * * *

The Upper Market Street Transit District controls are designed to promote moderate-scale development which contributes to the definition of Market Street's design and character. They are also intended to preserve the existing mix of Commercial Uses and maintain the livability of the district and its surrounding residential areas. Large-lot and use development is reviewed for consistency with existing development patterns. Rear yards are protected at all levels. To promote mixed-use buildings, most Commercial Uses are permitted with some limitations above the second story. In order to maintain continuous retail frontage and

preserve a balanced mix of Commercial Uses, ground-story neighborhood-serving uses are encouraged, and financial service uses are limited. Ground floor-commercial space is required along Market and Church Streets. Most Automotive Service and Drive-Up ~~*Facility*~~*Facility* uses are prohibited or conditional.

Housing development in new buildings is encouraged~~ *above the Second Story*~~. ~~*Existing upper-story Residential Units are protected by limitations on demolitions and upper-story conversions.*~~ Accessory Dwelling Units are permitted ~~*within the district pursuant to Sections 207.1 and 207.2 of this Code*~~.

Table 764. UPPER MARKET STREET NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT

ZONING CONTROL TABLE

		Upper Market Street NCT
Zoning Category	**§ References**	**Controls**
BUILDING STANDARDS		
Massing and Setbacks		
Height and Bulk Limits~~.~~	§§ 102, 105, 106, 250–252, 260, 261.1, *263.19*, 270, *270.3*, 271. See also Height and Bulk District Maps.	Varies. See Height and Bulk Map Sheet HT07 for more information. Height sculpting required on Alleys per § 261.1.

* * * *		
Front Setback and Side Yard	§§ 130, 131, 132, 133	*Generally* ~~N~~not ~~R~~required~~.~~*; however, if the existing sidewalk does not meet the recommended width required by the Better Streets Plan, a front setback shall be provided so that, when combined with the existing sidewalk, the total distance from the curb to the building frontage meets or exceeds the required recommended width under the Better Streets Plan. This setback is required only up to 15 feet above street grade. See § 132(e).*
* * * *		
Miscellaneous		
* * * *		
Design Guidelines *and Standards*	General Plan Commerce and Industry Element	Subject to the Urban Design Guidelines*, Citywide Design Standards, and any other applicable design guidelines that have been approved by the Planning Commission.*
Housing Choice-SF	*§ 206.10*	*Form-based density, additional height, and other zoning modifications for eligible projects in the R-4 Height and Bulk District.*
RESIDENTIAL STANDARDS AND USES		
Development Standards		
* * * *		
Dwelling Unit Mix	§ 207.6	Generally ~~R~~required for creation of five or more Dwelling Units. No less than 40% of the total

		number of proposed Dwelling Units shall contain at least two bedrooms; or no less than 30% of the total number of proposed Dwelling Units shall contain at least three bedrooms.		
* * * *				
Residential Uses		**Controls by Story**		
		1st	**2nd**	**3rd +**
Residential Uses	§102	P(1)	P	P
Accessory Dwelling Unit	§§102, 207.1, 207.2	P per Planning Code Sections 207.1 and 207.2.		
Dwelling Units, Senior Housing, and Group Housing~~.~~*, Generally*	§ 102, 202.2(f), 207, 208	~~*No density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other applicable controls of this and other Codes, as well as by applicable design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department.*~~*Form-Based Density*		
Minimum Dwelling Unit Densities, if Applicable	*§ 207.9*	*Varies depending on project location, but generally ranges between 50 and 100 dwelling units per acre.*		
Maximum Dwelling Unit Size	*§§ 207.10, 317*	*P up to 4,000 square feet of Gross Floor Area or an equivalent Floor Area Ratio for any individual Dwelling Unit of 1.2:1. C for Dwelling Units that exceed the greater of those thresholds.*		
* * * *				

Loss ~~*and Division*~~ of Dwelling Units*: Conversion, Demolition, or Merger of Dwelling Units, including Residential Flats*	*§ 317*	~~*Controls by Story*~~*C*		
		~~*1st*~~	~~*2nd*~~	~~*3rd+*~~
~~*Residential Conversion*~~	~~*§ 317*~~	~~*C*~~	~~*C*~~	~~*NP*~~
~~*Residential Demolition and Merger*~~	~~*§ 317*~~	~~*C*~~	~~*C*~~	~~*C*~~
Division of Dwelling Units	§ 207.8	Division of existing Dwelling Units P per § 207.8		
NON-RESIDENTIAL STANDARDS AND USES				
Development Standards				
Floor Area Ratio	§§ 102, 123, 124*, 207.9*	3.0 to 1. *For Office Uses minimum intensities may apply pursuant to § 207.9.*		
* * * *				

* * * *

SEC. 780.1. LAKESHORE PLAZA SPECIAL USE DISTRICT.

(a) Purpose and Findings. In addition to the purposes stated in Section 701 of this Code, the following purpose and findings form a basis for special regulations and provide guidance for their application in the Lakeshore Plaza Special Use District.

* * * *

(3) Housing development in new buildings is encouraged.

(b) **Controls.** The controls for the NC-S District, as set forth in Section 713 of this Code, shall apply to the Lakeshore Plaza Special Use District, except as provided below:

Zoning Category No.	**Controls**
.10	~~*The 26-40-X height district requires Conditional Use authorization for heights over 26 feet not exceeding 40 feet.*~~*Varies. See Height and Bulk District Maps.*
* * * *	
.90	*Residential uses are permitted at all stories.*~~*Residential uses are permitted as conditional uses at the first and second stories and not permitted above the second story.*~~
.91, .92, .93	~~*Residential density for dwelling units is one unit per 3,000 sq. ft. of lot area; group housing is not permitted; minimum usable open space per dwelling unit is 300 sq. ft. if private and 400 sq. ft. if common.*~~*Form-Based Density applies for all Residential Uses.*
* * * *	

SEC. 780.3. NORTH BEACH SPECIAL USE DISTRICT.

* * * *

(c) **Controls.** The following provisions shall apply within such District:

* * * *

(4) ~~***Loss of Residential Units.*** *To prevent the loss of existing Residential Units within*~~

~~*the district, the removal, demolition, merger, or conversion of Residential Units above the First Story are prohibited.*~~*[Reserved]*

* * * *

SEC. 810. CHINATOWN COMMUNITY BUSINESS DISTRICT.

The Chinatown Community Business District, located in the northeast quadrant of San Francisco, extends along Broadway from the eastern portal of the Broadway Tunnel to Columbus Avenue and along Kearny Street from Columbus to Sacramento Street. This district also includes portions of Commercial Street between Montgomery Street and Grant Avenue and portions of Grant Avenue between Bush and California Streets. It is part of the larger core area of Chinatown.

The portions of Broadway, Kearny, and Commercial Streets and Grant Avenue in this district are transitional edges or entries to Chinatown. North and east of the two blocks of Broadway contained in this district are North Beach and the Broadway Entertainment Districts. Kearny and Columbus Streets are close to intensive office development in the Downtown Financial District. Both Grant Avenue and Commercial Street provide important pedestrian entries to Chinatown. Generally, this district has more potential for added retail and commercial development than other parts of Chinatown.

This zoning district is intended to protect existing housing, encourage new housing and to accommodate modest expansion of Chinatown business activities as well as street-level retail uses. The size of individual professional or business office use is limited in order to prevent these areas from being used to accommodate larger office uses spilling over from the financial district.

Housing development in new buildings is encouraged at upper stories. ~~*Existing housing is protected by limitations on demolitions and upper-story conversions.*~~ Accessory dwelling units are

permitted ~~*within the district pursuant to Subsection 207(c)(4) of this Code*~~.

Table 810

CHINATOWN COMMUNITY BUSINESS DISTRICT ZONING CONTROL TABLE

		Chinatown Community Business District		
Zoning Category	**§ References**	**Controls**		
BUILDING STANDARDS				
*** * * ***				
Miscellaneous				
* * * *				
Design Guidelines *and Standards*	General Plan Commerce and Industry Element	Subject to the Urban Design Guidelines, *Citywide Design Standards, and any other applicable design guidelines that have been approved by the Planning Commission.*		
RESIDENTIAL STANDARDS AND USES				
* * * *				
Residential Uses		**Controls by Story**		
		1st	**2nd**	**3rd +**
Residential Uses	§102	P	P	P
Accessory Dwelling Unit ~~*Density*~~	§§ 102, 207*.1*~~*(c)(4)*~~*, 207.2*	Accessory Dwelling Units are permitted to be constructed within an existing building zoned for residential use or within an existing and authorized auxiliary structure on the same lot, provided that it does not eliminate or reduce a ground-story retail or commercial space.		
Dwelling Unit Density	§ 207	Up to 1 unit per 200 sq. ft. lot area.		

Minimum Dwelling Unit Densities, if Applicable	*§ 207.9*	*Varies depending on project location, but generally ranges between 50 and 100 dwelling units per acre.*		
Maximum Dwelling Unit Size	*§§ 207.10, 317*	*P up to 4,000 square feet of Gross Floor Area or an equivalent Floor Area Ratio for any individual Dwelling Unit of 1.2:1. C for Dwelling Units that exceed the greater of those thresholds.*		
Group Housing Density	§§ 208, 890.88(b)	1 bedroom per 140 sq. ft. lot area.		
* * * *				
Loss of Dwelling Units*: Conversion, Demolition, or Merger of Dwelling Units, including Residential Flats*	*§ 317*	~~*Controls by Story*~~*C*		
		~~*1st*~~	~~*2nd*~~	~~*3rd+*~~
~~*Residential Conversion, Demolition or Merger*~~	~~*§ 317*~~	~~*C*~~	~~*C*~~	~~*C*~~
* * * *				
NON-RESIDENTIAL STANDARDS AND USES				
Development Standards				
Floor Area Ratio	§§ 102, 123, 124*, 207.9*	1.8 to 1.*For Office Uses minimum intensities may apply pursuant to § 207.9.*		
* * * *				

* * * *

SEC. 811. CHINATOWN VISITOR RETAIL DISTRICT.

* * * *

The height limit applicable to the district will accommodate two floors of housing or institutional use above two floors of retail use. ~~*Existing residential units are protected by prohibition of upper-story conversions and limitation on demolition.*~~ Accessory dwelling units are permitted ~~*within the district pursuant to Subsection 207(c)(4) of this Code*~~.

Table 811

CHINATOWN VISITOR RETAIL DISTRICT ZONING CONTROL TABLE

		Chinatown Visitor Retail District		
Zoning Category	**§ References**	**Controls**		
BUILDING STANDARDS				
*** * * ***				
Miscellaneous				
* * * *				
Design Guidelines *and Standards*	General Plan Commerce and Industry Element	Subject to the Urban Design Guidelines*, Citywide Design Standards, and any other applicable design guidelines that have been approved by the Planning Commission.*		
RESIDENTIAL STANDARDS AND USES				
* * * *				
Residential Uses		**Controls by Story**		
		1st	**2nd**	**3rd +**
Residential Uses	§102	P	P	P
Accessory Dwelling	§§ 102,	Accessory Dwelling Units are permitted to be		

Unit ~~*Density*~~	207*.1~~(c)(4)~~, 207.2*	constructed within an existing building zoned for residential use or within an existing and authorized auxiliary structure on the same lot, provided that it does not eliminate or reduce a ground-story retail or commercial space.		
Dwelling Unit Density	§ 207	Up to 1 unit per 200 sq. ft. lot area.		
Minimum Dwelling Unit Densities, if Applicable	*§ 207.9*	*Varies depending on project location, but generally ranges between 50 and 100 dwelling units per acre.*		
Maximum Dwelling Unit Size	*§§ 207.10, 317*	*P up to 4,000 square feet of Gross Floor Area or an equivalent Floor Area Ratio for any individual Dwelling Unit of 1.2:1. C for Dwelling Units that exceed the greater of those thresholds.*		
Group Housing Density	§§ 208, 890.88(b)	1 bedroom per 140 sq. ft. lot area.		
* * * *				
Loss of Dwelling Units*: Conversion, Demolition, or Merger of Dwelling Units, including Residential Flats*	*§ 317*	~~*Controls by Story*~~*C*		
		~~*1st*~~	~~*2nd*~~	~~*3rd+*~~
~~*Residential Conversion, Demolition or Merger*~~	~~*§ 317*~~	~~*C*~~	~~*C*~~	~~*C*~~
* * * *				
NON-RESIDENTIAL STANDARDS AND USES				

Development Standards		
Floor Area Ratio	§§ 102, 123, 124, *207.9*	2.0 to 1. *For Office Uses minimum intensities may apply pursuant to § 207.9.*
* * * *		

* * * *

SEC. 812. CHINATOWN RESIDENTIAL NEIGHBORHOOD COMMERCIAL DISTRICT.

* * * *

Housing development in new and existing buildings is encouraged above the ground floor. Institutional uses are also encouraged. ~~*Existing residential units are protected by limits on demolition and conversion.*~~ Accessory Dwelling Units are permitted ~~*within the district pursuant to subsection 207(c)(4) of this Code*~~.

Table 812

CHINATOWN RESIDENTIAL NEIGHBORHOOD COMMERCIAL DISTRICT

ZONING CONTROL TABLE

		Chinatown Residential Neighborhood Commercial District
Zoning Category	**§ References**	**Controls**
BUILDING STANDARDS		
*** * * ***		
Miscellaneous		
* * * *		

Design Guidelines *and Standards*	General Plan Commerce and Industry Element	Subject to the Urban Design Guidelines*, Citywide Design Standards, and any other applicable design guidelines that have been approved by the Planning Commission.*		
RESIDENTIAL STANDARDS AND USES				
* * * *				
Residential Uses		**Controls by Story**		
		1st	**2nd**	**3rd +**
Residential Uses	§102	P	P	P
Accessory Dwelling Unit ~~*Density*~~	§§ 102, 207*.1*~~*(c)(4)*~~*, 207.2*	Accessory Dwelling Units are permitted to be constructed within an existing building zoned for residential use or within an existing and authorized auxiliary structure on the same lot, provided that it does not eliminate or reduce a ground-story retail or commercial space.		
Dwelling Unit Density	§ 207	Up to 1 unit per 200 sq. ft. lot area.		
Minimum Dwelling Unit Densities, if Applicable	*§ 207.9*	*Varies depending on project location, but generally ranges between 50 and 100 dwelling units per acre.*		
Maximum Dwelling Unit Size	*§§ 207.10, 317*	*P up to 4,000 square feet of Gross Floor Area or an equivalent Floor Area Ratio for any individual Dwelling Unit of 1.2:1. C for Dwelling Units that exceed the greater of those thresholds.*		
Group Housing Density	§§ 208, 890.88(b)	1 bedroom per 140 sq. ft. lot area.		
* * * *				

Loss of Dwelling Units*:* *Conversion, Demolition, or Merger of Dwelling Units, including Residential Flats*	*§ 317*	~~*Controls by Story*~~*C*		
		~~*1st*~~	~~*2nd*~~	~~*3rd+*~~
~~*Residential Conversion, Demolition or Merger*~~	~~*§ 317*~~	~~*C*~~	~~*C*~~	~~*C*~~
* * * *				
NON-RESIDENTIAL STANDARDS AND USES				
Development Standards				
Floor Area Ratio	§§ 102, 123, 124*, 207.9*	1.0 to 1.*For Office Uses minimum intensities may apply pursuant to § 207.9.*		
* * * *				

* * * *

SEC. 825. DTR – DOWNTOWN RESIDENTIAL DISTRICTS.

* * * *

(c) **Use.** A use is the specified purpose for which a property or building is used, occupied, maintained, or leased. Uses in Downtown Residential Districts are either permitted, conditional, accessory, temporary or are not permitted. If there are two or more uses in a structure, any use not classified in Section 825(c)(1)(C) below as accessory will be considered separately as an independent permitted, conditional, temporary or not permitted use.

* * * *

(2) **Residential Use Controls.** Unless otherwise specified in a Section

governing an individual DTR District, the following residential use controls shall apply:

* * * *

(C) **Residential Density.** *Form-Based Density applies in the Downtown Residential Districts.*~~*There shall be no density limit for residential uses in Downtown Residential Districts. The provisions of Sections 207 through 208 related to residential density shall not apply.*~~

* * * *

SEC. 827. RINCON HILL DOWNTOWN RESIDENTIAL MIXED USE DISTRICT (RH-DTR).

* * * *

No.	Zoning Category	§ References	Rincon Hill Downtown Residential Mixed Use District Zoning Controls
Building and Siting Standards			
* * * *			
.13	Setbacks	~~*Ground Floor Residential Design Guidelines*~~ *Urban Design Guidelines, Citywide Design Standards, and any other applicable design guidelines that have*	Building setback of 3 to 10 ft. for all buildings except towers on Spear, Main, Beale, Fremont, and First Streets. § 827(a)(2) and (6).

		been approved by the Planning Commission.	Upper-story setback of 10 ft. required above a height of 65 feet on both sides of Spear, Main, Beale, Fremont, and First Streets. § 827(a)(5). Sun access plane setback of 50 degrees for all buildings 85' and lower on the south side of east-west mid-block pathways. § 827(a)(5).
.14	Street-Facing Uses	§§ 145.1, 145.4, ~~*Ground Floor Residential Design Guidelines*~~ *Urban Design Guidelines, Citywide Design Standards, and any other applicable design guidelines that have been approved by the*	Active uses required on all street frontages. See §§ 145.1, 825(b). Ground-level residential or commercial requirements based on location. See §§ 145.4 and 827(a)(2).

		Planning Commission.	
* * * *			
Non-Residential Standards and Uses			
* * * *			
.21	Use Size [*Non-Residential*]	§§ 890.130, 145.14, *207.9*	P for non-residential uses up to 25,000 sq. ft., C above. No individual ground floor tenant may occupy more than 75' of frontage for a depth of 25' from Folsom Street. §§ 145.14. *For Office Uses minimum intensities may apply pursuant to § 207.9.*
* * * *			
Residential Standards and Uses			
* * * *			
.47	Residential Density, ~~*Dwelling Units*~~*General*	§*§ 207.5(d), 207.6,* 890.88(a)	~~*No Limit. § 207.5(d) #*~~ *Form-Based Density. Dwelling* Unit Mix Required § 207.6
.47b	*Minimum Dwelling Unit*	*§ 207.9*	*Varies depending on*

	Densities, if Applicable		*project location, but generally ranges between 50 and 100 dwelling units per acre.*
.47c	*Maximum Dwelling Unit Size*	*§§ 207.10, 317*	*P up to 4,000 square feet of Gross Floor Area or an equivalent Floor Area Ratio for any individual Dwelling Unit of 1.2:1. C for Dwelling Units that exceed the greater of those thresholds.*
.48	Residential Density, Group Housing	§*§ 207.5,* 890.88(b)	~~*No Limit.*~~ ~~*§ 207.5(d)*~~*Form-Based Density*
* * * *			

* * * *

SEC. 829. SOUTH BEACH DOWNTOWN RESIDENTIAL MIXED USE DISTRICT (SB-DTR).

* * * *

While lot coverage is limited for all levels with residential uses that do not face onto streets or alleys, traditional rear yard open spaces are not required. Specific height, bulk, and setback controls establish appropriate heights for both towers and mid-rise podium

development and ensure adequate spacing between towers in order to establish a neighborhood scale and ensure light and air to streets and open spaces. Setbacks are required where necessary to provide transition space for ground floor residential uses and to ensure sunlight access to streets and open spaces. Off-street parking must be located below grade. Accessory Dwelling Units are permitted within the district ~~*pursuant to Section 207.1 of this Code*~~.

Table 829

SOUTH BEACH DOWNTOWN RESIDENTIAL MIXED USE DISTRICT ZONING CONTROL TABLE

No.	Zoning Category	§ References	South Beach Downtown Residential Mixed Use District Zoning Controls
Building and Siting Standards			
Non-Residential Standards and Uses			
* * * *			
.21	Use Size [*Non-Residential*]	§§ 890.130, *207.9*	P for non-residential uses up to 25,000 sq. ft., C above. *For Office Uses minimum intensities may apply pursuant to § 207.9.*
* * * *			

Residential Standards and Uses			
* * * *			
.47	Residential Density, ~~Dwelling Units~~*General*	§§ *207.5(d), 207.6,* 890.88(a)	~~*No Limit. § 207.5(d) #*~~ *Form-Based Density. Dwelling* Unit Mix Required § 207.6
.47b	*Minimum Dwelling Unit Densities, if Applicable*	*§ 207.9*	*Varies depending on project location, but generally ranges between 50 and 100 dwelling units per acre.*
.47c	*Maximum Dwelling Unit Size*	*§§ 207.10, 317*	*P up to 4,000 square feet of Gross Floor Area or an equivalent Floor Area Ratio for any individual Dwelling Unit of 1.2:1. C for Dwelling Units that exceed the greater of those thresholds.*
.48	Residential Density, Group Housing	§§ *207.5,* 890.88(b)	~~*No Limit. § 207.5(d)*~~*Form-Based Density.*
* * * *			

* * * *

SEC. 830. CMUO – CENTRAL SOMA MIXED USE-OFFICE DISTRICT.

* * * *

Table 830

CMUO – CENTRAL SOMA MIXED USE-OFFICE DISTRICT ZONING CONTROL TABLE

Central SoMa Mixed Use-Office Controls		
Zoning Category	**§ References**	**Controls**
BUILDING STANDARDS		
*** * * ***		
Miscellaneous		
* * * *		
Design Guidelines *and Standards*	General Plan Commerce and Industry Element; Central SoMa Plan	Subject to the Citywide Urban Design Guidelines, *Citywide Design Standards, and any other applicable design guidelines that have been approved by the Planning Commission.*~~.~~
RESIDENTIAL STANDARDS AND USES		
Development Standards		
* * * *		
* * * *		
Residential Uses		
Residential Uses	§102	P
Dwelling Units, Senior	§ 207	~~*No residential density limit by lot area. Density*~~

Housing, and Group Housing *Density, General*		~~*restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other applicable controls of this and other Codes, as well as by applicable design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department.*~~*Form-Based Density.*
Minimum Dwelling Unit Densities, if Applicable	*§ 207.9*	*Varies depending on project location, but generally ranges between 50 and 100 dwelling units per acre.*
Maximum Dwelling Unit Size	*§§ 207.10, 317*	*P up to 4,000 square feet of Gross Floor Area or an equivalent Floor Area Ratio for any individual Dwelling Unit of 1.2:1. C for Dwelling Units that exceed the greater of those thresholds.*
Group Housing	§§ 102, 249.78(c)(8)	NP, except Group Housing uses that are also defined as Student Housing or Senior Housing,~~,~~ are designated for persons with disabilities, are designated for Transition Age Youth, or are contained in buildings that consist of 100% affordable units.
* * * *		
NON-RESIDENTIAL STANDARDS AND USES		
Development Standards		
Floor Area Ratio	§§ 102, 123, 124, 128.1, *207.9,* 249.78	In the Central SoMa SUD, ~~P~~*p*revailing Height and Density limits are determined by Section 249.78, subject to the requirements of Section 128. *For Office Uses minimum intensities may apply pursuant*

		to § 207.9.
* * * *		

SEC. 831. MUG – MIXED USE-GENERAL DISTRICT.

* * * *

Housing is encouraged over ground floor commercial and PDR uses. New residential or mixed use developments are encouraged to provide as much mixed-income family housing as possible. Existing group housing and dwelling units would be protected from demolition or conversion to nonresidential use by requiring conditional use review. Accessory Dwelling Units are permitted ~~*within the district pursuant to Section 207.1 of this Code*~~.

* * * *

Table 831

MUG – MIXED USE-GENERAL DISTRICT ZONING CONTROL TABLE

Zoning Category	§ References	Mixed Use-General Controls
BUILDING STANDARDS		
*** * * ***		
Miscellaneous		
Design Guidelines *and Standards*	General Plan Commerce and Industry Element; Central SoMa Plan	Subject to the Urban Design Guidelines, *Citywide Design Standards, and any other applicable design guidelines that have been approved by the Planning Commission*.~~.~~
* * * *		
RESIDENTIAL STANDARDS AND USES		

Development Standards		
* * * *		
Residential Conversion, Demolition, or Merger *of Dwelling Units, including Residential Flats*	§ 317	C ~~*for Removal of one or more Residential Units or Unauthorized Units.*~~
* * * *		
Residential Uses		
* * * *		
Dwelling Unit and Group Housing Density*, General*	§ 207	~~*No density limit. Density is regulated by the permitted height and bulk, and required setbacks, exposure, and open space of each development lot.*~~*Form-Based Density.*
Minimum Dwelling Unit Densities, if Applicable	*§ 207.9*	*Varies depending on project location, but generally ranges between 50 and 100 dwelling units per acre.*
Maximum Dwelling Unit Size	*§§ 207.10, 317*	*P up to 4,000 square feet of Gross Floor Area or an equivalent Floor Area Ratio for any individual Dwelling Unit of 1.2:1. C for Dwelling Units that exceed the greater of those thresholds.*
NON-RESIDENTIAL STANDARDS AND USES		
Development Standards		
Floor Area Ratio	§§ 123, 124*, 207.9*	FAR based on permitted height. See §124 for more information. (4) *For Office Uses minimum intensities may apply pursuant to § 207.9.*

* * * *

* * * *

(4) Within the Central SOMA SUD, see Planning Code Section 249.78 for specific controls.

* * * *

SEC. 832. MUO – MIXED USE-OFFICE DISTRICT.

The Mixed Use-Office (MUO) is designed to encourage office uses and housing, as well as small-scale light manufacturing and arts activities. Nighttime entertainment and small tourist hotels are permitted as a conditional use. Large tourist hotels are permitted as a conditional use in certain height districts. Dwelling units and group housing are permitted, while demolition or conversion of existing dwelling units or group housing requires conditional use authorization. Family-sized housing is encouraged. Accessory Dwelling Units are permitted ~~*within the district pursuant to Section 207.1 of this Code*~~.

* * * *

Table 832

MUO – MIXED USE-OFFICE DISTRICT ZONING CONTROL TABLE

Zoning Category	§ References	Mixed Use-Office District Controls
BUILDING STANDARDS		
*** * * ***		
Miscellaneous		
Design Guidelines *and Standards*	General Plan Commerce and Industry Element	Subject to the Urban Design Guidelines*, Citywide Design Standards, and any other applicable design guidelines that have been approved by the Planning Commission*.~~.~~

* * * *		
RESIDENTIAL STANDARDS AND USES		
Development Standards		
* * * *		
Residential Conversion, Demolition, or Merger *of Dwelling Units, including Residential Flats*	§ 317	C ~~*for Removal of one or more Residential Units or Unauthorized Units.*~~
* * * *		
Residential Uses		
* * * *		
Senior Housing	*§§ 102, 202.2(f)*	*P*
Homeless Shelters	§§ 102, 208	P
Dwelling Unit and Group Housing Density, *General*	§ 208	~~*No density limit. Density is regulated by the permitted height and bulk, and required setbacks, exposure, and open space of each development lot.*~~*Form-Based Density.*
Minimum Dwelling Unit Densities, if Applicable	*§ 207.9*	*Varies depending on project location, but generally ranges between 50 and 100 dwelling units per acre.*
Maximum Dwelling Unit Size	*§§ 207.10, 317*	*P up to 4,000 square feet of Gross Floor Area or an equivalent Floor Area Ratio for any individual Dwelling Unit of 1.2:1. C for Dwelling Units that exceed the greater of those thresholds.*

* * * *		
NON-RESIDENTIAL STANDARDS AND USES		
Development Standards		
Floor Area Ratio	§§ 123, 124, *207.9*	Varies, depending on height, as set forth in § 124. *For Office Uses minimum intensities may apply pursuant to § 207.9.*
* * * *		

* * * *

SEC. 833. MUR – MIXED USE-RESIDENTIAL DISTRICT.

* * * *

Table 833

MUR – MIXED USE-RESIDENTIAL DISTRICT ZONING CONTROL TABLE

Zoning Category	§ References	Mixed Use-Residential District Controls
BUILDING STANDARDS		
* * * *		
Miscellaneous		
Design Guidelines *and Standards*	General Plan Commerce and Industry Element; Central SoMa Plan	Subject to the Urban Design Guidelines, *Citywide Design Standards, and any other applicable design guidelines that have been approved by the Planning Commission*.
* * * *		

RESIDENTIAL STANDARDS AND USES		
Development Standards		
* * * *		
Residential Conversion, Demolition, or Merger *of Dwelling Units, including Residential Flats*	§ 317	C ~~*for Removal of one or more Residential Units or Unauthorized Units.*~~
* * * *		
Residential Uses		
* * * *		
Senior Housing	*§§ 102, 202.2(f)*	*P*
Homeless Shelters	§*§ 102*, 208	P
Dwelling Unit and Group Housing Density*, General*	§ 208	~~*No density limit. Density is regulated by the permitted height and bulk, and required setbacks, exposure, and open space of each development lot.*~~*Form-Based Density.*
Minimum Dwelling Unit Densities, if Applicable	*§ 207.9*	*Varies depending on project location, but generally ranges between 50 and 100 dwelling units per acre.*
Maximum Dwelling Unit Size	*§§ 207.10, 317*	*P up to 4,000 square feet of Gross Floor Area or an equivalent Floor Area Ratio for any individual Dwelling Unit of 1.2:1. C for Dwelling Units that exceed the greater of those thresholds.*
* * * *		

NON-RESIDENTIAL STANDARDS AND USES		
Development Standards		
Floor Area Ratio	§§ 123, 124, 128.1, 249.78, *207.9*	FAR based on permitted height, see Section 124 for more information. (3) *For Office Uses minimum intensities may apply pursuant to § 207.9.*
* * * *		

* * * *

(3) For projects within the Central SoMa SUD, see specific requirements in Section 249.78.

* * * *

SEC. 834. RED – RESIDENTIAL ENCLAVE DISTRICT.

* * * *

Dwelling units are permitted as a principal use. Nonresidential uses, except art related activities, are not permitted, except for certain uses in historic buildings. Existing commercial activities in nonresidential structures may continue as nonconforming uses subject to the termination requirements of Sections 185 and 186. Accessory Dwelling Units are permitted ~~*within the district pursuant to Section 207.1 of this Code*~~.

Table 834

RED – RESIDENTIAL ENCLAVE DISTRICT ZONING CONTROL TABLE

Zoning Category	§ References	Residential Enclave District Controls
BUILDING STANDARDS		
* * * *		

Miscellaneous		
Design Guidelines and Standards	*General Plan Commerce and Industry Element*	*Subject to the Urban Design Guidelines, Citywide Design Standards, and any other applicable design guidelines that have been approved by the Planning Commission.*
Large Project Review	§ 329	As required by § 329.
* * * *		
Awnings, Canopy, or Marquee	§ 136	NP(6)
* * * *		
RESIDENTIAL STANDARDS AND USES		
Development Standards		
* * * *		
Residential Conversion, Demolition, or Merger *of Dwelling Units, including Residential Flats*	§ 317	C ~~*for Removal of one or more Residential Units or Unauthorized Units.*~~
* * * *		
Residential Uses		
* * * *		
Senior Housing	*§§ 102, 202.2(f)*	*P*
Homeless Shelters	§ 102	C

Dwelling Unit Density, *General*	§§ 207, 208	~~*No density limit. Density is regulated by the permitted height and bulk, and required setbacks, exposure, and open space of each development lot.*~~*Form-Based Density.*
Minimum Dwelling Unit Densities, if Applicable	*§ 207.9*	*Varies depending on project location, but generally ranges between 50 and 100 dwelling units per acre.*
Maximum Dwelling Unit Size	*§§ 207.10, 317*	*P up to 4,000 square feet of Gross Floor Area or an equivalent Floor Area Ratio for any individual Dwelling Unit of 1.2:1. C for Dwelling Units that exceed the greater of those thresholds.*
* * * *		
NON-RESIDENTIAL STANDARDS AND USES		
* * * *		

* * * *

(6) *Awning or canopy is P if required as a wind mitigation feature.* Awnings are *also P* ~~*permitted only*~~ for Limited Commercial Uses, as described in Section 186 of this Code.

* * * *

SEC. 835. RED-MX – RESIDENTIAL ENCLAVE-MIXED DISTRICT.

* * * *

While residential uses are encouraged throughout these districts, group housing is limited, and student housing and single-room-occupancy units are prohibited. Small-scale retail, restaurants, arts activities, and other commercial uses are principally permitted to create the potential for more active, mixed use alleys. Some automobile-related and production, distribution, and repair uses are also permitted with limitations. Existing

commercial activities in nonresidential structures may continue as nonconforming uses subject to the termination requirements of Article 1.7. Accessory Dwelling Units are permitted ~~*within the district pursuant to Section 207.1 of this Code*~~.

Table 835

RED-MX – RESIDENTIAL ENCLAVE-MIXED DISTRICT ZONING CONTROL TABLE

Zoning Category	§ References	Residential Enclave-Mixed District Controls
BUILDING STANDARDS		
* * * *		
Miscellaneous		
Design Guidelines *and Standards*	General Plan Commerce and Industry Element.	Subject to the Urban Design Guidelines, *Citywide Design Standards, and any other applicable design guidelines that have been approved by the Planning Commission.*
* * * *		
RESIDENTIAL STANDARDS AND USES		
Development Standards		
* * * *		
~~*Residential Conversion*~~	~~*§ 317*~~	~~*NP(5)*~~
Residential *Conversion,* Demolition, *or* Merger *of Dwelling Units, including Residential Flats*	§ 317	C ~~*for Removal of one or more Residential Units or Unauthorized Units.*~~
* * * *		
Residential Uses		

* * * *		
Senior Housing	*§§ 102, 202.2(f)*	*P*
Homeless Shelters	§ 102	C
Dwelling Unit and Group Housing Density, *General*	§§ 207	~~*No density limit. Density is regulated by the permitted height and bulk, and required setbacks, exposure, and open space of each development lot.*~~*Form-Based Density.*
Minimum Dwelling Unit Densities, if Applicable	*§ 207.9*	*Varies depending on project location, but generally ranges between 50 and 100 dwelling units per acre.*
Maximum Dwelling Unit Size	*§§ 207.10, 317*	*P up to 4,000 square feet of Gross Floor Area or an equivalent Floor Area Ratio for any individual Dwelling Unit of 1.2:1. C for Dwelling Units that exceed the greater of those thresholds.*
* * * *		
NON-RESIDENTIAL STANDARDS AND USES		
* * * *		

* * * *

(5) ~~*C in Article 10 Landmark Buildings*~~*[Reserved]*

* * * *

SEC. 836. SALI – SERVICE/ARTS/LIGHT INDUSTRIAL DISTRICT.

The Service/Arts/Light Industrial (SALI) District is largely comprised of low-scale buildings with production, distribution, and repair uses. The ~~d~~District is designed to protect and facilitate the expansion of existing general commercial, manufacturing, home and business

service, and light manufacturing activities, with an emphasis on preserving and expanding arts activities. Nighttime Entertainment is permitted although limited by buffers around RED and RED-MX districts. Residential Uses, Offices, Hotels, and Adult Entertainment uses are not permitted, except that certain Affordable Housing Projects are permitted within the district pursuant to Section 846.24 of this Code, and Accessory Dwelling Units are permitted ~~*within the district pursuant to Section 207.1 of this Code*~~.

Table 836

SALI – SERVICE/ARTS/LIGHT INDUSTRIAL DISTRICT ZONING CONTROL TABLE

Zoning Category	§ References	Service/Arts/Light Industrial District Controls
BUILDING STANDARDS		
* * * *		
Miscellaneous		
Design Guidelines *and Standards*	General Plan Commerce and Industry Element.	Subject to the Urban Design Guidelines, *Citywide Design Standards, and any other applicable design guidelines that have been approved by the Planning Commission.*
* * * *		
RESIDENTIAL STANDARDS AND USES		
Development Standards		
* * * *		
Residential Conversion, Demolition, or Merger *of Dwelling Units, including Residential*	§ 317	C ~~*for Removal of one or more Residential Units or Unauthorized Units.*~~

Flats		
* * * *		
Residential Uses		
Dwelling Units	§ 102	NP(3)
* * * *		
Dwelling Unit and Group Housing Density, *General*	§§ 207	~~*No density limit. Density is regulated by the permitted height and bulk, and required setbacks, exposure, and open space of each development lot.*~~*Form-Based Density.*
Minimum Dwelling Unit Densities, if Applicable	*§ 207.9*	*Varies depending on project location, but generally ranges between 50 and 100 dwelling units per acre.*
Maximum Dwelling Unit Size	*§§ 207.10, 317*	*P up to 4,000 square feet of Gross Floor Area or an equivalent Floor Area Ratio for any individual Dwelling Unit of 1.2:1. C for Dwelling Units that exceed the greater of those thresholds.*
* * * *		
NON-RESIDENTIAL STANDARDS AND USES		
* * * *		

* * * *

(3) NP, Except Affordable Housing Projects meeting the requirements of Section 803.8.

* * * *

SEC. 837. SPD – SOUTH PARK DISTRICT.

South Park is an attractive affordable mixed-use neighborhood. The South Park District

(SPD) is intended to preserve the scale~~, *density*~~ and mix of commercial and residential activities within this unique neighborhood. The district is characterized by small-scale, continuous-frontage warehouse, retail and residential structures built in a ring around an oval-shaped, grassy park. Retention of the existing structures is encouraged, as is a continued mix of uses, family-sized housing units, and in-fill development which contributes positively to the neighborhood scale and use mix. Accessory Dwelling Units are permitted within the ~~d~~*D*istrict ~~*pursuant to Section 207.1 of this Code*~~.

* * * *

Table 837

SPD – SOUTH PARK DISTRICT ZONING CONTROL TABLE

Zoning Category	§ References	South Park District Controls
BUILDING STANDARDS		
*** * * ***		
Miscellaneous		
Design Guidelines and Standards	*General Plan Commerce and Industry Element*	*Subject to the Urban Design Guidelines, Citywide Design Standards, and any other applicable design guidelines that have been approved by the Planning Commission.*
Large Project Review	§ 329	As required by § 329.
* * * *		
Awning, Canopy, or Marquee	§ 136, 136.1	NP*(4)*
* * * *		
RESIDENTIAL STANDARDS AND USES		

Development Standards		
* * * *		
Residential Conversion, Demolition, or Merger *of Dwelling Units, including Residential Flats*	§ 317	C ~~*for Removal of one or more Residential Units or Unauthorized Units.*~~
* * * *		
Residential Uses		
* * * *		
Senior Housing	*§§ 102, 202.2(f)*	*P*
Homeless Shelters	§ 102	C
Dwelling Unit and Group Housing Density, *General*	§~~§~~ 207	~~*No density limit. Density is regulated by the permitted height and bulk, and required setbacks, exposure, and open space of each development lot.*~~*Form-Based Density.*
Minimum Dwelling Unit Densities, if Applicable	*§ 207.9*	*Varies depending on project location, but generally ranges between 50 and 100 dwelling units per acre.*
Maximum Dwelling Unit Size	*§§ 207.10, 317*	*P up to 4,000 square feet of Gross Floor Area or an equivalent Floor Area Ratio for any individual Dwelling Unit of 1.2:1. C for Dwelling Units that exceed the greater of those thresholds.*
* * * *		
NON-RESIDENTIAL STANDARDS AND USES		

Development Standards		
Floor Area Ratio	§§ 102, 123, 124, *207.9*	FAR based on permitted height. See Section 124. Childcare Facilities and Residential Care Facilities are exempt from FAR limits. *For Office Uses minimum intensities may apply pursuant to § 207.9.*
* * * *		

* * * *

(4) ~~*[Note Deleted]*~~ *Awning or canopy is P if required as a wind mitigation feature.*

* * * *

SEC. 838. UMU – URBAN MIXED USE DISTRICT.

* * * *

Table 838

UMU – URBAN MIXED USE DISTRICT ZONING CONTROL TABLE

Zoning Category	§ References	Urban Mixed Use District Controls
BUILDING STANDARDS		
*** * * ***		
Miscellaneous		
Design Guidelines *and Standards*	General Plan Commerce and Industry Element	Subject to the Urban Design Guidelines, *Citywide Design Standards, Citywide Design Standards, and any other applicable design guidelines that have been approved by the Planning Commission.*
* * * *		
RESIDENTIAL STANDARDS AND USES		
Development Standards		

* * * *		
Residential Conversion, Demolition, or Merger *of Dwelling Units, including Residential Flats*	§ 317	C ~~*for Removal of one or more Residential Units or Unauthorized Units.*~~
* * * *		
Residential Uses		
* * * *		
Senior Housing	*§§ 102, 202.2(f)*	*P*
Homeless Shelters	§ 102	P
Dwelling Unit and Group Housing Density, *General*	§~~§~~ 207	~~*No density limit. Density is regulated by the permitted height and bulk, and required setbacks, exposure, and open space of each development lot.*~~*Form-Based Density.*
Minimum Dwelling Unit Densities, if Applicable	*§ 207.9*	*Varies depending on project location, but generally ranges between 50 and 100 dwelling units per acre.*
Maximum Dwelling Unit Size	*§§ 207.10, 317*	*P up to 4,000 square feet of Gross Floor Area or an equivalent Floor Area Ratio for any individual Dwelling Unit of 1.2:1. C for Dwelling Units that exceed the greater of those thresholds.*
* * * *		
NON-RESIDENTIAL STANDARDS AND USES		
Development Standards		

Floor Area Ratio	§§ 123, 124, *207.9*	Section 124 sets forth Basic FAR based on height. *For Office Uses minimum intensities may apply pursuant to § 207.9.*
* * * *		

* * * *

SEC. 839. WMUG – WSOMA MIXED USE-GENERAL DISTRICT.

* * * *

Table 839

WMUG – WSOMA MIXED USE-GENERAL DISTRICT ZONING CONTROL TABLE

Zoning Category	§ References	Western SoMa Mixed Use-General District Controls
BUILDING STANDARDS		
Massing and Setbacks		
Height and Bulk Limits	§§~~,~~ 261.1, *263.19,* 270, 270.1, 270.2, *270.3,* 271	Varies; see also Height and Bulk District Maps. Height sculpting required on Alleys as set forth in § 261.1. Horizontal mass reduction required as set forth in §270.1. Mid-block alleys required as set forth in §270.2.
*** * * ***		
Miscellaneous		
Design Guidelines *and Standards*	General Plan Commerce and Industry Element.	Subject to the Urban Design Guidelines*, Citywide Design Standards, and any other applicable design guidelines that have been approved by the Planning Commission.*

* * * *		
Signs	§ 607.2	As permitted by ~~*Section*~~ § 607.2
* * * *		
Housing Choice-SF	*§ 206.10*	*Form-based density, additional height, and other zoning modifications for eligible projects in the R-4 Height and Bulk District.*
RESIDENTIAL STANDARDS AND USES		
Development Standards		
* * * *		
Residential Conversion, Demolition, or Merger *of Dwelling Units, including Residential Flats*	§ 317	C ~~*for Removal of one or more Residential Units or Unauthorized Units.*~~
Dwelling Unit Mix	§ 207.6	*Generally required for creation of five or more Dwelling Units.* At least 40% of all Dwelling Units must contain two or more bedrooms or 30% of all Dwelling Units must contain three or more bedrooms.
* * * *		
Residential Uses		
* * * *		
Senior Housing	*§§ 102, 202.2(f)*	*P*
Homeless Shelters	§ 208	P

Dwelling Unit and Group Housing Density, *General*	§~~§~~ 207	~~*No density limit. Density is regulated by the permitted height and bulk, and required setbacks, exposure, and open space of each development lot.*~~*Form-Based Density.*
Minimum Dwelling Unit Densities, if Applicable	*§ 207.9*	*Varies depending on project location, but generally ranges between 50 and 100 dwelling units per acre.*
Maximum Dwelling Unit Size	*§§ 207.10, 317*	*P up to 4,000 square feet of Gross Floor Area or an equivalent Floor Area Ratio for any individual Dwelling Unit of 1.2:1. C for Dwelling Units that exceed the greater of those thresholds.*
* * * *		
NON-RESIDENTIAL STANDARDS AND USES		
Development Standards		
Floor Area Ratio	§§ 123, 124, *207.9*	FAR based on permitted height, see Section 124 for more information. *For Office Uses minimum intensities may apply pursuant to § 207.9.*
* * * *		

* * * *

SEC. 840. WMUO – WSOMA MIXED USE-OFFICE DISTRICT.

* * * *

Table 840

WMUO – WSOMA MIXED USE-OFFICE DISTRICT ZONING CONTROL TABLE

Zoning Category	§ References	Western SoMa Mixed Use-Office District Controls

BUILDING STANDARDS		
* * * *		
Miscellaneous		
Design Guidelines *and Standards*	General Plan Commerce and Industry Element.	Subject to the Urban Design Guidelines*, Citywide Design Standards, and any other applicable design guidelines that have been approved by the Planning Commission.*
* * * *		
RESIDENTIAL STANDARDS AND USES		
Development Standards		
* * * *		
Residential Conversion, Demolition, or Merger *of Dwelling Units, including Residential Flats*	§ 317	C ~~*for Removal of one or more Residential Units or Unauthorized Units.*~~
~~*Dwelling Unit Mix*~~	~~*§ 207.6*~~	~~*At least 40% of all Dwelling Units must contain two or more bedrooms or 30% of all Dwelling Units must contain three or more bedrooms.*~~
* * * *		
NON-RESIDENTIAL STANDARDS AND USES		
Development Standards		
Floor Area Ratio	§§ 102, 123, 124*, 207.9*	Section 124 sets forth the Basic FAR based on height*. For Office Uses minimum intensities may apply pursuant to § 207.9.*

* * * *

* * * *

Section 14. Article 1 of the Business and Tax Regulations Code is hereby amended to revise Section 8, as follows:

SEC. 8. METHOD OF APPEAL TO THE BOARD OF APPEALS.

(a) Except for variance decisions and permits issued by the Entertainment Commission or its Director, and as otherwise specified in this Section 8, appeals to the Board of Appeals shall be taken within 15 days from the making or entry of the order or decision from which the appeal is taken. Appeals of variance decisions shall be taken within 10 days.

(b) Appeals to the Board of Appeals of permit decisions made pursuant to *a Housing Sustainability District* ~~*Planning Code Section 343*~~ shall be taken within 10 days of the permit decision. This subsection (b) shall expire on the *latter of the* Sunset Date of Planning Code Section 343 *or Section 344*, as defined in ~~*that*~~ *those* Section*s*. Upon the expiration of this subsection, the City Attorney shall cause this subsection to be removed from the Business and Tax Regulations Code.

* * * *

Section 15. The Planning Code is hereby amended by replacing references to "Section 151" with "Section 151.1" in the following sections: 102, 153, 154, 204.5, 240.2, 209.1, 209.2, 209.3, 209.4, 210.1, 210.3, 210.4, 240.3, 249.13, 249.17, 249.24, 249.30, 249.35B, 249.42, 249.43, 249.54, 249.85, 249.89, 710, 711, 712, 713, 715, 716, 717, 718, 719, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 750, 751, 763, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 920, 960, 963, 964. In the event the Planning Code contains other references to "Section 151," the City

Attorney shall direct the publisher of the Municipal Code to change such references to "Section 151.1."

Section 16. Local Coastal Program. This ordinance constitutes an amendment to the Implementation Plan ("IP") of the City's Local Coastal Program. In the event of an inconsistency between this ordinance and previously certified sections of the IP, this ordinance shall prevail. The Local Coastal Program is hereby amended to:

(a) Add Planning Code Sections 206.10, 334, and 344, as set forth above in Section 3 of this ordinance ["Housing Choice – San Francisco Program"];

(b) Add Planning Code Section 270.3 and modify Planning Code Sections 260, 263.19, 263.20, and 270, as set forth above in Section 4 of this ordinance ["Height and Bulk Limits"];

(c) Modify Planning Code Sections 209, 209.1, and 209.2, as set forth above in Section 6 of this ordinance ["Residential Districts"]. For the purposes of certification by the Coastal Commission, Planning Code Tables 209.1 and 209.2 are reprinted in their entirety, which include the relevant use and development controls for RH, RM-1, and RM-2 properties in the Coastal Zone;

(d) Modify Planning Code Sections 124, 132, 134, 135, 144, 186, 186.3, 201, 207.6, 207.7, 208, 209.4, 231, 303, 304, 603, 606, and 607.1, as set forth above in Section 7 of this ordinance ["Residential, Transit Oriented (RTO) Districts"]. For the purposes of certification by the Coastal Commission, Planning Code Table 209.4 is reprinted in its entirety, which includes the relevant use and development controls for RTO-C properties in the Coastal Zone;

(e) Add Planning Code Sections 207.9 and 207.10 and modify Planning Code Sections 151.1, 153, 154, 155, 155.2, and 161, as set forth above in Section 8 of this ordinance ["Transit Oriented Communities and Parking"];

(f) Modify Planning Code Section 155, as set forth above in Section 9 of this ordinance [“Off-Street Parking and Curb Cuts”];

(g) Add Planning Code Section 249.11, as set forth above in Section 10 of this ordinance [“San Francisco Municipal Transportation Agency Special Use District”];

(h) Add Planning Code Section 202.17, as set forth above in Section 11 of this ordinance [“Displaced Businesses”];

(i) Modify Planning Code Sections 102, 202.2, 311, and 317, as set forth above in Section 12 of this ordinance [“Miscellaneous Amendments”]; and

(j) Modify Planning Code Sections 710 and 711, as set forth above in Section 13 of this ordinance [“Conforming Changes to Zoning Tables”]. For the purposes of certification by the Coastal Commission, Planning Code Tables 710 and 711 are reprinted in their entirety, which include the relevant use and development controls for NC-1 and NC-2 properties in the Coastal Zone.

Section 17. Effective and Operative Dates Outside the Coastal Zone.

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

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

Section 18. Effective and Operative Dates in the Coastal Zone.

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

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

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

Section 19. Transmittal of Ordinance. To facilitate the Coastal Commission's review of the Local Coastal Program Amendment, the Director of the Planning Department is authorized to submit the amendment for certification in the form desired by the Coastal Commission, 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. 250701. The Planning Department shall also retain a copy of the certified Local Coastal Program Amendment in its Local Coastal Program files.

Section 20. The ordinance in Board File No. 251099 would amend the Planning Code to make various clarifying and typographical changes. Some of the changes in the ordinance in Board File No. 251099 would amend portions of the Code that overlap with this ordinance. In particular, the ordinance in Board File No. 251099 proposes to reorganize Section 303.1(e) and (f), which list the formula retail controls for various districts, including RTO-C and the other RTO districts. That reorganization overlaps with formula retail controls for the RTO-C District listed in Section 303.1 of this ordinance. In the event this ordinance is enacted before the ordinance in Board File No. 251099, the City Attorney shall direct the publisher of the Municipal Code to integrate the changes in this ordinance into Section 303.1, as amended by the ordinance in Board File No. 251099, to ensure that the substantive changes to the formula retail controls for the RTO-C district established in this ordinance are included in the reorganized Section 303.1, such that both (a) RTO-C, and (b) Limited Commercial Uses in RTO-1 and RTO-M Districts are listed in Section 303.1(e).

Section 21. Housing Choice San Francisco Policy. It shall be the policy of the City of San Francisco that the Housing Choice San Francisco Program, codified in Planning Code Section 206.10, shall be interpreted liberally in favor of producing more units. Consistent with Housing Element Implementing Policy 8.1.6, the City shall not adopt changes to the Housing Choice San Francisco Program that constitute new governmental constraints to the development of housing unless those increased constraints are offset by the removal or reduction of other constraints. The Planning Department shall evaluate, and the Board shall consider, any proposed substantive amendments to the Housing Choice San Francisco

Program for consistency with California Government Code 65583(a)(3).

Section 22. Scope of Ordinance. In enacting this ordinance, the Board of Supervisors intends to amend only those words, phrases, paragraphs, subsections, sections, articles, numbers, punctuation marks, charts, diagrams, or any other constituent parts of the Municipal Code that are explicitly shown in this ordinance as additions, deletions, Board amendment additions, and Board amendment deletions in accordance with the "Note" that appears under the official title of the ordinance.

Section 23. If any section, subsection, sentence, clause, phrase, or word of this ordinance, or any application thereof to any person or circumstance, is held to be invalid or unconstitutional by a decision of a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions or applications of the ordinance; provided that if either Planning Code Section 206.10 or Section 334 is in any respect held to be invalid or unconstitutional by decision of a court of competent jurisdiction, both sections shall become inoperative and have no legal effect. Except as stated in the proviso above, the Board of Supervisors hereby declares that it would have passed this ordinance and each and every section, subsection, sentence, clause, phrase, and word not declared invalid or unconstitutional without regard to whether any other portion of this ordinance or application thereof would be subsequently declared invalid or unconstitutional.

APPROVED AS TO FORM:
DAVID CHIU, City Attorney

By: /s/
AUSTIN M. YANG
Deputy City Attorney

4926-9187-0075, v. 1

FILE NO. 250701

REVISED LEGISLATIVE DIGEST

(Amended in Committee, 12/1/2025)

[Planning, Business and Tax Regulations Codes - Family Zoning Plan]

Ordinance amending the Planning Code to: 1) create the Housing Choice-San Francisco Program to incent housing development through a local bonus program and by adopting a Housing Sustainability District, 2) modify height and bulk limits to provide for additional capacity in well-resourced neighborhoods, and to allow additional height and bulk for projects using the local bonus program, 3) require only buildings taller than 85 feet in certain Districts to reduce ground level wind currents, 4) make conforming changes to the RH (Residential, House), RM (Residential, Mixed), and RC (Residential-Commercial) District zoning tables to reflect the changes to density controls, and parking requirements made in this ordinance, 5) create the RTO-C (Residential Transit Oriented-Commercial) District, 6) implement the Metropolitan Transportation Commission's Transit-Oriented Communities Policy by making changes to parking requirements, minimum residential densities, and minimum office intensities, and requiring maximum dwelling unit sizes, 7) revise off-street parking and curb cut obligations citywide, 8) create the Non-contiguous San Francisco Municipal Transportation Agency Sites Special Use District, 9) permit businesses displaced by new construction to relocate without a conditional use authorization and waive development impact fees for those businesses, 10) make technical amendments to the Code to implement the above changes, 11) make conforming changes to zoning tables in various Districts, including the Neighborhood Commercial District and Mixed Use Districts, and 12) reduce usable open space and bicycle parking requirements for senior housing; amending the Business and Tax Regulations Code regarding the Board of Appeals' review of permits in the Housing Choice Program Housing Sustainability District; also, amending the Local Coastal Program to implement the Housing Choice-San Francisco Program and other associated changes in the City's Coastal Zone, and directing the Planning Director to transmit the ordinance to the Coastal Commission upon enactment; affirming the Planning Department's determination under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and making public necessity, convenience, and welfare findings under Planning Code, Section 302.

Existing Law

Under California Housing Element law, San Francisco must identify sites to accommodate its Regional Housing Needs Allocation (RHNA) goal of 82,069 new units at various income levels, in the next eight years. Because San Francisco does not currently have sufficient capacity to accommodate the RHNA goals, it must rezone sites to meet these goals, and must do so by January 31, 2026. Additional capacity will be created through amendments

to the Planning Code and Zoning Maps. The City must also maintain lists of sites that have been used in prior Housing Element cycles, and sites to accommodate its allocation for lower-income housing.

The Planning Code generally regulates the size of both residential and non-residential development in San Francisco through various height and bulk districts. In addition, the Planning Code regulates the size and intensity of residential and commercial uses, the number of parking spaces allowed or required, the location of curb cuts, floor area ratios, setbacks, rear yards, mid-block alleys, and specifies controls for wind impacts created by new buildings. Residential and non-residential (i.e. commercial, industrial, institutional) uses may be either principally permitted, not permitted, or conditionally permitted with authorization from the Planning Commission.

Specific use requirements, building form requirements, and procedural requirements found throughout the Code are consolidated in a number of zoning control tables that are organized by the type of use (Residential, Commercial, Mixed Use) or by location (Neighborhood Commercial, Named Neighborhood Commercial). Zoning districts for primarily residential uses include “Residential Housing” (RH), “Residential Mixed” (RM), “Residential Commercial” (RC), and “Residential Transit Oriented” (RTO) districts. RTO districts generally include a mixture of house and apartment buildings in a range of densities and building forms, primarily within one-quarter mile of transit and neighborhood commercial areas. Article 7 generally provides the planning requirements for Neighborhood Commercial Districts, and Article 8 generally provides the planning requirements for Mixed-Use Districts.

The Metropolitan Transportation Commission’s Transit Oriented Communities Policy prioritizes transportation and other funding to communities that adopt maximum parking and minimum density standards within a half-mile area around specified transit stops.

The San Francisco Municipal Transportation Agency owns multiple parcels throughout the City. Many of these parcels are currently used for parking, and currently zoned for Public uses, which allows public facilities such as transportation maintenance yards and parking, as well as parks and 100% affordable housing. Other parcels are zoned the same as surrounding parcels. These parcels are generally located in Neighborhood Commercial Districts, and zoned Neighborhood Commercial (NC), which allows for a variety of residential and commercial uses, either as principally permitted uses, or conditionally permitted uses.

California law allows cities to create “housing sustainability districts” (HSDs), which allows for the ministerial approval of residential projects meeting certain criteria if the creation of the district was previously reviewed in an environmental impact report under the California Environmental Quality Act.

The Business and Tax Code, in Section 8, governs the Board of Appeals' review of certain permits and licenses, including building permits.

Under the California Coastal Act of 1976 (Public Resources Code Section 30000 et seq.), the City administers the Local Coastal Program ("LCP"), which has been certified by the Coastal Commission. The LCP addresses coastal access, public recreation, transportation, land use, and habitat protection within the San Francisco Coastal Zone. The LCP is comprised of the Land Use Plan – the Western Shoreline Area Plan – and the Implementation Program, which generally consists of the City's procedures for approving projects in the Coastal Zone and the applicable zoning controls for the Coastal Zone.

Amendments to Current Law

This ordinance would make several changes to the Planning Code, and one amendment to the Business and Tax Code.

Housing Choice-San Francisco Program
The ordinance would create the Housing Choice-San Francisco (HC-SF) program, or Local Program, which would apply to projects within "Housing Opportunity Areas." Generally, Housing Opportunity Areas, also sometimes described as "well-resourced areas," are neighborhoods or areas with existing infrastructure, transit, businesses, well-performing public schools and lower levels of environmental pollution. The HC-SF Program would also include a Housing Sustainability District, which would apply to qualifying projects in the R-4 Height and Bulk District (described below). Projects on sites with three or more rent controlled units, and require demolition of residential uses would be excluded from the Local Program.

The Local Program would grant eligible projects additional density and height, as well as other Planning Code modifications, including requirements related to unit mix, front setback and rear yard, usable open space, and dwelling unit exposure. Projects would have additional options to comply with the Inclusionary Housing Ordinance (Planning Code Section 415). The following table lists existing zoning requirements and the allowable modifications for projects using the Local Program.

	Applicable Planning Code or Design Standard	**Local Program modifications**
Density	Depending on location, projects may be subject to density limits based on lot size.	Form-Based Density.
Height	Projects are subject to the height limits in the base zoning, which would match the existing Zoning Map.	Additional height, as provided on the proposed Zoning Map, as described in the R-4 Height and Bulk District.

	(Projects may exceed the height limit under the rules of the State Density Bonus law, or other state and local programs).	Corner lots and lots larger than 8,000 square feet may go up to 65'. Projects may receive up to a 5' height increase to accommodate certain architectural features, such as stoops and entries.
Vertical Bonus for Community Serving Uses, Micro-Retail, Warm Shell Retail, Large Units, and Historic Preservation	n/a	Projects may receive additional square footage for providing specific uses. Additional square footage may be accommodated by adding up to a maximum of 10 feet in additional height: • Up to 2 additional feet of building square footage for every square foot provided of Community Serving uses, which includes but is not limited to: childcare, displaced business, grocery, laundromat, nonprofit office, trade office. • Up to 1.5 additional feet of building square footage for every square foot provided of "micro-retail" spaces (measuring 100-1,000 square feet). • Up to 3 additional feet of building square footage for every square foot provided of Food Warm Shell retail space. Up to 2.5 additional feet of building square footage for every square foot provided for General Warm Shell retail space. • Outside of Residential Districts, up to 250 additional feet of building square footage for every: two bedroom unit provided in excess of the Dwelling Unit requirements; three bedroom unit provided,

		including any required three bedroom units; and up to 400 additional feet of building square footage for every unit provided that contains four or more bedrooms, including any required units. • Up to 1.5 square feet of reused commercial space, subject to conditions. Projects that adaptively reuse Historic Buildings located outside of Residential Districts may receive up to two stories (20 feet) of additional height to recapture gross floor area that the project foregoes in preserving the Historic Building and complying with Preservation Design Standards. A project can combine this preservation incentive with other incentives to receive a maximum of three stories (30 feet) of additional height.
Horizontal Bonus for Family Friendly Amenities, Large Units, and Historic Preservation		Projects may receive additional square footage for providing certain uses. Additional square footage may be accommodated by reducing required rear yard, required side yard, and upper-story setbacks for historic buildings. • up to 2 additional feet of building square footage for each square foot of Family Friendly Amenities (common areas, childcare units, guest suites, common storage) provided. • up to 250 additional feet of building square footage for every two bedroom in excess of required dwelling unit mix.

		• up to 250 additional feet of building square footage for every three bedroom unit provided, including any required three bedroom units. • up to 400 additional feet of building square footage for every unit provided that contains four or more bedrooms, including any required units. • For historic adaptive reuse, up to 1.5 times the gross floor area foregone by retaining the Historic Building. • Up to 1.5 square feet of reused commercial space, subject to conditions. A project cannot reduce the required rear yard beyond the lowest of the limits provided in the Ordinance.
Inclusionary Housing	Projects (10+ units) may satisfy the Inclusionary Housing Ordinance (Section 415 et seq) through a combination of: • Affordable Housing Fee; • On-site Affordable Housing; • Off-Site Affordable Housing; • Small Sites; • Land Dedication (currently available in select districts).	Same as existing; however, projects that elect off-site or land-dedication must provide the required units or land within the geography of the Housing Opportunity Areas. Land Dedication option available regardless of project location. In addition, projects of 10-24 units have the option to provide 100% of units subject to rent-control.
Dwelling Unit Mix	**Most rezoned areas (NC, C districts):** 25% 2+ bedrooms, including at least 10% 3 bedrooms (applicable starting at 10+ units).	Applicable starting at 4+ units. • 4-unit building: at least one unit with two or more bedrooms. • 5-9 units: 25% two or more bedrooms, including at least one unit with three or more

	RTO Districts and Van Ness & Market SUD: 35% 2+ bedrooms, including at least 10% 3 BRs (applicable starting at 5+ units).	bedrooms, unless more three or more bedroom units are required elsewhere in the code.
Street-facing legislated and front setback	Required dimensions vary depending on legislated setbacks or zoning district.	Projects on 19th Avenue may reduce legislated and front setback if sidewalk expands and is at least 15 feet wide.
Rear Yard	**RH, RM-1, RM-2, RTO, RTO-M Districts**: 30% rear yard required. **All other Zoning Districts:** 25% rear yard required.	Rear yard may be reduced by up to 18% of lot depth, or 15' whichever is greater; For corner lots, the required rear yard may be reduced up to 18% of the lot area. In NC and C Districts, where otherwise not permitted, the ground floor is allowed 100% lot coverage.
Usable Open Space	Outside of Eastern Neighborhoods Mixed Use Districts, requirement varies from 36 square feet per Dwelling Unit to 300 square feet per Dwelling Unit.	Not required.
Dwelling Unit Exposure	Dwelling Units citywide must face an open area meeting one of the following: • A public street, public alley at least 20 feet in width, side yard at least 25 feet in width, or rear yard; if an outer court whose width is less than 25 feet, then depth is no greater than its width; or • An open area (whether an inner court or a space between separate buildings on the same lot) that is unobstructed, (except for fire escapes not more than 4 1/2 feet, chimneys, and	Not required.

	certain permitted obstructions), and is no less than 25 feet in every horizontal dimension at the floor the Dwelling Unit is located.	
Ground Floor Ceiling Heights	Ground floor uses in various districts have required ceiling heights that range from 10-17 feet.	Ground floor ceiling heights in § 145.1 are not applicable to projects proposing 9 stories in a district with a height limit of 85 feet.
New ground floor non-residential use size limits	Use size cap varies from 2,000 square feet to 25,000 square feet, depending on the District.	No cap; no Conditional Use Authorization required.
Height limits for vertical non-habitable architectural elements	Height exceptions for non-habitable architectural elements are only available in Eastern Neighborhoods Mixed Use Districts in projects of 85 feet in height or less: • One element per lot; • Not to exceed 1,000 Gross Floor Area • Element shall not have a plan dimension greater than 50'; • Element's height should not exceed 50% of the applicable height limit; • Must be consistent with design, materials, and character of the building.	Allow same height exceptions for vertical non-habitable architectural elements on lots zoned for 85 feet or less (even outside the Eastern Neighborhoods Mixed Use District).
Additional "catchall" modifications	n/a	Projects may seek an additional 15% reduction of any other quantitative Planning Code standard, with some exceptions. No exceptions for height.

Additional modifications for 100% Affordable Housing Project	Various Planning Code sections.	100% affordable projects can use any of the incentives above, plus: • Reduce active ground floor requirement by 20% • Additional 20 feet of height above Local Program height. • Curb Cut restrictions do not apply. • Certain Ground floor ceiling height requirements do not apply. • Dwelling unit mix does not apply.
Ministerial project review	Qualifying projects may opt to use state laws that enable ministerial review (e.g., SB 423, AB 2011, Housing Element low-income sites provision).	Qualifying projects may use state laws that enable ministerial review, but may not combine ministerial approvals with additional height or relaxed zoning standards within those state laws. Qualifying projects may use new Housing Sustainability District (HSD).
Major modification from Planning Code Standards	Per Planning Code 304, where not specified elsewhere in the code, a modification is possible on lots of at least ½-acre through a discretionary Planning Commission approval of a Planned Unit Development.	Projects of any size may choose to seek a major modification for any additional relief needed beyond the above list and the 15% "catchall" modification, subject to certain exceptions, including Dwelling Unit mix. The Planning Commission must grant any Major Modification.

Local Program projects would be reviewed and approved administratively by the Planning Director, unless the project seeks a "Major Modification" to an Objective Standard, which would be reviewed by the Planning Commission. The Planning Commission would not hear discretionary review of administratively reviewed projects. Review of projects using the Local Program would be completed within 30-60 days, unless additional environmental review was required. Local Program project would not be permitted to demolish Hotel Uses.

Height and Bulk Districts, including the new R-4 Height and Bulk District

The ordinance would create the R-4 Height and Bulk District. Sites within the R-4 Height and Bulk District would be eligible for the Local Program (above), and therefore would not be subject to numeric densities, but would instead be governed by form-based density, which is a density calculation based on the permitted building volume. Sites within the R-4 Height and Bulk District would also be governed by two height limits: the first height limit (base zoning) would apply to all projects, and the second, higher height limit would apply only to projects using the Local Program. The ordinance would also codify an objective design standard related to the bulk and spacing of towers. The tower bulk and spacing requirements would generally apply to towers above 85 feet, unless otherwise specified in the Code. In addition to the height and bulk requirements, the ordinance would create special bulk requirements for large development lots, similar to existing requirements for several districts located downtown, such as the Eastern Neighborhoods Commercial District and the C-3. But the requirement would not apply to large sites in PDR Districts, or certain government or public facilities in P Districts. The bulk requirement would include obligations based on the size of the frontage and resulting block sizes, and include obligations to keep walking paths open to the public, and maintained for the life of the project.

Objective Wind Standards.
The ordinance would create a new objective wind standard that requires projects to not exceed a ground-level equivalent wind speed of 26 miles per hour for more than nine or more hours per year. The standard would apply to new buildings taller than 85 feet in the C-3 District, Van Ness Special Use District, Folsom and Main Residential/Commercial Special Use District, DTR Districts, and Central SoMa Special Use District.

Residential Uses.
The ordinance would amend multiple sections in the Planning Code that regulate residential uses, either in specific areas or citywide. The following table identifies the amendments and the applicable geography.

Topic	Key Provisions	Applicable Geography
Density	**Establish maximum unit sizes, applicable to new construction.** New units may be up to 4,000 square feet, or have a Floor Area Ratio of 1.2:1 (whichever is greater). **Exceptions:** 5 – 9 unit building: one unit may be greater than 4,000 square feet; 10+ unit building: 10% of units may be greater than 4,000 square feet.	Citywide.

	Establish minimum residential densities, and non-residential intensities within ½ mile of fixed guideway transit stops and stations and on certain Housing Element sites.	Within ½ mile of transit hubs and on sites identified as appropriate for Very Low Income or Low Income in the Housing Element Sites Inventory, and as required by Housing Element law.
	Establish Form-Based zoning (aka "density decontrol") in various areas: - On the main commercial and transit streets proposed for rezoning, density limits would be removed, including in: NC districts (NC-1, NC-2, NC-3, NC-S, named NC's), RC and C-2 districts within the Housing Opportunity Areas, and on properties on some corridors that will be rezoned to a new form-based zoning district, RTO-C (Residential Transit Oriented – Commercial). In most residential areas not on main corridors, density limits would continue apply. Projects in these areas are eligible for form-based density by opting into the Local Program.	Rezoned properties in Housing Opportunity Areas. Create and establish new Residential Transit Oriented-Commercial (RTO-C) zoning district that would apply to portions of transit and commercial streets that are currently zoned residential.

Parking and Loading	**Reduce certain parking maximums:** For areas within ½-mile of BART stations and certain other designated transit stations: between 0.375 and 0.5 spaces/unit (and other non-residential maximums). For other areas (unless otherwise specified in Section 151.1): • Lots with 1 unit may have 2 spaces. • Lots with 2 units may have 3 spaces. • All projects 3+ units may have 1 space/unit.	Rezoned properties in Housing Opportunity Areas and areas subject to MTC Transit-Oriented Communities requirements.
	Restrict new curb cuts and garage entries on selected street segments. In some cases, a new curb cut would require a Conditional Use Authorization or a curb cut may be prohibited.	Specific restrictions on selected segments of Neighborhood Commercial Districts in Housing Opportunity Areas.
	Require a Driveway and Loading Operations Plan for development projects of 100,000 net new gross square feet.	Citywide
Residential Flats	**Codify the Planning Commission's Residential Flat Policy** The ordinance would: add a definition of Residential Flats to the Planning Code; and require Planning Commission approval for projects that would reduce the size or change the configuration of a Residential Flat such that the unit no longer meets the definition of a Residential Flat.	Citywide.
Height & Bulk	Increase base heights in certain areas.	Rezoned properties in

	Establish a new R-4 Height and Bulk District to codify elements of the adopted Citywide Design Standards and allow Local Program heights.	Housing Opportunity Areas.
Use Districts	**Establish new use district, RTO-C ("Residential Transit Oriented – Commercial").**	Some rezoned properties in Housing Opportunity Areas.
Senior Housing	The ordinance would: • reduce usable open space requirements for senior housing. • reduce bicycle parking requirements for senior housing. • eliminate requirement that senior housing contain a minimum of 35 units.	Citywide.
"By-right" approval	Provide that certain types of housing projects are a "use by right" as required by Housing Element law.	Residential projects on sites identified pursuant to Housing Element law that contain 20% on-site low-income units.
Code Clean-Up & Conforming Amendments	The ordinance would • Remove obsolete Planning Code sections related to Efficiency Dwelling Units. • Eliminate Analyzed State Density Bonus Program from the Planning Code. • Where relevant, update tables and other code requirements to be consistent with the other changes, including noting the applicability of the adopted Citywide Design Standards and other Objective Standards.	Citywide.

Displaced Businesses

The ordinance would allow a Displaced Businesses, as defined in the ordinance, to relocate anywhere in San Francisco where the Displaced Business's use (e.g., Bar, or Restaurant) is not prohibited, without the need for a conditional use authorization from the Planning Commission. The ordinance would waive applicable development impact fees for those Displaced Businesses. The ordinance would also require that the Planning

Department provide notice to non-residential uses and the Office of Small Business when a development application is received.

Non-contiguous San Francisco Municipal Transportation Agency Special Use District
The ordinance would create the Non-contiguous San Francisco Municipal Transportation Agency Special Use District (SFMTA SUD). The SFMTA SUD would amend the types of uses allowed on SFMTA owned parcels to include both public uses as well as the uses allowed in the surrounding districts, and modifies certain zoning controls for projects constructed in the SFMTA SUD. The SFMTA SUD would allow the Board of Supervisors to reduce or waive development impact fees for projects on the parcels, including the Jobs Housing Linkage Fee and the Transportation Sustainability Fee, upon the recommendation of the SFMTA Board of Directors.

Historic Resources
The ordinance would not apply to Lots with structures that are designated landmarks or contributors to historic districts pursuant to Article 10. This means that Lots with these types of structures are not included in the R-4 Height and Bulk District. Lots with these types of structures are also excluded from base zoning changes that allow form based density. If the Lot is already subject to form based density (e.g. NCTs) then this ordinance does not change the existing control.

Lot Mergers
The ordinance would prohibit Lot mergers for Lots that contain Historic Buildings, unless the project maintains the Historic Building consistent with the Preservation Design Standards, and modified standards in the Local Program.

Business and Tax Regulations Code
The ordinance would amend the Business and Tax Regulations Code Section 8, to set forth the standards by which the grant or denial of a permit under the HC-SF HSD should be reviewed.

Local Coastal Program
The ordinance would amend the Implementation Program of the City's Local Coastal Program to incorporate the amendments described above that are applicable in the Coastal Zone. This includes the zoning controls for the RH, RM-1, RM-2, RTO-C, NC-1, and NC-2 use districts; the SFMTA SUD that applies to one parcel in the Coastal Zone; the Housing Choice-SF Program; the R-4 Height and Bulk District; and the Displaced Business changes. The amendments to the LCP are subject to certification by the Coastal Commission.

Background Information

This ordinance (Version 3) is a substitute for the ordinance (Version 2) that was introduced on July 29, 2025. Version 1 of this ordinance was introduced on June 24, 2025. This ordinance (Version 3) incorporates the recommendations proposed by the Planning Department at the September 11, 2025 Planning Commission hearing, other than staff recommendation #13.

On October 20, 2025, the Land Use and Transportation Committee amended the ordinance in the following ways. First, the committee amended the ordinance to prohibit projects using the Local Program if the project requires demolition of housing where there are 3 or more rent controlled units. The committee also amended the bonus for "warm shell" commercial spaces by limiting the proposed 3 square foot bonus to food service-ready "warm shells" and creating a 2.5 square foot bonus for "general warm shells." The committee also amended the local program bonus to offer an additional bonus where the Local Program project replaces existing commercial space. The committee then duplicated the amended file twice, and made additional amendments in ordinances in Board File Nos. 251072, and 251073.

On November 3, 2025, the Land Use and Transportation Committee amended the amendment to prohibit projects using the Local Program from demolition Hotel Uses. The committee further amended the Local Program to state that other City's laws would apply to Local Program projects, such as Article 4 development impact fees and requirements, displaced business requirements in new Section 202.17, tenant protections in the Planning Code or SF Rent Ordinance, or other permitting or licensing requirements outside of the Planning Code. The committee also amended the Housing Sustainability District to prohibit any projects using the Housing Sustainability District streamlining from demolishing or substantially altering Category A historic resources, or demolishing or converting any portion of a Hotel. The committee also amended the ordinance by removing the exception to Section 317 for residential demolition that did not require a Conditional Use Authorization to merge, reconfigure or reduce a residential flats, if the project adds at least one unit.

On November 17, 2025, the Land Use and Transportation Committee amended the ordinance to reinstate the Dwelling Unit Mix requirement, and exclude certain historic resources designated as landmarks or contributors to historic districts pursuant to Article 10. At this hearing, the committee moved to table the duplicate ordinance in Board File No. 251073.

On December 1, 2025, the Land Use and Transportation Committee amended the ordinance to add additional protections for Historic Buildings by prohibiting Lot Mergers with Historic Buildings, unless the project maintains the Historic Building in a manner that is consistent with the Preservation Design Standards. The committee also made

additional amendments to the commercial reuse bonus that is part of the Local Program. The committee moved to table the duplicate ordinance in Board File No. 251072.

Housing Element Law

Under State law, every city and county must have a general plan, and each general plan must include a housing element. State law requires that a housing element identify and analyze the jurisdiction's existing and projected housing needs, include a statement of goals, policies and objectives for the preservation, improvement and development of housing, and identify adequate sites for housing for all economic segments of the community. (Gov't Code § 65583.) The City's adopted the 2022 Housing Element update on January 31, 2023.

A jurisdiction's existing and projected housing needs is known as its Regional Housing Needs Allocation ("RHNA"). If a jurisdiction does not have sufficient sites to accommodate its RHNA, it must adopt zoning changes, generally within three years of housing element adoption. San Francisco's RHNA is approximately 82,000 units, and because the City does not have sufficient capacity to accommodate its RHNA, it must rezone sufficient sites to allow for additional units by January 31, 2026. State Housing Element law also mandates that jurisdictions affirmatively further fair housing, in part by providing housing opportunities in "well-resourced areas," a state law designation that takes into consideration access to amenities such as good schools, jobs, transportation and open space, and lower rates of poverty.

Housing Element law requires cities to maintain a list of sites that have been used in previous housing element cycles, or have been identified as appropriate to accommodate a city's allocation of lower-income housing. Cities must provide "by-right" approval for projects that propose to build 20% affordable housing these sites.

Family Zoning Plan

This ordinance is part of a package of ordinances that will implement the Family Zoning Plan. The Family Zoning Plan includes this ordinance as well as a Zoning Map amendment and a General Plan amendment. The Zoning Map amendment is in Board File 250700, and the General Plan amendment will be introduced in July 2025.

The Family Zoning Plan – Planning Code amendment implements several goals outlined in the 2022 Housing Element Update, which include:

- Concentrate new housing on major transit routes, commercial streets, and other major hubs of activity, which are generally better served by transit, retail, and other amenities, and contain more sites that are suitable and likely to be developed into housing.
- Add new housing across the "Housing Opportunity Areas."

- Rezone (with height changes and removal of density limits) certain corridors to result in mid-rise development (65' to 85', or 6-to-8 stories). Heights of 85' are generally proposed for wider streets adjacent to or near major transit lines and stations (such as rail and bus rapid transit).
- Increase heights (ranging from 140' – 650', or 14-to-65 stories) in areas that:
    - currently allow high-rise construction above 85' (e.g., the greater Van Ness corridor);
    - are key intersections and locations along major corridors (e.g., sections of Geary Boulevard and 19th Avenue);
    - have wider streets and contain medium- and large-sized parcels that are well suited for housing development (for example, Market Street and Lombard Street); and
    - are near major transit stops (e.g., Market Street, Geary Boulevard, Glen Park).
- Remove density limits and institute Form-based density in residential areas surrounding major transit and commercial streets.
- Encourage development on opportunity sites (public, nonprofit and religious sites) throughout the Well-Resourced neighborhoods that meet a certain size threshold by allowing higher height limits.
- Consider the core physical patterns of San Francisco in keeping with principles of the Urban Design Element. Include consideration of key characteristic views from major public vantage points, such as from the tops of hills, parks known for their views, and from the waterfront.
- Fulfill the Urban Design Element's guidance to locate taller buildings in areas of greater activity and transit access and to mark key locations in the City. While the visual impact of new buildings will be felt most acutely by properties that are in their immediate proximity, the Program is not intended to introduce major areas of tall buildings that would block key public views or change the overall perception of the landscape of the city.

MTC's Transit Oriented Communities Policy

In September 2022, the Metropolitan Transportation Commission endorsed a "Transit Oriented Communities" (TOC) policy, which supports transit investments by creating communities around transit stations and along transit corridors. MTC has indicated that future grant money will be prioritized for areas that comply with the TOC policy. The TOC Policy includes requirements for, among other zoning policies, minimum residential and commercial densities and parking and circulation requirements. This ordinance includes amendments to the Planning Code to comply with MTC's TOC policy.

Index

An index to the Planning Code Sections being amended in this ordinance follows on the next page.

4912-6777-7659, v. 1

LAND USE AND TRANSPORTATION COMMITTEE
CITY AND COUNTY OF SAN FRANCISCO

MEETING MINUTES - DRAFT

Monday, October 20, 2025 - 1:30 PM

City Hall, Legislative Chamber, Room 250

Regular Meeting

Members: Myrna Melgar, Chyanne Chen, Bilal Mahmood

Clerk: John Carroll

(415) 554-4445 ~ john.carroll@sfgov.org

Angela Calvillo, Clerk of the Board

BOARD COMMITTEES

Committee Membership	Meeting Days
Budget and Appropriations Committee Supervisors Chan, Dorsey, Walton, Mandelman	Wednesday 1:30 PM
Budget and Finance Committee Supervisors Chan, Dorsey	Wednesday 10:00 AM
Government Audit and Oversight Committee Supervisors Fielder, Sauter, Sherrill	1st and 3rd Thursday 10:00 AM
Land Use and Transportation Committee Supervisors Melgar, Chen, Mahmood	Monday 1:30 PM
Public Safety and Neighborhood Services Committee Supervisors Dorsey, Mahmood, Sauter	2nd and 4th Thursday 10:00 AM
Rules Committee Supervisors Walton, Sherrill, Mandelman	Monday 10:00 AM

First-named Supervisor is Chair, Second-named Supervisor is Vice-Chair of the Committee.

Members Present: Myrna Melgar, Chyanne Chen, and Bilal Mahmood

The Land Use and Transportation Committee met in regular session on Monday, October 20, 2025, with Chair Myrna Melgar presiding. Chair Melgar called the meeting to order at 1:33 p.m.

ROLL CALL AND ANNOUNCEMENTS

On the call of the roll, Chair Melgar, Vice Chair Chen, and Member Mahmood were noted present. A quorum was present.

COMMUNICATIONS

John Carroll, Land Use and Transportation Committee Clerk, instructed members of the public that public comment is taken on each item on the agenda. Alternatively, written comments may be submitted through email (john.carroll@sfgov.org) or the U.S. Postal Service at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102.

AGENDA CHANGES

There were no agenda changes.

REGULAR AGENDA

SPECIAL MEETING OF THE BOARD OF SUPERVISORS

Supervisors Chan, Sauter, and Fielder were noted present at 1:33 p.m., thereby constituting a quorum of the Board of Supervisors. A special meeting of the Board of Supervisors was convened at 1:33 p.m., although the meeting was conducted in all respects as a committee meeting for items on the agenda and any substantive decisions constitute a recommendation of the committee and not action taken by the board.

Present: Supervisors Melgar, Chen, Mahmood, Chan, Sauter, and Fielder.

Supervisors Mandelman, Walton, and Sherrill were noted present at 1:42 p.m.

Supervisor Walton was noted not present at 2:05 p.m.

Supervisor Mandelman was noted not present at 2:51 p.m.

Supervisor Sherrill was noted not present at 3:01 p.m.

ADJOURNMENT OF THE BOARD OF SUPERVISORS

At the hour of 3:48 p.m., Supervisor Fielder was noted not present, thereby adjouring the Special Meeting of the Board of Supervisors.

Chair Melgar requested that File Nos. 250966, 250700, 250701, and 250985 be heard together.

Chair Melgar recessed the meeting at 8:33 p.m., and reconvened at 8:35 p.m.

250966 **[General Plan Amendments - Family Zoning Plan]**

Ordinance amending the General Plan to revise the Urban Design Element, Commerce and Industry Element, Transportation Element, Balboa Park Station Area Plan, Glen Park Community Plan, Market and Octavia Area Plan, Northeastern Waterfront Plan, Van Ness Avenue Area Plan, Western SoMa (South of Market) Area Plan, Western Shoreline Area Plan, Downtown Area Plan, and Land Use Index, to implement the Family Housing Zoning Program, including the Housing Choice-San Francisco Program, by adjusting guidelines regarding building heights, density, design, and other matters; amending the City's Local Coastal Program to implement the Housing Choice-San Francisco Program and other associated changes in the City's Coastal Zone, and directing the Planning Director to transmit the Ordinance to the Coastal Commission upon enactment; affirming the Planning Department's determination under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and adopting findings of public necessity, convenience, and welfare under Planning Code, Section 340. (Planning Commission)
(Pursuant to Charter, Section 4.105, the Planning Commission recommends General Plan amendments to the Board of Supervisors for approval or rejection. If the Board fails to act within 90 days of receipt, the proposed General Plan amendment shall be deemed approved. Transmittal Date: September 22, 2025)

Heard in Committee. Speakers: Brad Russi (Office of the City Attorney); Rachel Tanner, Lisa Chen, James Pappas, Josh Switzky, Lisa Gibson (Planning Department); Supervisors Rafael Mandelman, Jackie Fielder, Stephen Sherrill, Danny Sauter, and Connie Chan (Board of Supervisors); presented information and answered questions raised throughout the discussion. George Wooding; Speaker; Speaker; Speaker; Speaker; Speaker; Speaker; Speaker; Speaker; Speaker; Speaker; Speaker; Kent; Georgia Schuttish; Lisa Lugi; Gary; Jennifer Belson; Christopher Peterson; Speaker; Alex Landsberg; Julie Fischer; Speaker; Speaker; Sam; Speaker; Carmen Lee; Rosa Shields: Alexandra Zang; Katherine Howard; Speaker; Tyson; Bernie Green; David Woo; Richard Frankel; Sam Hayes; Eileen Purcell; Leslie Simon; Paul; Jessica; Speaker; Justin; Quentin Mecke (Council of Community Housing Organizations); Rahama; John Espinoza; Steven Torres; Carolyn; Dan Rosenfeld; Eileen Hearst; Catherine; Madison; Gwen McLaughlin; Speaker; Sarah Cruz; Romalyn Schmaltz; Apollo; Aldo Weisman; Lori Leiderman; Lance; Speaker; Steph; Jess; Emily Mock; Michelle; Speaker; Jeff; Joanna; Wes; Jacinda; Jacob Talbot; Asia Duncan; Speaker; Christian Tersios; Speaker; Peggy; Patrick; Christin Evans; Speaker; Ellen; Jordan; Mikah; Speaker; Speaker; Speaker; Eileen Boken; Speaker; Jason Wright; Richard; Speaker; Theresa; Miranda Erlicht; Nina Block; Phillip; Speaker; Tadd Buckner; Katt Well; Charlie; Speaker; Speaker; Speaker; Kate; Speaker; Speaker; Patrice; Mike Casey; Speaker; Will Jackson; Speaker; Speaker; Sarah Rogers; Speaker; Bobak Esfandiari; Bernie Powell; Taylor; Juliana; Mark; Nicholas; Mike; Lucas Wang; John Crabtree; Lisa Arges; Tyler; Frank; Leanne; Speaker; Speaker; Speaker; Peter; David Kim; Thomas Rogers; Monica Morse; Speaker; Mikela; Speaker; Paula Katz (See addendum on page 12); Honest Charlie Bodkin; Brianna Morales (Housing Action Coalition); Alec Bash; Jane Natoli; Edward; shared various concerns regarding the ordinance matter.

Chair Melgar moved that this Ordinance be CONTINUED to the Land Use and Transportation Committee meeting of November 3, 2025. The motion carried by the following vote:

Ayes: 3 - Melgar, Chen, Mahmood

250700 **[Zoning Map - Family Zoning Plan]**

Sponsors: Mayor; Sauter, Mahmood and Dorsey

Ordinance amending the Zoning Map to implement the Family Zoning Plan by: amending the Zoning Use District Maps to: 1) reclassify certain properties currently zoned as various types of Residential to Residential Transit Oriented - Commercial (RTO-C); 2) reclassify properties currently zoned Residential Transit Oriented (RTO) to Residential Transit Oriented - 1 (RTO-1); 3) reclassify certain properties from Residential districts other than RTO to RTO-1; 4) reclassify certain properties currently zoned Neighborhood Commercial (NC) or Public (P) to Community Business (C-2); and 5) reclassify certain properties from Public to Mixed-Use or Neighborhood Commercial Districts; amending the Height and Bulk Map to: 1) reclassify properties in the Family Zoning Plan to R-4 Height and Bulk District; 2) change the height limits on certain lots in the R-4 Height and Bulk District; and 3) designating various parcels to be included in the Non-Contiguous San Francisco Municipal Transportation Agency Sites Special Use District (SFMTA SUD); amending the Local Coastal Program to: 1) reclassify all properties in the Coastal Zone to R-4 Height and Bulk District; 2) reclassify certain properties to RTO-C and Neighborhood Commercial District; 3) designate one parcel as part of the SFMTA SUD; and 4) directing the Planning Director to transmit the Ordinance to the Coastal Commission upon enactment; affirming the Planning Department's determination under the California Environmental Quality Act; making findings of public necessity, convenience, and welfare under Planning Code, Section 302; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and making findings under the City's Local Coastal Program and the California Coastal Act of 1976.
(Economic Impact; No Economic Impact Analysis Report)

Heard in Committee. Speakers: Brad Russi (Office of the City Attorney); Rachel Tanner, Lisa Chen, James Pappas, Josh Switzky, Lisa Gibson (Planning Department); Supervisors Rafael Mandelman, Jackie Fielder, Stephen Sherrill, Danny Sauter, and Connie Chan (Board of Supervisors); presented information and answered questions raised throughout the discussion. George Wooding; Speaker; Speaker; Speaker; Speaker; Speaker; Speaker; Speaker; Speaker; Speaker; Speaker; Speaker; Kent; Georgia Schuttish; Lisa Lugi; Gary; Jennifer Belson; Christopher Peterson; Speaker; Alex Landsberg; Julie Fischer; Speaker; Speaker; Sam; Speaker; Carmen Lee; Rosa Shields: Alexandra Zang; Katherine Howard; Speaker; Tyson; Bernie Green; David Woo; Richard Frankel; Sam Hayes; Eileen Purcell; Leslie Simon; Paul; Jessica; Speaker; Justin; Quentin Mecke (Council of Community Housing Organizations); Rahama; John Espinoza; Steven Torres; Carolyn; Dan Rosenfeld; Eileen Hearst; Catherine; Madison; Gwen McLaughlin; Speaker; Sarah Cruz; Romalyn Schmaltz; Apollo; Aldo Weisman; Lori Leiderman; Lance; Speaker; Steph; Jess; Emily Mock; Michelle; Speaker; Jeff; Joanna; Wes; Jacinda; Jacob Talbot; Asia Duncan; Speaker; Christian Tersios; Speaker; Peggy; Patrick; Christin Evans; Speaker; Ellen; Jordan; Mikah; Speaker; Speaker; Speaker; Eileen Boken; Speaker; Jason Wright; Richard; Speaker; Theresa; Miranda Erlicht; Nina Block; Phillip; Speaker; Tadd Buckner; Katt Well; Charlie; Speaker; Speaker; Speaker; Kate; Speaker; Speaker; Patrice; Mike Casey; Speaker; Will Jackson; Speaker; Speaker; Sarah Rogers; Speaker; Bobak Esfandiari; Bernie Powell; Taylor; Juliana; Mark; Nicholas; Mike; Lucas Wang; John Crabtree; Lisa Arges; Tyler; Frank; Leanne; Speaker; Speaker; Speaker; Peter; David Kim; Thomas Rogers; Monica Morse; Speaker; Mikela; Speaker; Paula Katz (See addendum on page 12); Honest Charlie Bodkin; Brianna Morales (Housing Action Coalition); Alec Bash; Jane Natoli; Edward; shared various concerns regarding the ordinance matter.

Chair Melgar requested that this Ordinance be DUPLICATED

See duplicate File No. 251071.

Chair Melgar moved that this Ordinance be CONTINUED to the Land Use and Transportation Committee meeting of November 3, 2025. The motion carried by the following vote:

Ayes: 3 - Melgar, Chen, Mahmood

251071 [Zoning Map - Family Zoning Plan]

Sponsors: Mayor; Sauter, Mahmood and Dorsey

Ordinance amending the Zoning Map to implement the Family Zoning Plan by: amending the Zoning Use District Maps to: 1) reclassify certain properties currently zoned as various types of Residential to Residential Transit Oriented - Commercial (RTO-C); 2) reclassify properties currently zoned Residential Transit Oriented (RTO) to Residential Transit Oriented - 1 (RTO-1); 3) reclassify certain properties from Residential districts other than RTO to RTO-1; 4) reclassify certain properties currently zoned Neighborhood Commercial (NC) or Public (P) to Community Business (C-2); and 5) reclassify certain properties from Public to Mixed-Use or Neighborhood Commercial Districts; amending the Height and Bulk Map to: 1) reclassify properties in the Family Zoning Plan to R-4 Height and Bulk District; 2) change the height limits on certain lots in the R-4 Height and Bulk District; and 3) designating various parcels to be included in the Non-Contiguous San Francisco Municipal Transportation Agency Sites Special Use District (SFMTA SUD); amending the Local Coastal Program to: 1) reclassify all properties in the Coastal Zone to R-4 Height and Bulk District; 2) reclassify certain properties to RTO-C and Neighborhood Commercial District; 3) designate one parcel as part of the SFMTA SUD; and 4) directing the Planning Director to transmit the Ordinance to the Coastal Commission upon enactment; affirming the Planning Department's determination under the California Environmental Quality Act; making findings of public necessity, convenience, and welfare under Planning Code, Section 302; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and making findings under the City's Local Coastal Program and the California Coastal Act of 1976.
(Economic Impact; No Economic Impact Analysis Report)

Duplicated from File No. 250700.

Chair Melgar moved that this Ordinance be AMENDED, AN AMENDMENT OF THE WHOLE BEARING NEW TITLE, to remove the base zoning and height and bulk changes to parcels in the Priority Equity Geographies Special Use District ("PEG SUD", Planning Code, Section 249.97), except that any parcels with RTO zoning in the PEG shall be reclassified to RTO-1; remove the base zoning and height and bulk changes to parcels located in the Coastal Zone north of Fulton Street; remove two parcels in the Coastal Zone from the SFMTA SUD; to adjust the base height for the R-4 Height and Bulk Districts for the following areas and street segments: Inner Clement NCD: 40//40-R-4, Outer Clement NCD: 40//40-R-4, Outer Balboa NCD: 40//40-R-4, Geary Boulevard between 32nd and 43rd Avenue: 50//65-R-4, Portions of Block 1070 on Geary Boulevard: 50//85-R-4, Block 0446 on Marina Boulevard: 40//40-R-4, Block 0452 on North Point Street: 40//40-R-4, Portions of Block 0025 along Hyde, Beach, and North Point Streets: 40//40-R-4; eliminate the proposed change from RH-2 to Geary Boulevard NCD for Assessor's Parcel Block No. 1070/002; and made conforming amendments throughout the ordinance text. The motion carried by the following vote:

Ayes: 3 - Melgar, Chen, Mahmood

Ordinance amending the Zoning Map to implement the Family Zoning Plan by: amending the Zoning Use District Maps to: 1) reclassify certain properties currently zoned as various types of Residential to Residential Transit Oriented – Commercial (RTO-C), except for properties located in the Priority Equity Geographies Special Use District ("PEG SUD"); 2) reclassify properties currently zoned Residential Transit Oriented (RTO) to Residential Transit Oriented – 1 (RTO-1); 3) reclassify certain properties from Residential districts other than RTO to RTO-1, except for properties located in the PEG SUD; 4) reclassify certain properties currently zoned Neighborhood Commercial (NC) or Public (P) to Community Business (C-2) , except for properties located in the PEG SUD; and 5) reclassify certain properties from Public to Mixed-Use or Neighborhood Commercial Districts, except for properties located in the PEG SUD; amending the Height and Bulk Map to: 1) reclassify properties in the Family Zoning Plan to R-4 Height and Bulk District, except for properties located in the PEG SUD; 2) change the height limits on certain lots in the R-4 Height and Bulk District, except for properties located in the PEG SUD; and 3) designating various parcels to be included in the Non-Contiguous San Francisco Municipal Transportation Agency Sites Special Use District (SFMTA SUD); amending the Local Coastal Program to: 1) reclassify all properties in the Coastal Zone south of Lincoln Way to R-4 Height and Bulk District; 2) reclassify certain properties south of Lincoln Way to RTO-C and Neighborhood Commercial District; and 3) directing the Planning Director to transmit the Ordinance to the Coastal Commission upon enactment; affirming the Planning Department's determination under the California Environmental Quality Act; making findings of public necessity, convenience, and welfare under Planning Code, Section 302; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and making findings under the City's Local Coastal Program and the California Coastal Act of 1976.
(Economic Impact; No Economic Impact Analysis Report)

Chair Melgar moved that this Ordinance be CONTINUED AS AMENDED to the Land Use and Transportation Committee meeting of November 3, 2025. The motion carried by the following vote:

Ayes: 3 - Melgar, Chen, Mahmood

250701 **[Planning, Business and Tax Regulations Codes - Family Zoning Plan]**

Sponsor: Mayor

Ordinance amending the Planning Code to: 1) create the Housing Choice-San Francisco Program to incent housing development through a local bonus program and by adopting a Housing Sustainability District, 2) modify height and bulk limits to provide for additional capacity in well-resourced neighborhoods, and to allow additional height and bulk for projects using the local bonus program, 3) require only buildings taller than 85 feet in certain Districts to reduce ground level wind currents, 4) make conforming changes to the RH (Residential, House), RM (Residential, Mixed), and RC (Residential-Commercial) District zoning tables to reflect the changes to density controls, and parking requirements made in this Ordinance, 5) create the RTO-C (Residential Transit Oriented-Commercial) District, 6) implement the Metropolitan Transportation Commission's Transit-Oriented Communities Policy by making changes to parking requirements, minimum residential densities, and minimum office intensities, and requiring maximum dwelling unit sizes, 7) revise off-street parking and curb cut obligations citywide, 8) create the Non-contiguous San Francisco Municipal Transportation Agency Sites Special Use District, 9) permit businesses displaced by new construction to relocate without a conditional use authorization and waive development impact fees for those businesses, 10) make technical amendments to the Code to implement the above changes, 11) make conforming changes to zoning tables in various Districts, including the Neighborhood Commercial District and Mixed Use Districts, and 12) reduce usable open space and bicycle parking requirements for senior housing; amending the Business and Tax Regulations Code regarding the Board of Appeals' review of permits in the Housing Choice Program Housing Sustainability District; also, amending the Local Coastal Program to implement the Housing Choice-San Francisco Program and other associated changes in the City's Coastal Zone, and directing the Planning Director to transmit the Ordinance to the Coastal Commission upon enactment; affirming the Planning Department's determination under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and making public necessity, convenience, and welfare findings under Planning Code, Section 302.
(Economic Impact; No Economic Impact Analysis Report)

Heard in Committee. Speakers: Brad Russi (Office of the City Attorney); Rachel Tanner, Lisa Chen, James Pappas, Josh Switzky, Lisa Gibson (Planning Department); Supervisors Rafael Mandelman, Jackie Fielder, Stephen Sherrill, Danny Sauter, and Connie Chan (Board of Supervisors); presented information and answered questions raised throughout the discussion. George Wooding; Speaker; Speaker; Speaker; Speaker; Speaker; Speaker; Speaker; Speaker; Speaker; Speaker; Speaker; Speaker; Kent; Georgia Schuttish; Lisa Lugi; Gary; Jennifer Belson; Christopher Peterson; Speaker; Alex Landsberg; Julie Fischer; Speaker; Speaker; Sam; Speaker; Carmen Lee; Rosa Shields: Alexandra Zang; Katherine Howard; Speaker; Tyson; Bernie Green; David Woo; Richard Frankel; Sam Hayes; Eileen Purcell; Leslie Simon; Paul; Jessica; Speaker; Justin; Quentin Mecke (Council of Community Housing Organizations); Rahama; John Espinoza; Steven Torres; Carolyn; Dan Rosenfeld; Eileen Hearst; Catherine; Madison; Gwen McLaughlin; Speaker; Sarah Cruz; Romalyn Schmaltz; Apollo; Aldo Weisman; Lori Leiderman; Lance; Speaker; Steph; Jess; Emily Mock; Michelle; Speaker; Jeff; Joanna; Wes; Jacinda; Jacob Talbot; Asia Duncan; Speaker; Christian Tersios; Speaker; Peggy; Patrick; Christin Evans; Speaker; Ellen; Jordan; Mikah; Speaker; Speaker; Speaker; Eileen Boken; Speaker; Jason Wright; Richard; Speaker; Theresa; Miranda Erlicht; Nina Block; Phillip; Speaker; Tadd Buckner; Katt Well; Charlie; Speaker; Speaker; Speaker; Kate; Speaker; Speaker; Patrice; Mike Casey; Speaker; Will Jackson; Speaker; Speaker; Sarah Rogers; Speaker; Bobak Esfandiari; Bernie Powell; Taylor; Juliana; Mark; Nicholas; Mike; Lucas Wang; John Crabtree; Lisa Arges; Tyler; Frank; Leanne; Speaker; Speaker; Speaker; Peter; David Kim; Thomas Rogers; Monica Morse; Speaker; Mikela; Speaker; Paula Katz (See addendum on page 12); Honest Charlie Bodkin; Brianna Morales (Housing Action Coalition); Alec Bash; Jane Natoli; Edward; shared various concerns regarding the ordinance matter.

Chair Melgar moved that this Ordinance be AMENDED, AN AMENDMENT OF THE WHOLE BEARING SAME

TITLE, to prohibit projects using the Local Program if the project requires demolition of housing where there are 3 or more rent controlled units; amend the bonus for "warm shell" commercial spaces by limiting the proposed 3 square foot bonus to food service-ready "warm shells" and creating a 2.5 square foot bonus for "general warm shells"; amend the local program bonus to offer an additional bonus where the Local Program project replaces existing commercial space; and made conforming changes throughout the ordinance text. The motion carried by the following vote:

Ayes: 3 - Melgar, Chen, Mahmood

(Economic Impact; No Economic Impact Analysis Report)

Chair Melgar requested that this Ordinance be DUPLICATED AS AMENDED

See dulplicated File No. 251072.

Chair Melgar requested that this Ordinance be DUPLICATED AS AMENDED

See dulplicated File No. 251073.

Chair Melgar moved that this Ordinance be CONTINUED AS AMENDED to the Land Use and Transportation Committee meeting of November 3, 2025. The motion carried by the following vote:

Ayes: 3 - Melgar, Chen, Mahmood

251072 [Planning, Business and Tax Regulations Codes - Family Zoning Plan]

Sponsor: Mayor

Ordinance amending the Planning Code to: 1) create the Housing Choice-San Francisco Program to incent housing development through a local bonus program and by adopting a Housing Sustainability District, 2) modify height and bulk limits to provide for additional capacity in well-resourced neighborhoods, and to allow additional height and bulk for projects using the local bonus program, 3) require only buildings taller than 85 feet in certain Districts to reduce ground level wind currents, 4) make conforming changes to the RH (Residential, House), RM (Residential, Mixed), and RC (Residential-Commercial) District zoning tables to reflect the changes to density controls, and parking requirements made in this Ordinance, 5) create the RTO-C (Residential Transit Oriented-Commercial) District, 6) implement the Metropolitan Transportation Commission's Transit-Oriented Communities Policy by making changes to parking requirements, minimum residential densities, and minimum office intensities, and requiring maximum dwelling unit sizes, 7) revise off-street parking and curb cut obligations citywide, 8) create the Non-contiguous San Francisco Municipal Transportation Agency Sites Special Use District, 9) permit businesses displaced by new construction to relocate without a conditional use authorization and waive development impact fees for those businesses, 10) make technical amendments to the Code to implement the above changes, 11) make conforming changes to zoning tables in various Districts, including the Neighborhood Commercial District and Mixed Use Districts, and 12) reduce usable open space and bicycle parking requirements for senior housing; amending the Business and Tax Regulations Code regarding the Board of Appeals' review of permits in the Housing Choice Program Housing Sustainability District; also, amending the Local Coastal Program to implement the Housing Choice-San Francisco Program and other associated changes in the City's Coastal Zone, and directing the Planning Director to transmit the Ordinance to the Coastal Commission upon enactment; affirming the Planning Department's determination under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and making public necessity, convenience, and welfare findings under Planning Code, Section 302.

(Economic Impact; No Economic Impact Analysis Report)

Duplicated from File No. 250701.

Chair Melgar moved that this Ordinance be AMENDED, AN AMENDMENT OF THE WHOLE BEARING NEW TITLE, to prohibit Lot Mergers on properties with certain types of historic resources; and making conforming amendments throughout the ordinance text. The motion carried by the following vote:

Ayes: 3 - Melgar, Chen, Mahmood

Ordinance amending the Planning Code to: 1) create the Housing Choice-San Francisco Program to incent housing development through a local bonus program and by adopting a Housing Sustainability District, 2) modify height and bulk limits to provide for additional capacity in well-resourced neighborhoods, and to allow additional height and bulk for projects using the local bonus program, 3) require only buildings taller than 85 feet in certain Districts to reduce ground level wind currents, 4) make conforming changes to the RH (Residential, House), RM (Residential, Mixed), and RC (Residential-Commercial) District zoning tables to reflect the changes to density controls, and parking requirements made in this ordinance, 5) create the RTO-C (Residential Transit Oriented-Commercial) District, 6) implement the Metropolitan Transportation Commission's Transit-Oriented Communities Policy by making changes to parking requirements, minimum residential densities, and minimum office intensities, and requiring maximum dwelling unit sizes, 7) revise off-street parking and curb cut obligations citywide, 8) create the Non-contiguous San Francisco Municipal Transportation Agency Sites Special Use District, 9) permit businesses displaced by new construction to relocate without a conditional use authorization and waive development impact fees for those businesses, 10) make technical amendments to the Code to implement the above changes, 11) make conforming changes to zoning tables in various Districts, including the Neighborhood Commercial District and Mixed Use Districts, prohibit Lot mergers on Lots with Category A historic resources, subject to certain preservation obligations, and 13) reduce usable open space and bicycle parking requirements for senior housing; amending the Business and Tax Regulations Code regarding the Board of Appeals' review of permits in the Housing Choice Program Housing Sustainability District; also, amending the Local Coastal Program to implement the Housing Choice-San Francisco Program and other associated changes in the City's Coastal Zone, and directing the Planning Director to transmit the ordinance to the Coastal Commission upon enactment; affirming the Planning Department's determination under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and making public necessity, convenience, and welfare findings under Planning Code, Section 302.
(Economic Impact; No Economic Impact Analysis Report)

Chair Melgar moved that this Ordinance be CONTINUED AS AMENDED to the Land Use and Transportation Committee meeting of December 1, 2025. The motion carried by the following vote:

Ayes: 3 - Melgar, Chen, Mahmood

251073 **[Planning, Business and Tax Regulations Codes - Family Zoning Plan]**

Sponsor: Mayor

Ordinance amending the Planning Code to: 1) create the Housing Choice-San Francisco Program to incent housing development through a local bonus program and by adopting a Housing Sustainability District, 2) modify height and bulk limits to provide for additional capacity in well-resourced neighborhoods, and to allow additional height and bulk for projects using the local bonus program, 3) require only buildings taller than 85 feet in certain Districts to reduce ground level wind currents, 4) make conforming changes to the RH (Residential, House), RM (Residential, Mixed), and RC (Residential-Commercial) District zoning tables to reflect the changes to density controls, and parking requirements made in this Ordinance, 5) create the RTO-C (Residential Transit Oriented-Commercial) District, 6) implement the Metropolitan Transportation Commission's Transit-Oriented Communities Policy by making changes to parking requirements, minimum residential densities, and minimum office intensities, and requiring maximum dwelling unit sizes, 7) revise off-street parking and curb cut obligations citywide, 8) create the Non-contiguous San Francisco Municipal Transportation Agency Sites Special Use District, 9) permit businesses displaced by new construction to relocate without a conditional use authorization and waive development impact fees for those businesses, 10) make technical amendments to the Code to implement the above changes, 11) make conforming changes to zoning tables in various Districts, including the Neighborhood Commercial District and Mixed Use Districts, and 12) reduce usable open space and bicycle parking requirements for senior housing; amending the Business and Tax Regulations Code regarding the Board of Appeals' review of permits in the Housing Choice Program Housing Sustainability District; also, amending the Local Coastal Program to implement the Housing Choice-San Francisco Program and other associated changes in the City's Coastal Zone, and directing the Planning Director to transmit the Ordinance to the Coastal Commission upon enactment; affirming the Planning Department's determination under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and making public necessity, convenience, and welfare findings under Planning Code, Section 302.
(Economic Impact; No Economic Impact Analysis Report)

Duplicated from File No. 250701.

Chair Melgar moved that this Ordinance be AMENDED, AN AMENDMENT OF THE WHOLE BEARING SAME TITLE, to amend the Local Program to exclude projects that: demolish or substantially alter Category A historic resources, demolish, remove, or convert dwelling units or residential flats, or demolish or convert any portion of a Tourist Hotel; to amend the Local Program to state that other City's laws would apply to Local Program projects, such as Dwelling Unit Mix requirements in Section 207.7, Article 4 development impact fees and requirements, displaced business requirements in new Section 202.17, tenant protections in the Planning Code or SF Rent Ordinance, or other permitting or licensing requirements outside of the Planning Code; to require projects that comply with the Inclusionary ordinance through off-site units or land dedication to provide those units within 1/2 mile of the project; to amend the Local Program approvals to expire if the project sponsor fails to obtain a building permit within 30 days, subject to six-month extension; to amend the Local Program to provide additional bonus square footage of 250 additional square feet for every two-bedroom unit in excess of the dwelling unit requirements for the Local Program; to amend the Housing Sustainability District to prohibit any projects using the Housing Sustainability District streamlining from demolishing or substantially altering Category A historic resources, or demolishing or converting any portion of a Tourist Hotel; to amend the SFMTA SUD by adding findings regarding the purpose of the SUD, adding pre-application requirements, and excluding properties in the Coastal Zone; to remove the exception included in the ordinance in Board File No. 250701 that did not require a Conditional Use Authorization to merge, reconfigure or reduce a residential flats, if the project adds at least one unit; and making conforming changes throughout the ordinance text. The motion carried by the following vote:

Ayes: 3 - Melgar, Chen, Mahmood

(Economic Impact; No Economic Impact Analysis Report)

Chair Melgar moved that this Ordinance be CONTINUED AS AMENDED to the Land Use and Transportation Committee meeting of November 3, 2025. The motion carried by the following vote:

Ayes: 3 - Melgar, Chen, Mahmood

250985 **[Local Coastal Program Amendment - Family Zoning Plan]**

Sponsor: Mayor

Resolution transmitting to the California Coastal Commission for review and certification an amendment to the Implementation Program and Land Use Plan of the City's certified Local Coastal Program to implement the Family Zoning Plan; and affirming the Planning Department's determination under the California Environmental Quality Act.

Heard in Committee. Speakers: Brad Russi (Office of the City Attorney); Rachel Tanner, Lisa Chen, James Pappas, Josh Switzky, Lisa Gibson (Planning Department); Supervisors Rafael Mandelman, Jackie Fielder, Stephen Sherrill, Danny Sauter, and Connie Chan (Board of Supervisors); presented information and answered questions raised throughout the discussion. George Wooding; Speaker; Speaker; Speaker; Speaker; Speaker; Speaker; Speaker; Speaker; Speaker; Speaker; Speaker; Kent; Georgia Schuttish; Lisa Lugi; Gary; Jennifer Belson; Christopher Peterson; Speaker; Alex Landsberg; Julie Fischer; Speaker; Speaker; Sam; Speaker; Carmen Lee; Rosa Shields: Alexandra Zang; Katherine Howard; Speaker; Tyson; Bernie Green; David Woo; Richard Frankel; Sam Hayes; Eileen Purcell; Leslie Simon; Paul; Jessica; Speaker; Justin; Quentin Mecke (Council of Community Housing Organizations); Rahama; John Espinoza; Steven Torres; Carolyn; Dan Rosenfeld; Eileen Hearst; Catherine; Madison; Gwen McLaughlin; Speaker; Sarah Cruz; Romalyn Schmaltz; Apollo; Aldo Weisman; Lori Leiderman; Lance; Speaker; Steph; Jess; Emily Mock; Michelle; Speaker; Jeff; Joanna; Wes; Jacinda; Jacob Talbot; Asia Duncan; Speaker; Christian Tersios; Speaker; Peggy; Patrick; Christin Evans; Speaker; Ellen; Jordan; Mikah; Speaker; Speaker; Speaker; Eileen Boken; Speaker; Jason Wright; Richard; Speaker; Theresa; Miranda Erlicht; Nina Block; Phillip; Speaker; Tadd Buckner; Katt Well; Charlie; Speaker; Speaker; Speaker; Kate; Speaker; Speaker; Patrice; Mike Casey; Speaker; Will Jackson; Speaker; Speaker; Sarah Rogers; Speaker; Bobak Esfandiari; Bernie Powell; Taylor; Juliana; Mark; Nicholas; Mike; Lucas Wang; John Crabtree; Lisa Arges; Tyler; Frank; Leanne; Speaker; Speaker; Speaker; Peter; David Kim; Thomas Rogers; Monica Morse; Speaker; Mikela; Speaker; Paula Katz (See addendum on page 12); Honest Charlie Bodkin; Brianna Morales (Housing Action Coalition); Alec Bash; Jane Natoli; Edward; shared various concerns regarding the resolution matter.

Chair Melgar moved that this Resolution be CONTINUED to the Land Use and Transportation Committee meeting of November 3, 2025. The motion carried by the following vote:

Ayes: 3 - Melgar, Chen, Mahmood

ADJOURNMENT

There being no further business, the Land Use and Transportation Committee adjourned at the hour of 8:37 p.m.

N.B. The Minutes of this meeting set forth all actions taken by the Land Use and Transportation Committee on the matters stated, but not necessarily in the chronological sequence in which the matters were taken up.

ADDENDUM

Pursuant to Administrative Code, Section 67.16, the following statement was provided by a speaker during the public comment period who supplied a brief written summary of their comments, which shall be included in the meeting minutes and are incorporated by individual reference as fully set forth herein. The content is neither generated by, nor subject to approval or verification of accuracy by, the Clerk of the Board of Supervisors.

Paula Katz submitted the following statement during Public Comment, as follows: "I urge you not to accept the upzoning plan without significant amendments: 1. Require any plan to include 20-25% of on-site affordable housing, along with more two and three bedroom family units. And 100% affordable housing should be required on publicly owned lands. 2. All rent controlled buildings must be excluded from the plan. 3. Require sufficient parking for all upzoned buildings so their new residents will not have to compete with current residents already struggling to find limited street parking. 4. Remove overlapping base and density maps and excessive height bonuses that allow state density bonus incentives, including very high buildings. 5. Support small businesses affected by upzoning, and don't allow locations with legacy businesses to be upzoned."

LAND USE AND TRANSPORTATION COMMITTEE
CITY AND COUNTY OF SAN FRANCISCO

MEETING MINUTES - DRAFT

Monday, November 3, 2025 - 1:30 PM

City Hall, Legislative Chamber, Room 250

Regular Meeting

Members: Myrna Melgar, Chyanne Chen, Bilal Mahmood

Clerk: John Carroll

(415) 554-4445 ~ john.carroll@sfgov.org

Angela Calvillo, Clerk of the Board

BOARD COMMITTEES

Committee Membership	Meeting Days
Budget and Appropriations Committee Supervisors Chan, Dorsey, Walton, Mandelman	Wednesday 1:30 PM
Budget and Finance Committee Supervisors Chan, Dorsey	Wednesday 10:00 AM
Government Audit and Oversight Committee Supervisors Fielder, Sauter, Sherrill	1st and 3rd Thursday 10:00 AM
Land Use and Transportation Committee Supervisors Melgar, Chen, Mahmood	Monday 1:30 PM
Public Safety and Neighborhood Services Committee Supervisors Dorsey, Mahmood, Sauter	2nd and 4th Thursday 10:00 AM
Rules Committee Supervisors Walton, Sherrill, Mandelman	Monday 10:00 AM

First-named Supervisor is Chair, Second-named Supervisor is Vice-Chair of the Committee.

Members Present: Myrna Melgar, Chyanne Chen, and Bilal Mahmood

The Land Use and Transportation Committee met in regular session on Monday, November 3, 2025, with Chair Myrna Melgar presiding. Chair Melgar called the meeting to order at 1:32 p.m.

ROLL CALL AND ANNOUNCEMENTS

On the call of the roll, Chair Melgar, Vice Chair Chen, and Member Mahmood were noted present. A quorum was present.

COMMUNICATIONS

John Carroll, Land Use and Transportation Committee Clerk, instructed members of the public that public comment is taken on each item on the agenda. Alternatively, written comments may be submitted through email (john.carroll@sfgov.org) or the U.S. Postal Service at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102.

AGENDA CHANGES

There were no agenda changes.

REGULAR AGENDA

Chair Melgar requested that File Nos. 250426 and 250427 be heard together.

250426 [Planning Code, Zoning Map - San Francisco Gateway Special Use District]
Sponsors: Walton; Fielder, Chen, Melgar and Dorsey

Ordinance amending the Planning Code and the Zoning Map to establish the San Francisco Gateway Special Use District generally bounded by Kirkwood Avenue to the northeast, Rankin Street to the southeast, McKinnon Avenue to the southwest, and Toland Street to the northwest; making findings under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and making findings of public necessity, convenience, and welfare under Planning Code, Section 302.
(Economic Impact; No Economic Impact Analysis Report)

Heard in Committee. Speaker(s): Supervisor Shamann Walton (Board of Supervisors); Susan Ma (Office of Economic and Workforce Development); presented information and answered questions raised throughout the discussion. Rev. Dr. Carolyn Ransom-Scott; Lindsay Palmer; Michael; Speaker; Vanessa; Kristin Hardy; Dan Torres; Rudy Gonzalez (San Francisco Building & Construction Trades Council); Raymond Tan; spoke in support of the ordinance matter. Steve Zeltzer; spoke in opposition to the ordinance matter. Francisco Da Costa; shared various concerns regarding the ordinance matter.

Chair Melgar moved that this Ordinance be RECOMMENDED. The motion carried by the following vote:

Ayes: 3 - Melgar, Chen, Mahmood

250427 [Development Agreement - Prologis, L.P. - San Francisco Gateway Project - Toland Street at Kirkwood Avenue]

Sponsors: Walton; Fielder, Chen, Melgar and Dorsey

Ordinance approving a Development Agreement between the City and County of San Francisco and Prologis, L.P., a Delaware limited partnership, for the development of an approximately 17.1-acre site located at Toland Street at Kirkwood Avenue with two multi-story production, distribution, and repair buildings in a core industrial area, including 1,646,000 square feet of production, distribution, and repair, space for non-retail sales and service, automotive, and retail uses, a rooftop solar array, ground-floor maker space, and streets built to City standard; making findings under the California Environmental Quality Act; making findings of conformity with the General Plan, and with the eight priority policies of Planning Code, Section 101.1(b); making findings of public convenience, necessity, and welfare under Planning Code, Section 302; approving certain development impact fees for the Project and waiving certain Planning Code fees and requirements; confirming compliance with or waiving certain provisions of Labor and Employment Code, Articles 131, 132, 103, 104, and 106, and Administrative Code, Chapters 56, 14B, 82, 83, and 23; and ratifying certain actions taken in connection therewith, as defined herein.
(Economic Impact; No Economic Impact Analysis Report)

Heard in Committee. Speaker(s): Supervisor Shamann Walton (Board of Supervisors); Susan Ma (Office of Economic and Workforce Development); presented information and answered questions raised throughout the discussion. Rev. Dr. Carolyn Ransom-Scott; Lindsay Palmer; Michael; Speaker; Vanessa; Kristin Hardy; Dan Torres; Rudy Gonzalez (San Francisco Building & Construction Trades Council); Raymond Tan; spoke in support of the ordinance matter. Steve Zeltzer; spoke in opposition to the ordinance matter. Francisco Da Costa; shared various concerns regarding the ordinance matter.

Chair Melgar moved that this Ordinance be RECOMMENDED. The motion carried by the following vote:

Ayes: 3 - Melgar, Chen, Mahmood

250886 [Planning Code - Adaptive Reuse of Historic Buildings]

Sponsor: Mayor

Ordinance amending the Planning Code to allow additional uses as principally or conditionally permitted in Historic Buildings citywide, exempt Historic Buildings in certain Eastern Neighborhood Plan Areas from Conditional Use authorization otherwise required to remove Production, Distribution, and Repair (PDR), Institutional Community, and Arts Activities uses, and from providing replacement space for such uses, make conforming amendments to provisions affected by the foregoing, including zoning control tables; affirming the Planning Department's determination under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1, and making findings of public necessity, convenience, and general welfare under Planning Code, Section 302.

Heard in Committee. Speaker(s): Lisa Gluckstein (Planning Department); presented information and answered questions raised throughout the discussion. Speaker; Speaker; Romalyn Schmaltz; Apollo; Pat Huey; Heather Davies; Raymond Tan; Speaker; Speaker; Speaker; Speaker; shared various concerns regarding the ordinance matter.

Chair Melgar moved that this Ordinance be CONTINUED TO CALL OF THE CHAIR. The motion carried by the following vote:

Ayes: 3 - Melgar, Chen, Mahmood

250888 [Planning Code - Planning Fees]

Sponsors: Mayor; Dorsey

Ordinance amending the Planning Code to require certain Planning Department fees to be paid to the Department at the time the Development Application is submitted, modify the environmental review fees for large projects, and remove the separate fee schedule for “Class 32” categorical exemptions under the California Environmental Quality Act; affirming the Planning Department’s determination under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and making findings of public necessity, convenience, and welfare pursuant to Planning Code, Section 302.

Heard in Committee. Speaker(s): Veronica Flores (Planning Department); presented information and answered questions raised throughout the discussion. Speaker; Romalyn Schmaltz; Speaker; spoke in opposition to the ordinance matter. Raymond Tan; shared various concerns regarding the ordinance matter.

Chair Melgar moved that this Ordinance be RECOMMENDED AS COMMITTEE REPORT. The motion carried by the following vote:

Ayes: 3 - Melgar, Chen, Mahmood

Supervisor Mandelman was noted present at 2:06 p.m.

Supervisor Sauter was noted present at 2:23 p.m.

SPECIAL MEETING OF THE BOARD OF SUPERVISORS

Supervisor Chan was noted present at 2:25 p.m., thereby constituting a quorum of the Board of Supervisors. A special meeting of the Board of Supervisors was convened at 2:25 p.m., and maintained sporadically throughout the meeting through 4:24 p.m., although the meeting was conducted in all respects as a committee meeting for items on the agenda and any substantive decisions constitute a recommendation of the committee and not action taken by the board.

Present: Supervisors Melgar, Chen, Mahmood, Mandelman, Sauter, and Chan.

Supervisor Dorsey was noted present at 2:50 p.m.

Supervisor Sherrill was noted present at 3:46 p.m.

250808 [Planning Code; Administrative Code - Legacy Businesses in Neighborhood Commercial Districts]

Sponsor: Chan

Ordinance amending the Planning Code to define Legacy Business and to require conditional use authorization prior to replacing a Legacy Business with a new non-residential use in certain Neighborhood Commercial, Named Neighborhood Commercial, and Neighborhood Commercial Transit Districts, and in the Chinatown Mixed Use Districts; amending the Administrative Code to allow a business that has been operating for 15 years to qualify as a Legacy Business; affirming the Planning Department's determination under the California Environmental Quality Act; making findings of consistency with the General Plan and the eight priority policies of Planning Code, Section 101.1; and adopting findings of public necessity, convenience, and welfare under Planning Code, Section 302.
(Supervisor Mahmood dissented in committee.)

Heard in Committee. Speaker(s): Supervisor Connie Chan (Board of Supervisors); Lisa Gluckstein (Planning Department); presented information and answered questions raised throughout the discussion. George Wooding; Marc Bruno; Romalyn Schmaltz; Speaker; Yolanda; Gwen McLaughlin (Small Business Forward); Justin; Pat Huey; Speaker; Steven Torres; Andy Katz; Katherine Howard; Raymond Tan; Bridget Maley; Howard Wong; Speaker; spoke in support of the ordinance matter.

Vice Chair Chen moved that this Ordinance be RECOMMENDED. The motion carried by the following vote:

Ayes: 2 - Melgar, Chen
Noes: 1 - Mahmood

Chair Melgar requested that File Nos. 250966, 250700, 251071, 250701, 251073, and 250985 be heard together.

ADJOURNMENT OF THE BOARD OF SUPERVISORS

At the hour of 4:25 p.m., Supervisors Mandelman, Sauter, Chan, Dorsey and Sherrill were noted not present, thereby adjouring the Special Meeting of the Board of Supervisors.

250966 [General Plan Amendments - Family Zoning Plan]

Ordinance amending the General Plan to revise the Urban Design Element, Commerce and Industry Element, Transportation Element, Balboa Park Station Area Plan, Glen Park Community Plan, Market and Octavia Area Plan, Northeastern Waterfront Plan, Van Ness Avenue Area Plan, Western SoMa (South of Market) Area Plan, Western Shoreline Area Plan, Downtown Area Plan, and Land Use Index, to implement the Family Housing Zoning Program, including the Housing Choice-San Francisco Program, by adjusting guidelines regarding building heights, density, design, and other matters; amending the City's Local Coastal Program to implement the Housing Choice-San Francisco Program and other associated changes in the City's Coastal Zone, and directing the Planning Director to transmit the Ordinance to the Coastal Commission upon enactment; affirming the Planning Department's determination under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and adopting findings of public necessity, convenience, and welfare under Planning Code, Section 340. (Planning Commission)
(Pursuant to Charter, Section 4.105, the Planning Commission recommends General Plan amendments to the Board of Supervisors for approval or rejection. If the Board fails to act within 90 days of receipt, the proposed General Plan amendment shall be deemed approved. Transmittal Date: September 22, 2025)

Heard in Committee. Speaker(s): Ted Egan (Office of the Controller); Supervisors Connie Chan, Danny Sauter, Rafael Mandelman, and Matt Dorsey (Board of Supervisors); Joshua Switzky, Lisa Chen (Planning Department); presented information and answered questions raised throughout the discussion. George Wooding; Herbert Mintz; Ray Borraca; Speaker; Naj Daniels; Kristen Hardy; Marc Bruno; Julie Fisher; Jessica Visness; Tony Hallier; Romalyn Schmaltz; Apollo; John Huliman; Mike Casey; Randy Tan; Alden Weissman; Pat Huey; Speaker; Andy Katz; Carol Brewer; Lori Brooke; Bridget Manley; Donna Hurliss; Katherine Howard; Nick Ferriss, President (Telegraph Hill Dwellers); Niels Pierson; Kathleen Courtney; Eileen Hirst; George; Fred; Lisa Arges; Lila Holtzman; Speaker; Theresa; Speaker; Dan Wollette; Speaker; Speaker; Howard Wong; Gwen McLaughlin (Small Business Forward); Paul Conwright; P. Segal; Ruth Fergusson; Charlie Natoli; Mo Zu; Speaker; Annie Fryman (SPUR); Deborah Solomon; Speaker; Marie Joyce; Speaker; Brianna Morales (Housing Action Coalition); Witt Turner; Speaker; Speaker; Stan Hayes (Telegraph Hill Dwellers); Honest Charley Bodkin; Mike Chan; Speaker; Jane Natoli (YIMBY Action); Monica Morse (West of Twin Peaks Neighborhood Council); Speaker; Eric Brooks; Greg Jacino; Eileen Boken; shared various concerns regarding the ordinance matter.

Chair Melgar moved that this Ordinance be CONTINUED to the Land Use and Transportation Committee meeting of November 17, 2025. The motion carried by the following vote:

Ayes: 3 - Melgar, Chen, Mahmood

250700 [Zoning Map - Family Zoning Plan]

Sponsors: Mayor; Sauter, Mahmood and Dorsey

Ordinance amending the Zoning Map to implement the Family Zoning Plan by: amending the Zoning Use District Maps to: 1) reclassify certain properties currently zoned as various types of Residential to Residential Transit Oriented - Commercial (RTO-C); 2) reclassify properties currently zoned Residential Transit Oriented (RTO) to Residential Transit Oriented - 1 (RTO-1); 3) reclassify certain properties from Residential districts other than RTO to RTO-1; 4) reclassify certain properties currently zoned Neighborhood Commercial (NC) or Public (P) to Community Business (C-2); and 5) reclassify certain properties from Public to Mixed-Use or Neighborhood Commercial Districts; amending the Height and Bulk Map to: 1) reclassify properties in the Family Zoning Plan to R-4 Height and Bulk District; 2) change the height limits on certain lots in the R-4 Height and Bulk District; and 3) designating various parcels to be included in the Non-Contiguous San Francisco Municipal Transportation Agency Sites Special Use District (SFMTA SUD); amending the Local Coastal Program to: 1) reclassify all properties in the Coastal Zone to R-4 Height and Bulk District; 2) reclassify certain properties to RTO-C and Neighborhood Commercial District; 3) designate one parcel as part of the SFMTA SUD; and 4) directing the Planning Director to transmit the Ordinance to the Coastal Commission upon enactment; affirming the Planning Department's determination under the California Environmental Quality Act; making findings of public necessity, convenience, and welfare under Planning Code, Section 302; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and making findings under the City's Local Coastal Program and the California Coastal Act of 1976.
(Economic Impact)

Heard in Committee. Speaker(s): Ted Egan (Office of the Controller); Supervisors Connie Chan, Danny Sauter, Rafael Mandelman, and Matt Dorsey (Board of Supervisors); Joshua Switzky, Lisa Chen (Planning Department); presented information and answered questions raised throughout the discussion. George Wooding; Herbert Mintz; Ray Borraca; Speaker; Naj Daniels; Kristen Hardy; Marc Bruno; Julie Fisher; Jessica Visness; Tony Hallier; Romalyn Schmaltz; Apollo; John Huliman; Mike Casey; Randy Tan; Alden Weissman; Pat Huey; Speaker; Andy Katz; Carol Brewer; Lori Brooke; Bridget Manley; Donna Hurliss; Katherine Howard; Nick Ferriss, President (Telegraph Hill Dwellers); Niels Pierson; Kathleen Courtney; Eileen Hirst; George; Fred; Lisa Arges; Lila Holtzman; Speaker; Theresa; Speaker; Dan Wollette; Speaker; Speaker; Howard Wong; Gwen McLaughlin (Small Business Forward); Paul Conwright; P. Segal; Ruth Fergusson; Charlie Natoli; Mo Zu; Speaker; Annie Fryman (SPUR); Deborah Solomon; Speaker; Marie Joyce; Speaker; Brianna Morales (Housing Action Coalition); Witt Turner; Speaker; Speaker; Stan Hayes (Telegraph Hill Dwellers); Honest Charley Bodkin; Mike Chan; Speaker; Jane Natoli (YIMBY Action); Monica Morse (West of Twin Peaks Neighborhood Council); Speaker; Eric Brooks; Greg Jacino; Eileen Boken; shared various concerns regarding the ordinance matter.

Chair Melgar moved that this Ordinance be CONTINUED to the Land Use and Transportation Committee meeting of November 17, 2025. The motion carried by the following vote:

Ayes: 3 - Melgar, Chen, Mahmood

251071 [Zoning Map - Family Zoning Plan]

Sponsors: Mayor; Sauter, Mahmood and Dorsey

Ordinance amending the Zoning Map to implement the Family Zoning Plan by: amending the Zoning Use District Maps to: 1) reclassify certain properties currently zoned as various types of Residential to Residential Transit Oriented - Commercial (RTO-C), except for properties located in the Priority Equity Geographies Special Use District ("PEG SUD"); 2) reclassify properties currently zoned Residential Transit Oriented (RTO) to Residential Transit Oriented - 1 (RTO-1); 3) reclassify certain properties from Residential districts other than RTO to RTO-1, except for properties located in the PEG SUD; 4) reclassify certain properties currently zoned Neighborhood Commercial (NC) or Public (P) to Community Business (C-2) , except for properties located in the PEG SUD; and 5) reclassify certain properties from Public to Mixed-Use or Neighborhood Commercial Districts, except for properties located in the PEG SUD; amending the Height and Bulk Map to: 1) reclassify properties in the Family Zoning Plan to R-4 Height and Bulk District, except for properties located in the PEG SUD; 2) change the height limits on certain lots in the R-4 Height and Bulk District, except for properties located in the PEG SUD; and 3) designating various parcels to be included in the Non-Contiguous San Francisco Municipal Transportation Agency Sites Special Use District (SFMTA SUD); amending the Local Coastal Program to: 1) reclassify all properties in the Coastal Zone south of Lincoln Way to R-4 Height and Bulk District; 2) reclassify certain properties south of Lincoln Way to RTO-C and Neighborhood Commercial District; and 3) directing the Planning Director to transmit the Ordinance to the Coastal Commission upon enactment; affirming the Planning Department's determination under the California Environmental Quality Act; making findings of public necessity, convenience, and welfare under Planning Code, Section 302; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and making findings under the City's Local Coastal Program and the California Coastal Act of 1976.
(Economic Impact)

Heard in Committee. Speaker(s): Ted Egan (Office of the Controller); Supervisors Connie Chan, Danny Sauter, Rafael Mandelman, and Matt Dorsey (Board of Supervisors); Joshua Switzky, Lisa Chen (Planning Department); presented information and answered questions raised throughout the discussion. George Wooding; Herbert Mintz; Ray Borraca; Speaker; Naj Daniels; Kristen Hardy; Marc Bruno; Julie Fisher; Jessica Visness; Tony Hallier; Romalyn Schmaltz; Apollo; John Huliman; Mike Casey; Randy Tan; Alden Weissman; Pat Huey; Speaker; Andy Katz; Carol Brewer; Lori Brooke; Bridget Manley; Donna Hurliss; Katherine Howard; Nick Ferriss, President (Telegraph Hill Dwellers); Niels Pierson; Kathleen Courtney; Eileen Hirst; George; Fred; Lisa Arges; Lila Holtzman; Speaker; Theresa; Speaker; Dan Wollette; Speaker; Speaker; Howard Wong; Gwen McLaughlin (Small Business Forward); Paul Conwright; P. Segal; Ruth Fergusson; Charlie Natoli; Mo Zu; Speaker; Annie Fryman (SPUR); Deborah Solomon; Speaker; Marie Joyce; Speaker; Brianna Morales (Housing Action Coalition); Witt Turner; Speaker; Speaker; Stan Hayes (Telegraph Hill Dwellers); Honest Charley Bodkin; Mike Chan; Speaker; Jane Natoli (YIMBY Action); Monica Morse (West of Twin Peaks Neighborhood Council); Speaker; Eric Brooks; Greg Jacino; Eileen Boken; shared various concerns regarding the ordinance matter.

Vice Chair Chen moved that this Ordinance be AMENDED, AN AMENDMENT OF THE WHOLE BEARING SAME TITLE, on Pages 13-16, to delete certain parcels along Ocean Avenue from the changes in the ordinance. The motion carried by the following vote:

Ayes: 3 - Melgar, Chen, Mahmood
(Economic Impact)

Chair Melgar moved that this Ordinance be CONTINUED AS AMENDED to the Land Use and Transportation Committee meeting of November 17, 2025. The motion carried by the following vote:

Ayes: 3 - Melgar, Chen, Mahmood

250701 [Planning, Business and Tax Regulations Codes - Family Zoning Plan]
Sponsor: Mayor

Ordinance amending the Planning Code to: 1) create the Housing Choice-San Francisco Program to incent housing development through a local bonus program and by adopting a Housing Sustainability District, 2) modify height and bulk limits to provide for additional capacity in well-resourced neighborhoods, and to allow additional height and bulk for projects using the local bonus program, 3) require only buildings taller than 85 feet in certain Districts to reduce ground level wind currents, 4) make conforming changes to the RH (Residential, House), RM (Residential, Mixed), and RC (Residential-Commercial) District zoning tables to reflect the changes to density controls, and parking requirements made in this Ordinance, 5) create the RTO-C (Residential Transit Oriented-Commercial) District, 6) implement the Metropolitan Transportation Commission's Transit-Oriented Communities Policy by making changes to parking requirements, minimum residential densities, and minimum office intensities, and requiring maximum dwelling unit sizes, 7) revise off-street parking and curb cut obligations citywide, 8) create the Non-contiguous San Francisco Municipal Transportation Agency Sites Special Use District, 9) permit businesses displaced by new construction to relocate without a conditional use authorization and waive development impact fees for those businesses, 10) make technical amendments to the Code to implement the above changes, 11) make conforming changes to zoning tables in various Districts, including the Neighborhood Commercial District and Mixed Use Districts, and 12) reduce usable open space and bicycle parking requirements for senior housing; amending the Business and Tax Regulations Code regarding the Board of Appeals' review of permits in the Housing Choice Program Housing Sustainability District; also, amending the Local Coastal Program to implement the Housing Choice-San Francisco Program and other associated changes in the City's Coastal Zone, and directing the Planning Director to transmit the Ordinance to the Coastal Commission upon enactment; affirming the Planning Department's determination under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and making public necessity, convenience, and welfare findings under Planning Code, Section 302.
(Economic Impact)

Heard in Committee. Speaker(s): Ted Egan (Office of the Controller); Supervisors Connie Chan, Danny Sauter, Rafael Mandelman, and Matt Dorsey (Board of Supervisors); Joshua Switzky, Lisa Chen (Planning Department); presented information and answered questions raised throughout the discussion. George Wooding; Herbert Mintz; Ray Borraca; Speaker; Naj Daniels; Kristen Hardy; Marc Bruno; Julie Fisher; Jessica Visness; Tony Hallier; Romalyn Schmaltz; Apollo; John Huliman; Mike Casey; Randy Tan; Alden Weissman; Pat Huey; Speaker; Andy Katz; Carol Brewer; Lori Brooke; Bridget Manley; Donna Hurliss; Katherine Howard; Nick Ferriss, President (Telegraph Hill Dwellers); Niels Pierson; Kathleen Courtney; Eileen Hirst; George; Fred; Lisa Arges; Lila Holtzman; Speaker; Theresa; Speaker; Dan Wollette; Speaker; Speaker; Howard Wong; Gwen McLaughlin (Small Business Forward); Paul Conwright; P. Segal; Ruth Fergusson; Charlie Natoli; Mo Zu; Speaker; Annie Fryman (SPUR); Deborah Solomon; Speaker; Marie Joyce; Speaker; Brianna Morales (Housing Action Coalition); Witt Turner; Speaker; Speaker; Stan Hayes (Telegraph Hill Dwellers); Honest Charley Bodkin; Mike Chan; Speaker; Jane Natoli (YIMBY Action); Monica Morse (West of Twin Peaks Neighborhood Council); Speaker; Eric Brooks; Greg Jacino; Eileen Boken; shared various concerns regarding the ordinance matter.

Chair Melgar moved that this Ordinance be AMENDED, AN AMENDMENT OF THE WHOLE BEARING SAME TITLE, on Page 11, Lines 23-24, by inserting 'Except as provided in this Section 206.10, all HC-SF projects shall comply with Article 4 of the Planning Code.' The motion carried by the following vote:

Ayes: 3 - Melgar, Chen, Mahmood

(Economic Impact)

Chair Melgar moved that this Ordinance be AMENDED, AN AMENDMENT OF THE WHOLE BEARING SAME TITLE, on Page 17, Lines 15-18, by inserting '(4) Exclusions. In no event shall this Section 206.10 be interpreted as 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; any tenant protections contained elsewhere in the Planning Code, including Section 317 et seq.; or Chapter 37 of the Administrative Code.' The motion carried by the following vote:

Ayes: 3 - Melgar, Chen, Mahmood

(Economic Impact)

Chair Melgar moved that this Ordinance be AMENDED, AN AMENDMENT OF THE WHOLE BEARING SAME TITLE, on Page 21, Lines 5-8 to read '(4) Units With Two or More Bedrooms. Projects that contain units with two or more bedrooms shall be permitted to include additional square footage, as set forth below: (A) 250 square feet for every two-bedroom unit provided in excess of the number of two-bedroom units required by subsection (d)(1)(B);' and making a conforming change on Line 25. The motion carried by the following vote:

Ayes: 3 - Melgar, Chen, Mahmood

(Economic Impact)

Chair Melgar moved that this Ordinance be AMENDED, AN AMENDMENT OF THE WHOLE BEARING SAME TITLE, on Page 27, Lines 5-9, to read '(c) Administrative Review. The Planning Department shall administratively review an HC-SF Project, unless the Project seeks a Major Modification pursuant to subsection (d), or any HC-SF Project that is a 100% Affordable HC-SF Project. The Planning Department's determination regarding an HC-SF Project under this subsection (c) shall not be appealable. Nothing in this Section 334 abrogates permit, license, or other requirements codified outside the Planning Code.' The motion carried by the following vote:

Ayes: 3 - Melgar, Chen, Mahmood

(Economic Impact)

Chair Melgar moved that this Ordinance be AMENDED, AN AMENDMENT OF THE WHOLE BEARING SAME TITLE, on Page 29, Line 23 through Page 30, Line 9, to read '(4) The project does not demolish or substantially alter 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.' The motion carried by the following vote:

Ayes: 3 - Melgar, Chen, Mahmood

(Economic Impact)

Chair Melgar moved that this Ordinance be AMENDED, AN AMENDMENT OF THE WHOLE BEARING SAME TITLE, on Page 31, Line 4, by inserting '(13) The project does not demolish or convert any portion of a Hotel.' The motion carried by the following vote:

Ayes: 3 - Melgar, Chen, Mahmood

(Economic Impact)

Chair Melgar moved that this Ordinance be AMENDED, AN AMENDMENT OF THE WHOLE BEARING SAME TITLE, on Page 189, Lines 22-25, by striking '(12) Residential Flats. Notwithstanding anything to the contrary in this Section 317, projects that propose the Merger, reconfiguration, or reduction in size of Residential Flats shall not require a Conditional Use authorization if the project would increase the number of Dwelling Units on the property.' The motion carried by the following vote:

Ayes: 2 - Melgar, Chen

Noes: 1 - Mahmood

(Economic Impact)

Chair Melgar moved that this Ordinance be AMENDED, AN AMENDMENT OF THE WHOLE BEARING SAME TITLE, on Page 190, Lines 8-10, by striking 'and in the case of demolition of any Residential Flats whether the proposed project is maintaining or increasing the number of units on the lot that contain at least two or more bedrooms or that are at least equivalent in size to the Residential Flats being demolished'. The motion carried by the following vote:

Ayes: 2 - Melgar, Chen

Noes: 1 - Mahmood

(Economic Impact)

Chair Melgar moved that this Ordinance be CONTINUED AS AMENDED to the Land Use and Transportation Committee meeting of November 17, 2025. The motion carried by the following vote:

Ayes: 3 - Melgar, Chen, Mahmood

251073 [Planning, Business and Tax Regulations, Administrative Codes - Family Zoning Plan]

Sponsor: Mayor

Ordinance amending the Planning Code to: 1) create the Housing Choice-San Francisco Program to incent housing development through a local bonus program and by adopting a Housing Sustainability District, 2) modify height and bulk limits to provide for additional capacity in well-resourced neighborhoods, and to allow additional height and bulk for projects using the local bonus program, 3) require only buildings taller than 85 feet in certain Districts to reduce ground level wind currents, 4) make conforming changes to the RH (Residential, House), RM (Residential, Mixed), and RC (Residential-Commercial) District zoning tables to reflect the changes to density controls, and parking requirements made in this Ordinance, 5) create the RTO-C (Residential Transit Oriented-Commercial) District, 6) implement the Metropolitan Transportation Commission's Transit-Oriented Communities Policy by making changes to parking requirements, minimum residential densities, and minimum office intensities, and requiring maximum dwelling unit sizes, 7) revise off-street parking and curb cut obligations citywide, 8) create the Non-contiguous San Francisco Municipal Transportation Agency Sites Special Use District, 9) permit businesses displaced by new construction to relocate without a conditional use authorization and waive development impact fees for those businesses, 10) make technical amendments to the Code to implement the above changes, 11) make conforming changes to zoning tables in various Districts, including the Neighborhood Commercial District and Mixed Use Districts, and 12) reduce usable open space and bicycle parking requirements for senior housing; amending the Business and Tax Regulations Code regarding the Board of Appeals' review of permits in the Housing Choice Program Housing Sustainability District; also, amending the Local Coastal Program to implement the Housing Choice-San Francisco Program and other associated changes in the City's Coastal Zone, and directing the Planning Director to transmit the Ordinance to the Coastal Commission upon enactment; affirming the Planning Department's determination under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and making public necessity, convenience, and welfare findings under Planning Code, Section 302.
(Economic Impact)

Heard in Committee. Speaker(s): Ted Egan (Office of the Controller); Supervisors Connie Chan, Danny Sauter, Rafael Mandelman, and Matt Dorsey (Board of Supervisors); Joshua Switzky, Lisa Chen (Planning Department); presented information and answered questions raised throughout the discussion. George Wooding; Herbert Mintz; Ray Borraca; Speaker; Naj Daniels; Kristen Hardy; Marc Bruno; Julie Fisher; Jessica Visness; Tony Hallier; Romalyn Schmaltz; Apollo; John Huliman; Mike Casey; Randy Tan; Alden Weissman; Pat Huey; Speaker; Andy Katz; Carol Brewer; Lori Brooke; Bridget Manley; Donna Hurliss; Katherine Howard; Nick Ferriss, President (Telegraph Hill Dwellers); Niels Pierson; Kathleen Courtney; Eileen Hirst; George; Fred; Lisa Arges; Lila Holtzman; Speaker; Theresa; Speaker; Dan Wollette; Speaker; Speaker; Howard Wong; Gwen McLaughlin (Small Business Forward); Paul Conwright; P. Segal; Ruth Fergusson; Charlie Natoli; Mo Zu; Speaker; Annie Fryman (SPUR); Deborah Solomon; Speaker; Marie Joyce; Speaker; Brianna Morales (Housing Action Coalition); Witt Turner; Speaker; Speaker; Stan Hayes (Telegraph Hill Dwellers); Honest Charley Bodkin; Mike Chan; Speaker; Jane Natoli (YIMBY Action); Monica Morse (West of Twin Peaks Neighborhood Council); Speaker; Eric Brooks; Greg Jacino; Eileen Boken; shared various concerns regarding the ordinance matter.

Vice Chair Chen moved that this Ordinance be AMENDED, AN AMENDMENT OF THE WHOLE BEARING SAME TITLE, on Page 14, Line 21, through Page 15, Line 14, to read '(B) Dwelling Unit Mix. Section 207.6 and Section 207.7 shall apply, except that projects between four and nine units shall comply with the following: (i) a project with four dwelling units shall contain at least one unit with two or more bedrooms; and (ii) for projects between five and nine dwelling units, at least 25 percent of units shall contain two or more bedrooms, including at least one unit with three or more bedrooms, unless Section 207.6(c) requires a higher percentage of two- and three-bedroom units.' The motion carried by

the following vote:

Ayes: 3 - Melgar, Chen, Mahmood

(Economic Impact)

Vice Chair Chen moved that this Ordinance be AMENDED, AN AMENDMENT OF THE WHOLE BEARING NEW TITLE, on Page 2, Lines 1-2, by inserting 'amending the Administrative Code to set Board policy regarding the sale or lease of properties within the SFMTA SUD'; on Page 10, Lines 23-25, by inserting '(y) This ordinance, in Section 16 amends the Administrative Code to set Board of Supervisors policy regarding the approval of the sale or lease of properties within the Non-Contiguous San Francisco Municipal Transportation Agency Special Use District.'; and on Page 471-472, by inserting 'Section 16. Article I of Chapter 2 of the Administrative Code is hereby amended by adding Section 2.6-4 to read as follows: SEC. 2.6-4. POLICY FOR APPROVAL OF LEASES OR SALE OF PROPERTY WITHIN THE NON-CONTIGUOUS SAN FRANCISCO MUNICIPAL TRANSPORTATION AGENCY SITES SPECIAL USE DISTRICT. (a) Whenever, in accordance with the provisions of the Charter, the San Francisco Municipal Transportation Agency ("SFMTA") submits a Non-Transit Lease or Sale Agreement to the Board of Supervisors for its approval or disapproval, it shall be the policy of the Board of Supervisors to only approve the Non-Transit Lease or Sale Agreement if: (i) it is for the development and operation of a 100% Affordable Housing Project; (ii) the SFMTA has provided each then-existing Qualified Nonprofit with a right of first refusal to lease or buy, as applicable, the affected property on the same terms in the Non-Transit Lease or Sale Agreement (which may include, but is not limited to, a rent or purchase price based on the highest and best use of the property), except the permitted use shall be modified to only permit the development and operation of a 100% Affordable Housing Project, and either (A) the SFMTA does not receive a bona fide acceptance of that offer from a Qualified Nonprofit within 14 calendar days, or (B) the SFMTA receives a bona fide acceptance within 14 calendar days from a Qualified Nonprofit, but that Qualified Nonprofit fails to sign the Non-Transit Lease or Sale Agreement within 30 days of submitting the bona fide acceptance; or (iii) the SFMTA Board of Directors has determined the Non-Transit Lease or Sale Agreement is needed to further the SFMTA's transit purposes and the Board of Supervisors affirms such determination. (b) A "100% Affordable Housing Project" shall be a residential project where all Residential Uses, except a manager's unit, are comprised solely of Dwelling Units or Group Housing bedrooms that are restricted for the Life of the Project as Affordable Units and meets the requirements in Planning Code Section 406(b)(1)(A) and (C). For purposes of this subsection (b), the terms "Affordable Unit" and "Life of the Project" are as defined in Planning Code Section 401, and the terms Residential Use, Dwelling Unit, and Group Housing are as defined in Planning Code Section 102. (c) A "Non-Transit Lease or Sale Agreement" means an agreement to lease or buy property located within the Non-Contiguous San Francisco Municipal Transportation Agency Sites Special Use District, established in Planning Code Section 249.11, to develop and operate a residential or commercial project. (d) "Qualified Nonprofit" shall be a nonprofit organization that meets the requirements set forth in Administrative Code Section 41B.4 and is listed on the Mayor's Office of Housing and Economic Development's website pursuant to Section 41B.4.' The motion carried by the following vote:

Ayes: 3 - Melgar, Chen, Mahmood

Ordinance amending the Planning Code to: 1) create the Housing Choice-San Francisco Program to incent housing development through a local bonus program and by adopting a Housing Sustainability District, 2) modify height and bulk limits to provide for additional capacity in well-resourced neighborhoods, and to allow additional height and bulk for projects using the local bonus program, 3) require only buildings taller than 85 feet in certain Districts to reduce ground level wind currents, 4) make conforming changes to the RH (Residential, House), RM (Residential, Mixed), and RC (Residential-Commercial) District zoning tables to reflect the changes to density controls, and parking requirements made in this ordinance, 5) create the RTO-C (Residential Transit Oriented-Commercial) District, 6) implement the Metropolitan Transportation Commission's Transit-Oriented Communities Policy by making changes to parking requirements, minimum residential densities, and minimum office intensities, and requiring maximum dwelling unit sizes, 7) revise off-street parking and curb cut obligations citywide, 8) create the Non-contiguous San Francisco Municipal Transportation Agency Sites Special Use District (SFMTA SUD), 9) permit businesses displaced by new construction to relocate without a conditional use authorization and waive development impact fees for those businesses, 10) make technical amendments to the Code to implement the above changes, 11) make conforming changes to zoning tables in various Districts, including the Neighborhood Commercial District and Mixed Use Districts, and 12) reduce usable open space and bicycle parking requirements for senior housing; amending the Business and Tax Regulations Code regarding the Board of Appeals' review of permits in the Housing Choice Program Housing Sustainability District; amending the Administrative Code to set Board policy regarding the sale or lease of properties within the SFMTA SUD; also, amending the Local Coastal Program to implement the Housing Choice-San Francisco Program and other associated changes in the City's Coastal Zone, and directing the Planning Director to transmit the ordinance to the Coastal Commission upon enactment; affirming the Planning Department's determination under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and making public necessity, convenience, and welfare findings under Planning Code, Section 302.
(Economic Impact)

Vice Chair Chen moved that this Ordinance be AMENDED, AN AMENDMENT OF THE WHOLE BEARING SAME TITLE, on Pages 170-171, by inserting '(d) Pre-Application Requirements. When a Development Application is submitted pursuant to this Section 249.11 for a site that meets the minimum specifications for 100% affordable housing sites as determined by the Mayor's Office of Housing and Community Development, the project sponsor, in conjunction with SFMTA, shall provide: (1) A feasibility study that models the development of the project site as 100% affordable housing, as that term is defined in Section 406(b)(1)(A) and (C); (2) Documentation that the project sponsor, in conjunction with SFMTA, has conducted at least one pre-application meeting. Mailed notice of the meeting shall be provided to the individuals and neighborhood organizations specified in Planning Code Section 333(e)(2)(A) and (C), as well as posted notice as set forth in Planning Code Section 333(e)(1). The Planning Department may establish procedures and requirements to administer this subsection; and (3) Documentation of how the project advances the City's goals for affordable housing on public lands, as identified in Housing Element Policy Actions 1.2.6 and 1.2.7.' The motion carried by the following vote:

Ayes: 3 - Melgar, Chen, Mahmood
(Economic Impact)

Chair Melgar moved that this Ordinance be CONTINUED AS AMENDED to the Land Use and Transportation Committee meeting of November 17, 2025. The motion carried by the following vote:

Ayes: 3 - Melgar, Chen, Mahmood

250985 [Local Coastal Program Amendment - Family Zoning Plan]
Sponsor: Mayor

Resolution transmitting to the California Coastal Commission for review and certification an amendment to the Implementation Program and Land Use Plan of the City's certified Local Coastal Program to implement the Family Zoning Plan; and affirming the Planning Department's determination under the California Environmental Quality Act.

Heard in Committee. Speaker(s): Ted Egan (Office of the Controller); Supervisors Connie Chan, Danny Sauter, Rafael Mandelman, and Matt Dorsey (Board of Supervisors); Joshua Switzky, Lisa Chen (Planning Department); presented information and answered questions raised throughout the discussion. George Wooding; Herbert Mintz; Ray Borraca; Speaker; Naj Daniels; Kristen Hardy; Marc Bruno; Julie Fisher; Jessica Visness; Tony Hallier; Romalyn Schmaltz; Apollo; John Huliman; Mike Casey; Randy Tan; Alden Weissman; Pat Huey; Speaker; Andy Katz; Carol Brewer; Lori Brooke; Bridget Manley; Donna Hurliss; Katherine Howard; Nick Ferriss, President (Telegraph Hill Dwellers); Niels Pierson; Kathleen Courtney; Eileen Hirst; George; Fred; Lisa Arges; Lila Holtzman; Speaker; Theresa; Speaker; Dan Wollette; Speaker; Speaker; Howard Wong; Gwen McLaughlin (Small Business Forward); Paul Conwright; P. Segal; Ruth Fergusson; Charlie Natoli; Mo Zu; Speaker; Annie Fryman (SPUR); Deborah Solomon; Speaker; Marie Joyce; Speaker; Brianna Morales (Housing Action Coalition); Witt Turner; Speaker; Speaker; Stan Hayes (Telegraph Hill Dwellers); Honest Charley Bodkin; Mike Chan; Speaker; Jane Natoli (YIMBY Action); Monica Morse (West of Twin Peaks Neighborhood Council); Speaker; Eric Brooks; Greg Jacino; Eileen Boken; shared various concerns regarding the resolution matter.

Chair Melgar moved that this Resolution be CONTINUED to the Land Use and Transportation Committee meeting of November 17, 2025. The motion carried by the following vote:

Ayes: 3 - Melgar, Chen, Mahmood

ADJOURNMENT

There being no further business, the Land Use and Transportation Committee adjourned at the hour of 6:48 p.m.

N.B. The Minutes of this meeting set forth all actions taken by the Land Use and Transportation Committee on the matters stated, but not necessarily in the chronological sequence in which the matters were taken up.

LAND USE AND TRANSPORTATION COMMITTEE
CITY AND COUNTY OF SAN FRANCISCO

MEETING MINUTES - DRAFT

Monday, November 17, 2025 - 1:30 PM

City Hall, Legislative Chamber, Room 250

Regular Meeting

Members: Myrna Melgar, Chyanne Chen, Bilal Mahmood

Clerk: John Carroll

(415) 554-4445 ~ john.carroll@sfgov.org

Angela Calvillo, Clerk of the Board

BOARD COMMITTEES

Committee Membership	Meeting Days
Budget and Appropriations Committee Supervisors Chan, Dorsey, Walton, Mandelman	Wednesday 1:30 PM
Budget and Finance Committee Supervisors Chan, Dorsey	Wednesday 10:00 AM
Government Audit and Oversight Committee Supervisors Fielder, Sauter, Sherrill	1st and 3rd Thursday 10:00 AM
Land Use and Transportation Committee Supervisors Melgar, Chen, Mahmood	Monday 1:30 PM
Public Safety and Neighborhood Services Committee Supervisors Dorsey, Mahmood, Sauter	2nd and 4th Thursday 10:00 AM
Rules Committee Supervisors Walton, Sherrill, Mandelman	Monday 10:00 AM

First-named Supervisor is Chair, Second-named Supervisor is Vice-Chair of the Committee.

Members Present: Myrna Melgar, Chyanne Chen, and Bilal Mahmood

The Land Use and Transportation Committee met in regular session on Monday, November 17, 2025, with Chair Myrna Melgar presiding. Chair Melgar called the meeting to order at 1:35 p.m.

ROLL CALL AND ANNOUNCEMENTS

On the call of the roll, Chair Melgar, Vice Chair Chen, and Member Mahmood were noted present. A quorum was present.

COMMUNICATIONS

John Carroll, Land Use and Transportation Committee Clerk, instructed members of the public that public comment is taken on each item on the agenda. Alternatively, written comments may be submitted through email (john.carroll@sfgov.org) or the U.S. Postal Service at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102.

AGENDA CHANGES

There were no agenda changes.

REGULAR AGENDA

250811 [Building Code - Building Permit Expiration Timelines]

Sponsors: Mahmood; Dorsey

Ordinance amending the Building Code to revise the timing of expiration of certain building permits and building permit applications; and affirming the Planning Department's determination under the California Environmental Quality Act.

Heard in Committee. Speaker(s): Tate Hanna (Department of Building Inspection); presented information and answered questions raised throughout the discussion. Joseph Smooke; shared various concerns regarding the ordinance matter.

Member Mahmood moved that this Ordinance be AMENDED, AN AMENDMENT OF THE WHOLE BEARING SAME TITLE, on Page 1, Line 22, through Page 2, Line 7, to read '(c) No local findings are required under California Health and Safety Code Section 17958.7 because the amendments to the Building Code contained in this ordinance do not regulate materials or manner of construction or repair and therefore do not modify building standards. Even if the amendments are considered modifications to building standards, the amendments to building permit expiration timelines are not new, local building standards because they largely revert to or conform with the underlying provisions of the California Building Code. All amendments are consistent with the intent of recently enacted Assembly Bill 130, which is intended to prohibit local building standards applicable to residential units that are more restrictive than the California Building Code, and are also permissible because they would result in reductions in operating costs for the Department of Building Inspection. (Health & Safety Code § 17958.5(c)(6)(D)).'; on Page 3, Line 8, through Page 4, Line 16, to read '106A.3.7 Application expiration. The Building Official may hold in abeyance or reject any application, plans, or specifications filed which in the Building Official's opinion, do not provide the necessary information in a clear and concise manner as required in Section 106A.3.3. An application for a permit for any proposed work shall be deemed to have been abandoned, and shall expire, 730 days after the date of filing if no permit has been issued, except that the Building Official may grant one or more extensions of time for additional periods not exceeding 180 days each. Such extension shall be requested in writing and shall demonstrate justifiable cause for the extension. See Section 110A, Table 1A-J – Miscellaneous Fees – for applicable fee for such extensions. In the event the application has not been approved and issued within 60 days before the end of the time periods set forth in this Section 106A.3.7, the Department shall notify the applicant that the application will be canceled in 60 days unless the application is extended. An application which exceeds the stated or extended time period after such notice shall be deemed canceled without further action by the Department.'; on Page 4, Lines 18-25, by striking exceptions 1 and 2, '1. For applications resulting from enforcement actions initiated by the Building Official to abate code violations, the above time limits shall be reduced to 30 days and 10 days, respectively. The Building Official may grant an extension for hardship or procedural error. Upon cancellation, such cases shall be referred to the City Attorney for legal action. 2.The above time limits shall not apply to applications which are subject to the work without permit investigation fee per Section 110A, Table 1A-K – Penalties, Hearings, Code Enforcement Assessments. Such applications shall be canceled only through specific action by the Building Official.'; and making clerical and conforming amendments throughout the ordinance text. The motion carried by the following vote:

Ayes: 3 - Melgar, Chen, Mahmood

Member Mahmood moved that this Ordinance be CONTINUED AS AMENDED to the Land Use and Transportation Committee meeting of December 1, 2025. The motion carried by the following vote:

Ayes: 3 - Melgar, Chen, Mahmood

240637 [Planning Code, Zoning Map - Central Neighborhoods Large Residence SUD, Corona Heights Large Residence SUD]

Sponsor: Mandelman

Ordinance amending the Planning Code to expand the boundaries of the Central Neighborhoods Large Residence Special Use District (SUD), and to apply its controls to all lots within the SUD, with some exceptions; to delete the Corona Heights Large Residence SUD, and as a result to merge it into the Central Neighborhoods Large Residence SUD; amending the Zoning Map to reflect the deletion and boundary expansion; affirming the Planning Department's determination under the California Environmental Quality Act; and making public necessity, convenience, and welfare findings under Planning Code, Section 302, and findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

Heard in Committee. Speaker(s): Supervisor Rafael Mandelman (Board of Supervisors); Aaron Starr (Planning Department); presented information and answered questions raised throughout the discussion. Georgia Schuttish; Paul Wormer; Raymond Tan; shared various concerns regarding the ordinance matter.

Chair Melgar moved that this Ordinance be AMENDED, AN AMENDMENT OF THE WHOLE BEARING SAME TITLE, on Page 6, Line 16, through Page 7, Line 18, by striking '(e) Conditional Use Authorizations. For all lots zoned RH wWithin the Central Neighborhoods Large Residence Special Use District, a Conditional Use authorization shall be required for any residential development or expansion of a Residential Building that would result in any Dwelling Unit with a Gross Floor Area exceeding the equivalent of a 1.2:1 Floor Area Ratio, or would result in any Dwelling Unit exceeding 3,000 square feet of Gross Floor Area, except where the total increase of gross floor area of any existing Dwelling Unit is less than 15%. (f) Conditional Use Findings. In addition to the criteria outlined in Planning Code Section 303(c)(1), in acting upon an application for Conditional Use authorization within the Central Neighborhoods Large Residence Special Use District the Planning Commission shall also consider whether facts are presented to establish, based on the record before the Commission, that the following criteria are met: (1) the proposed project is contextual with the neighborhood, meets applicable Residential Design Guidelines, and seeks to retain any existing design elements; (2) the proposed project does not remove Rental Units subject to the Residential Rent Stabilization and Arbitration Ordinance; (3) the proposed project increases the number of Dwelling Units on the lot; (4) no Dwelling Unit is less than one-third the gross floor area of the largest Dwelling Unit in a Residential Building; (5) the proposed project does not negatively impact the historic integrity of the property or any existing structure on a lot that is listed in or formally eligible for listing in the California Register of Historic Resources, or has been determined to appear eligible for listing in the California Register of Historic Resources or to qualify as a "historical resource" under CEQA; and (6) the project does not negatively impact the historic integrity of any existing structure on a lot that has been adopted as a local landmark or a contributor to a local historic district under Articles 10 or 11 of this Code, or would render the property ineligible for historic designation as an individual or contributing resource.'; on Page 7, Lines 23-25, to read '(2) In multi-unit buildings, shared spaces such as stairwells, atriums, and other communal spaces accessible to all building occupants shall not be included in the Gross Floor Area thresholds'; on Page 8, Lines 6-12, by striking '(h) The Conditional Use requirement established by subsections (e)-(f) of this Section 249.92 shall sunset on December 31, 2024. After that date, for all lots zoned RH within the Central Neighborhoods Large Residence Special Use District, no residential development or expansion of an existing Residential Building shall be permitted within the Central Neighborhoods Large Residence Special Use District that would result in any Dwelling Unit exceeding 3,000 square feet of Gross Floor Area, except where the total increase of gross floor area of any existing Dwelling Unit is less than 15%.'; and making conforming and clerical amendments throughout the ordinance text. The motion carried by the following vote:

Ayes: 3 - Melgar, Chen, Mahmood

Chair Melgar moved that this Ordinance be CONTINUED AS AMENDED to the Land Use and Transportation Committee meeting of December 1, 2025. The motion carried by the following vote:

Ayes: 3 - Melgar, Chen, Mahmood

250926 [Planning, Administrative Codes - Tenant Protections Related to Residential Demolitions and Renovations]

Sponsors: Chen; Fielder, Walton, Chan, Dorsey, Sauter, Sherrill, Melgar and Mahmood

Ordinance amending the Planning Code to 1) require property owners seeking to demolish residential units to replace all units that are being demolished; 2) require relocation assistance to affected occupants of those units, with additional assistance and protections for lower-income tenants; 3) modify the conditional use criteria that apply to projects to demolish residential units; amending the Administrative Code to 4) require landlords to provide additional relocation assistance to lower-income tenants who are being required to vacate temporarily due to capital improvements or rehabilitation work; 5) update the standards and procedures for hearings related to tenant harassment; 6) require additional disclosures in buyout agreements; 7) making various non-substantive changes and clarifications; affirming the Planning Department's determination under the California Environmental Quality Act; making public necessity, convenience, and welfare findings under Planning Code, Section 302; and making findings of consistency with the General Plan and the eight priority policies of Planning Code, Section 101.1.

Heard in Committee. Speaker(s): Malena Leon-Farrera and Rachel Tanner (Planning Department); presented information and answered questions raised throughout the discussion. Marc Bruno; Mark Solomon; Sarah "Fred" Sherburn-Zimmer (Housing Rights Committee); David Harlan; Speaker; Speaker; Teresa Dulalas (SOMCAN); Julie Fischer; Kay Walker; Avdi; Zach Weisenberger (Young Community Developers); Aristos Kemiji (Mission Economic Development Agency); Susan Marsh; Georgia Schuttish; Gwen; Joseph Smooke; Peter Stevens; Pauline Worshell; Gen Fujioka; Howard Willies; Speaker; Ocean Blue Coast; Zach Frial (SOMCAN); Asia Nicole Duncan; Christin Evans (Small Business Forward); Speaker; Mitchell Omerberg; Brianna Morales (Housing Action Coalition); Romalyn Schmaltz; Speaker; Alice Mosely; Raymond Tan; shared various concerns regarding the ordinance matter.

Supervisor Mahmood requested to be added as a co-sponsor.

Vice Chair Chen moved that this Ordinance be AMENDED, AN AMENDMENT OF THE WHOLE BEARING NEW TITLE, on Page 1, Lines 4-7, to read '2) require relocation assistance to affected occupants of those units and to former occupants who vacated due to harassment, improper buyout agreements, owner move-ins, or pursuant to the Ellis Act'; on Page 1, Lines 13-14, by inserting '7) require an additional disclosure in notice of intent to withdraw units under the Ellis Act'; on Page 3, Lines 21-25, by inserting '(c) This Ordinance also includes a requirement that a landlord withdrawing a unit under the Ellis Act must state whether they intend to demolish the unit within the next five years. This statement would be for informational purposes only: it is not intended to create a substantive defense to an eviction, but it will be helpful for the City to understand the impacts of SB 330 and to manage tenant displacements.'; on Page 8, Line 11, through Page 9, Line 5, to read '(2) Outside the Priority Equity Geographies Special Use District, any Development Application that seeks authorization for Removal of one or more Residential or Unauthorized Units is required to obtain Conditional Use authorization unless it meets all the following criteria: (A) The project sponsor certifies under penalty of perjury that any units to be demolished are not tenant occupied and are without a history of evictions under Administrative Code Sections 37.9(a)(8)-(12), (14), or (17) within the last ten years, and have not been vacated within the past ten years pursuant to a Buyout Agreement, as defined in Administrative Code Section 37.9E, as it may be amended from time to time, regardless of whether the Buyout Agreement was filed with the Rent Board pursuant to Administrative Code Section 37.9E(h); (B) No units would be removed or demolished that are: (i) subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of lower- or very low-income within the past ten years; or (ii) subject to limits on rent increases under the Residential Rent Stabilization and Arbitration Ordinance (Chapter 37 of the Administrative Code) within the past ten years; or (iii) rented by lower- or very low-income households within the past ten years'; on Page 14, Lines 8-22, to read '(B) The project does not propose changes to more than 20% of the character defining features of a building that is designated as a landmark under Article 10, is listed as a contributor to an historic district in Article 10, is listed as a Significant or Contributory Building under Article 11, is listed in the California Register of Historical Resources, or is listed on the National Register of Historic Places. (C) The project increases

the number of Residential Units subject to the rent increase limitations of the Residential Rent Stabilization and Arbitration Ordinance (Chapter 37 of the Administrative Code) compared to the number of existing Residential Units and Unauthorized Units subject to the rent increase limitations of the Residential Rent Stabilization and Arbitration Ordinance. (D) The project does not require the Residential Demolition of existing, deed-restricted, affordable and/or below market rate housing, or increases the number of permanently Affordable Units located on the site.'; on Page 17, Lines 15-22, to read 'The Planning Commission shall approve, and the Planning Department shall publish on its website, a Replacement Unit Implementation Document (hereafter, the "Implementation Document") containing procedures, regulations, guidelines, notice formats, and application forms, as deemed necessary to assist the Department in ensuring that the relocation assistance and services in this Section 317.2 are available to displaced tenants, as required, and with implementation, monitoring, and enforcement of the policies and procedures of this Section 317.2. The Department may update the Implementation Document from time to time and shall seek Planning Commission approval for any significant changes.'; on Page 18, Line 12, though Page 19, Line 13, to read '"Demolition" is defined as "Residential Demolition" in Section 317(b)(2). "Existing Occupant" shall mean a Tenant of a unit at the time the owner of a unit applied to demolish the unit or recovered possession of the unit in order for the unit to be demolished. A Tenant occupying a unit on the date the project sponsor submitted a Development Application or preliminary application to demolish that unit shall be an Existing Occupant. If there is no Tenant occupying the unit on such date, the prior Tenant shall still qualify as an Existing Occupant for purposes of this Section 317.2 if any of the following circumstances are true as of the date the project sponsor submitted the Development Application or preliminary application: 1) the Tenant vacated the unit within the previous five years following a wrongful endeavor to recover possession of the unit through harassment under Administrative Section 37.9(l), where the Rent Board found the Tenant had vacated the unit because of the harassment or where the Rent Board made a finding of ongoing harassment and the tenant vacated within 12 months after said finding; the Tenant vacated the unit within the previous five years pursuant to a Buyout Agreement that did not substantially comply with the disclosure requirements set forth in Administrative Code Section 37.9E, subdivisions (d)(12) and (f)(5); 3) the Tenant vacated the unit within the previous three years pursuant to a notice to vacate under Administrative Code Section 37.9(a)(8); or 4) the Tenant vacated the unit within the previous five years pursuant to a notice to vacate under Administrative Code Section 37.9(a)(13).'; on Page 20, Lines 4-6, by inserting '"Tenant" is defined in Administrative Code Section 37.2(t) and shall include any lawful occupants of the unit, as well as any persons who have vacated the unit temporarily while the landlord is carrying out capital improvements or rehabilitation work.'; on Page 23, Lines 7-9, by inserting 'To ensure that Existing Occupants are provided the relocation assistance and services required by this Section 317.2'; on Page 24, Lines 2-3, by striking 'sent by certified mail and'; on Page 24, Line 6, by striking 'following receipt of the notice required by subsection (A)'; on Page 24, Lines 11-12, to read '(C) Right to Relocation Assistance. The Department shall ensure that Project sponsors provide relocation assistance to Existing Occupants as follows:'; on Page 30, Lines 6-12, to read '(f) Private Right of Action; Civil Penalties. (1) An aggrieved tenant, or any organization with tax exempt status under United States Code Section 501(c)(3) or 501(c)(4) that has a primary mission of protecting tenants in San Francisco may file a civil action for monetary damages and/or injunctive relief against any project sponsor, including any person(s) acting on their behalf and any successors-in-interest, to enforce violations of this Section 317.2.'; on Page 42, Lines 4-5, by inserting 'Information related to a tenant's source of income shall be treated as confidential information.'; on Page 46, Lines 11-12, by striking '(C) The alleged harassment is so severe that it has materially impacted a tenant's enjoyment of the unit'; on Page 46, Line 19, through Page 47, Line 2, to read '(3) The Executive Director shall schedule any such hearing within 45 days after receipt of the report of alleged harassment, or as soon as practicable thereafter. Both the tenant and the landlord may appear at the hearing and make oral and/or written presentations, including presentation of other witnesses. Following such hearing, the Administrative Law Judge shall issue findings and conclusions in regard to whether harassment occurred that was severe enough that it materially impacted the tenant's enjoyment of the unit, and in the case of a prior tenant whether the prior tenant vacated the unit due to the harassment for purposes of Planning Code Section 317.2. The findings and conclusions may be appealed by either party to provide the Board under Section 37.8.'; on Page 49, Lines 8-9, by inserting 'The notice shall also disclose for informational purposes only whether the landlord intends to demolish the accommodations within the next five years.'; on Page 50, Lines 19-23, by inserting '(F) With respect to notices of intent dated on or after the effective date of the ordinance in Board File No. 250926, whether the landlords intends to demolish within the next five years after the date of the notice

and a statement that the tenant may be entitled to additional protections in the event the unit is demolished pursuant to Planning Code Section 317.2, and that the tenant may keep their contact information on file with the Rent Board.'; and making clerical and conforming amendments throughout the ordinance text. The motion carried by the following vote:

Ayes: 3 - Melgar, Chen, Mahmood

Ordinance amending the Planning Code to 1) require property owners seeking to demolish residential units to replace all units that are being demolished; 2) require relocation assistance to affected occupants of those units and to former occupants who vacated due to harassment, improper buyout agreements, owner move-ins, or pursuant to the Ellis Act, with additional assistance and protections for lower-income tenants; 3) modify the conditional use criteria that apply to projects to demolish residential units; amending the Administrative Code to 4) require landlords to provide additional relocation assistance to lower-income tenants who are being required to vacate temporarily due to capital improvements or rehabilitation work; 5) update the standards and procedures for hearings related to tenant harassment; 6) require additional disclosures in buyout agreements; 7) require an additional disclosure in notice of intent to withdraw units under the Ellis Act; 8) making various non-substantive changes and clarifications; affirming the Planning Department's determination under the California Environmental Quality Act; making public necessity, convenience, and welfare findings under Planning Code, Section 302; and making findings of consistency with the General Plan and the eight priority policies of Planning Code, Section 101.1.

Vice Chair Chen moved that this Ordinance be CONTINUED AS AMENDED to the Land Use and Transportation Committee meeting of December 1, 2025. The motion carried by the following vote:

Ayes: 3 - Melgar, Chen, Mahmood

Chair Melgar requested that File Nos. 250966, 250700, 251071, 250701, 251073, and 250985 be heard together.

SPECIAL MEETING OF THE BOARD OF SUPERVISORS

Supervisors Chan, Mandelman, and Sherrill were noted present at 3:45 p.m., thereby constituting a quorum of the Board of Supervisors. A special meeting of the Board of Supervisors was convened at 3:45 p.m., although the meeting was conducted in all respects as a committee meeting for items on the agenda and any substantive decisions constitute a recommendation of the committee and not action taken by the board.

Present: Supervisors Melgar, Chen, Mahmood, Chan, Mandelman, and Sherrill.

ADJOURNMENT OF THE BOARD OF SUPERVISORS

At the hour of 4:15 p.m., Supervisor Mandelman was noted not present, thereby adjouring the Special Meeting of the Board of Supervisors.

Supervisor Chan was noted not present at 4:18 p.m.

Supervisor Sherrill was noted not present at 4:22 p.m.

Chair Melgar recessed the meeting beginning at 6:04 p.m., and reconvened the meeting at 6:10 p.m.

250966 [General Plan Amendments - Family Zoning Plan]

Ordinance amending the General Plan to revise the Urban Design Element, Commerce and Industry Element, Transportation Element, Balboa Park Station Area Plan, Glen Park Community Plan, Market and Octavia Area Plan, Northeastern Waterfront Plan, Van Ness Avenue Area Plan, Western SoMa (South of Market) Area Plan, Western Shoreline Area Plan, Downtown Area Plan, and Land Use Index, to implement the Family Housing Zoning Program, including the Housing Choice-San Francisco Program, by adjusting guidelines regarding building heights, density, design, and other matters; amending the City's Local Coastal Program to implement the Housing Choice-San Francisco Program and other associated changes in the City's Coastal Zone, and directing the Planning Director to transmit the Ordinance to the Coastal Commission upon enactment; affirming the Planning Department's determination under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and adopting findings of public necessity, convenience, and welfare under Planning Code, Section 340. (Planning Commission)
(Pursuant to Charter, Section 4.105, the Planning Commission recommends General Plan amendments to the Board of Supervisors for approval or rejection. If the Board fails to act within 90 days of receipt, the proposed General Plan amendment shall be deemed approved. Transmittal Date: September 22, 2025)

Heard in Committee. Speaker(s): Aly Bonde (Office of the Mayor); Joshua Switzky, Lisa Chen, Rachel Tanner, and Richard Sucre (Planning Department); Supervisors Rafael Mandelman, Connie Chan, and Stephen Sherrill (Board of Supervisors); Maia Small (San Francisco Municipal Transportation Agency); Brad Russi (Office of the City Attorney); presented information and answered questions raised throughout the discussion. Eileen Boken; Georgia Schuttish; Raymond Tan; Paul Wormer; Sarah "Fred" Sherburn-Zimmer (Housing Rights Committee); Jacinda McCann; Speaker; Marie Romero; Zachary Frial (SOMCAN); Theresa Dulales (SOMCAN); Jose Descansera; Christen Evans; Mark Solomon; Jessica Vistnes; Peter Stevens; Marc Bruno; Mary; Robert Ho (Ingleside Terrace Association); Speaker; Speaker; Romalyn Schmaltz; Brian Malnik; Speaker; Andy Katz; David Kim (SF YIMBY); Jenny Gephart; Stan Hayes; Stephen Torres; Kay Walker; Ocean; Speaker; John Gutterman; Nick Ferris, President (Telegraph Hill Dwellers); Speaker; Glendida Farley; Kate Bloomberg; Gwen; Speaker; Paul Michael; Gino Fortunado; Gabe; Erica; Tina Lombardi (San Francisco Heritage); Speaker; Sarah Rogers; Tina; Udya Singh; Corey Smith (Housing Action Coalition); Speaker; Jane Natoli (YIMBY Action); Speaker; Speaker; Phillip; Paula Katz; Mike Chen; Bobak Esfandiari (San Francisco Democratic Party Central Committee); Speaker; Speaker; Brianna Morales (Housing Action Coalition); Speaker; Brian Han; Jeantelle Labarinto; Speaker; Asia Nicole Duncan; Harris; Rosa Shields (San Francisco Labor Council); shared various concerns regarding the ordinance matter.

Chair Melgar moved that this Ordinance be CONTINUED to the Land Use and Transportation Committee meeting of December 1, 2025. The motion carried by the following vote:

Ayes: 3 - Melgar, Chen, Mahmood

250700 [Zoning Map - Family Zoning Plan]

Sponsors: Mayor; Sauter, Mahmood and Dorsey

Ordinance amending the Zoning Map to implement the Family Zoning Plan by: amending the Zoning Use District Maps to: 1) reclassify certain properties currently zoned as various types of Residential to Residential Transit Oriented - Commercial (RTO-C); 2) reclassify properties currently zoned Residential Transit Oriented (RTO) to Residential Transit Oriented - 1 (RTO-1); 3) reclassify certain properties from Residential districts other than RTO to RTO-1; 4) reclassify certain properties currently zoned Neighborhood Commercial (NC) or Public (P) to Community Business (C-2); and 5) reclassify certain properties from Public to Mixed-Use or Neighborhood Commercial Districts; amending the Height and Bulk Map to: 1) reclassify properties in the Family Zoning Plan to R-4 Height and Bulk District; 2) change the height limits on certain lots in the R-4 Height and Bulk District; and 3) designating various parcels to be included in the Non-Contiguous San Francisco Municipal Transportation Agency Sites Special Use District (SFMTA SUD); amending the Local Coastal Program to: 1) reclassify all properties in the Coastal Zone to R-4 Height and Bulk District; 2) reclassify certain properties to RTO-C and Neighborhood Commercial District; 3) designate one parcel as part of the SFMTA SUD; and 4) directing the Planning Director to transmit the Ordinance to the Coastal Commission upon enactment; affirming the Planning Department's determination under the California Environmental Quality Act; making findings of public necessity, convenience, and welfare under Planning Code, Section 302; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and making findings under the City's Local Coastal Program and the California Coastal Act of 1976.
(Economic Impact)

Heard in Committee. Speaker(s): Aly Bonde (Office of the Mayor); Joshua Switzky, Lisa Chen, Rachel Tanner, and Richard Sucre (Planning Department); Supervisors Rafael Mandelman, Connie Chan, and Stephen Sherrill (Board of Supervisors); Maia Small (San Francisco Municipal Transportation Agency); Brad Russi (Office of the City Attorney); presented information and answered questions raised throughout the discussion. Eileen Boken; Georgia Schuttish; Raymond Tan; Paul Wormer; Sarah "Fred" Sherburn-Zimmer (Housing Rights Committee); Jacinda McCann; Speaker; Marie Romero; Zachary Frial (SOMCAN); Theresa Dulales (SOMCAN); Jose Descansera; Christen Evans; Mark Solomon; Jessica Vistnes; Peter Stevens; Marc Bruno; Mary; Robert Ho (Ingleside Terrace Association); Speaker; Speaker; Romalyn Schmaltz; Brian Malnik; Speaker; Andy Katz; David Kim (SF YIMBY); Jenny Gephart; Stan Hayes; Stephen Torres; Kay Walker; Ocean; Speaker; John Gutterman; Nick Ferris, President (Telegraph Hill Dwellers); Speaker; Glendida Farley; Kate Bloomberg; Gwen; Speaker; Paul Michael; Gino Fortunado; Gabe; Erica; Tina Lombardi (San Francisco Heritage); Speaker; Sarah Rogers; Tina; Udya Singh; Corey Smith (Housing Action Coalition); Speaker; Jane Natoli (YIMBY Action); Speaker; Speaker; Phillip; Paula Katz; Mike Chen; Bobak Esfandiari (San Francisco Democratic Party Central Committee); Speaker; Speaker; Brianna Morales (Housing Action Coalition); Speaker; Brian Han; Jeantelle Labarinto; Speaker; Asia Nicole Duncan; Harris; Rosa Shields (San Francisco Labor Council); shared various concerns regarding the ordinance matter.

Vice Chair Chen moved that this Ordinance be AMENDED, AN AMENDMENT OF THE WHOLE BEARING NEW TITLE, to exclude all currently designated historic landmarks and contributors to historic districts, pursuant to Article 10, from the rezoning plan. The motion carried by the following vote:

Ayes: 2 - Melgar, Chen
Noes: 1 - Mahmood

Ordinance amending the Zoning Map to implement the Family Zoning Plan by: amending the Zoning Use District Maps to: 1) reclassify certain properties currently zoned as various types of Residential to Residential Transit Oriented - Commercial (RTO-C); 2) reclassify properties currently zoned Residential Transit Oriented (RTO) to Residential Transit Oriented - 1 (RTO-1); 3) reclassify certain properties from Residential districts other than RTO to RTO-1; 4) reclassify certain properties currently zoned Neighborhood Commercial (NC) or Public (P) to Community Business (C-2); and 5) reclassify certain properties from Public to Mixed-Use or Neighborhood Commercial Districts; amending the Height and Bulk Map to: 1) reclassify properties in the Family Zoning Plan to R-4 Height and Bulk District , except for properties with structures designated as landmarks or contributors to historic districts pursuant to Article 10; 2) change the height limits on certain lots in the R-4 Height and Bulk District; and 3) designating various parcels to be included in the Non-Contiguous San Francisco Municipal Transportation Agency Sites Special Use District (SFMTA SUD); amending the Local Coastal Program to: 1) reclassify all properties in the Coastal Zone to R-4 Height and Bulk District; 2) reclassify certain properties to RTO-C and Neighborhood Commercial District; 3) designate one parcel as part of the SFMTA SUD; and 4) directing the Planning Director to transmit the Ordinance to the Coastal Commission upon enactment; affirming the Planning Department's determination under the California Environmental Quality Act; making findings of public necessity, convenience, and welfare under Planning Code, Section 302; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and making findings under the City's Local Coastal Program and the California Coastal Act of 1976. (Economic Impact)

Member Mahmood moved that this Ordinance be AMENDED, AN AMENDMENT OF THE WHOLE BEARING SAME TITLE, to decrease heights along one block of Geary Blvd between Wood and Emerson; decrease heights at the Marina Safeway parcel; decrease heights at Ghirardelli Square; increase heights along the western portion of Van Ness between Ellis and Turk; increase heights along Pine Street between Leavenworth and Larkin Streets; and decrease heights on North Point Street between Larkin and Hyde streets. The motion carried by the following vote:

Ayes: 3 - Melgar, Chen, Mahmood

Ordinance amending the Zoning Map to implement the Family Zoning Plan by: amending the Zoning Use District Maps to: 1) reclassify certain properties currently zoned as various types of Residential to Residential Transit Oriented - Commercial (RTO-C); 2) reclassify properties currently zoned Residential Transit Oriented (RTO) to Residential Transit Oriented - 1 (RTO-1); 3) reclassify certain properties from Residential districts other than RTO to RTO-1; 4) reclassify certain properties currently zoned Neighborhood Commercial (NC) or Public (P) to Community Business (C-2); and 5) reclassify certain properties from Public to Mixed-Use or Neighborhood Commercial Districts; amending the Height and Bulk Map to: 1) reclassify properties in the Family Zoning Plan to R-4 Height and Bulk District, except for properties with structures designated as landmarks or contributors to historic districts pursuant to Article 10; 2) change the height limits on certain lots in the R-4 Height and Bulk District; and 3) designating various parcels to be included in the Non-Contiguous San Francisco Municipal Transportation Agency Sites Special Use District (SFMTA SUD); amending the Local Coastal Program to: 1) reclassify all properties in the Coastal Zone to R-4 Height and Bulk District; 2) reclassify certain properties to RTO-C and Neighborhood Commercial District; 3) designate one parcel as part of the SFMTA SUD; and 4) directing the Planning Director to transmit the Ordinance to the Coastal Commission upon enactment; affirming the Planning Department's determination under the California Environmental Quality Act; making findings of public necessity, convenience, and welfare under Planning Code, Section 302; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and making findings under the City's Local Coastal Program and the California Coastal Act of 1976. (Economic Impact)

Vice Chair Chen moved that this Ordinance be AMENDED, to incorporate text from the duplicate file in Board File No. 251071, which would remove all Priority Equity Geographies from the rezoning plan. The motion FAILED by the following vote:

Ayes: 1 - Chen

Noes: 2 - Melgar, Mahmood

Chair Melgar moved that this Ordinance be CONTINUED AS AMENDED to the Land Use and Transportation Committee meeting of December 1, 2025. The motion carried by the following vote:

Ayes: 3 - Melgar, Chen, Mahmood

251071 [Zoning Map - Family Zoning Plan]

Sponsors: Mayor; Sauter, Mahmood and Dorsey

Ordinance amending the Zoning Map to implement the Family Zoning Plan by: amending the Zoning Use District Maps to: 1) reclassify certain properties currently zoned as various types of Residential to Residential Transit Oriented - Commercial (RTO-C), except for properties located in the Priority Equity Geographies Special Use District ("PEG SUD"); 2) reclassify properties currently zoned Residential Transit Oriented (RTO) to Residential Transit Oriented - 1 (RTO-1); 3) reclassify certain properties from Residential districts other than RTO to RTO-1, except for properties located in the PEG SUD; 4) reclassify certain properties currently zoned Neighborhood Commercial (NC) or Public (P) to Community Business (C-2) , except for properties located in the PEG SUD; and 5) reclassify certain properties from Public to Mixed-Use or Neighborhood Commercial Districts, except for properties located in the PEG SUD; amending the Height and Bulk Map to: 1) reclassify properties in the Family Zoning Plan to R-4 Height and Bulk District, except for properties located in the PEG SUD; 2) change the height limits on certain lots in the R-4 Height and Bulk District, except for properties located in the PEG SUD; and 3) designating various parcels to be included in the Non-Contiguous San Francisco Municipal Transportation Agency Sites Special Use District (SFMTA SUD); amending the Local Coastal Program to: 1) reclassify all properties in the Coastal Zone south of Lincoln Way to R-4 Height and Bulk District; 2) reclassify certain properties south of Lincoln Way to RTO-C and Neighborhood Commercial District; and 3) directing the Planning Director to transmit the Ordinance to the Coastal Commission upon enactment; affirming the Planning Department's determination under the California Environmental Quality Act; making findings of public necessity, convenience, and welfare under Planning Code, Section 302; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and making findings under the City's Local Coastal Program and the California Coastal Act of 1976.
(Economic Impact)

Heard in Committee. Speaker(s): Aly Bonde (Office of the Mayor); Joshua Switzky, Lisa Chen, Rachel Tanner, and Richard Sucre (Planning Department); Supervisors Rafael Mandelman, Connie Chan, and Stephen Sherrill (Board of Supervisors); Maia Small (San Francisco Municipal Transportation Agency); Brad Russi (Office of the City Attorney); presented information and answered questions raised throughout the discussion. Eileen Boken; Georgia Schuttish; Raymond Tan; Paul Wormer; Sarah "Fred" Sherburn-Zimmer (Housing Rights Committee); Jacinda McCann; Speaker; Marie Romero; Zachary Frial (SOMCAN); Theresa Dulales (SOMCAN); Jose Descansera; Christen Evans; Mark Solomon; Jessica Vistnes; Peter Stevens; Marc Bruno; Mary; Robert Ho (Ingleside Terrace Association); Speaker; Speaker; Romalyn Schmaltz; Brian Malnik; Speaker; Andy Katz; David Kim (SF YIMBY); Jenny Gephart; Stan Hayes; Stephen Torres; Kay Walker; Ocean; Speaker; John Gutterman; Nick Ferris, President (Telegraph Hill Dwellers); Speaker; Glendida Farley; Kate Bloomberg; Gwen; Speaker; Paul Michael; Gino Fortunado; Gabe; Erica; Tina Lombardi (San Francisco Heritage); Speaker; Sarah Rogers; Tina; Udya Singh; Corey Smith (Housing Action Coalition); Speaker; Jane Natoli (YIMBY Action); Speaker; Speaker; Phillip; Paula Katz; Mike Chen; Bobak Esfandiari (San Francisco Democratic Party Central Committee); Speaker; Speaker; Brianna Morales (Housing Action Coalition); Speaker; Brian Han; Jeantelle Labarinto; Speaker; Asia Nicole Duncan; Harris; Rosa Shields (San Francisco Labor Council); shared various concerns regarding the ordinance matter.

Member Mahmood moved that this Ordinance be TABLED. The motion carried by the following vote:

Ayes: 2 - Melgar, Mahmood
Noes: 1 - Chen

250701 [Planning, Business and Tax Regulations Codes - Family Zoning Plan]
Sponsor: Mayor

Ordinance amending the Planning Code to: 1) create the Housing Choice-San Francisco Program to incent housing development through a local bonus program and by adopting a Housing Sustainability District, 2) modify height and bulk limits to provide for additional capacity in well-resourced neighborhoods, and to allow additional height and bulk for projects using the local bonus program, 3) require only buildings taller than 85 feet in certain Districts to reduce ground level wind currents, 4) make conforming changes to the RH (Residential, House), RM (Residential, Mixed), and RC (Residential-Commercial) District zoning tables to reflect the changes to density controls, and parking requirements made in this Ordinance, 5) create the RTO-C (Residential Transit Oriented-Commercial) District, 6) implement the Metropolitan Transportation Commission's Transit-Oriented Communities Policy by making changes to parking requirements, minimum residential densities, and minimum office intensities, and requiring maximum dwelling unit sizes, 7) revise off-street parking and curb cut obligations citywide, 8) create the Non-contiguous San Francisco Municipal Transportation Agency Sites Special Use District, 9) permit businesses displaced by new construction to relocate without a conditional use authorization and waive development impact fees for those businesses, 10) make technical amendments to the Code to implement the above changes, 11) make conforming changes to zoning tables in various Districts, including the Neighborhood Commercial District and Mixed Use Districts, and 12) reduce usable open space and bicycle parking requirements for senior housing; amending the Business and Tax Regulations Code regarding the Board of Appeals' review of permits in the Housing Choice Program Housing Sustainability District; also, amending the Local Coastal Program to implement the Housing Choice-San Francisco Program and other associated changes in the City's Coastal Zone, and directing the Planning Director to transmit the Ordinance to the Coastal Commission upon enactment; affirming the Planning Department's determination under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and making public necessity, convenience, and welfare findings under Planning Code, Section 302.
(Economic Impact)

Heard in Committee. Speaker(s): Aly Bonde (Office of the Mayor); Joshua Switzky, Lisa Chen, Rachel Tanner, and Richard Sucre (Planning Department); Supervisors Rafael Mandelman, Connie Chan, and Stephen Sherrill (Board of Supervisors); Maia Small (San Francisco Municipal Transportation Agency); Brad Russi (Office of the City Attorney); presented information and answered questions raised throughout the discussion. Eileen Boken; Georgia Schuttish; Raymond Tan; Paul Wormer; Sarah "Fred" Sherburn-Zimmer (Housing Rights Committee); Jacinda McCann; Speaker; Marie Romero; Zachary Frial (SOMCAN); Theresa Dulales (SOMCAN); Jose Descansera; Christen Evans; Mark Solomon; Jessica Vistnes; Peter Stevens; Marc Bruno; Mary; Robert Ho (Ingleside Terrace Association); Speaker; Speaker; Romalyn Schmaltz; Brian Malnik; Speaker; Andy Katz; David Kim (SF YIMBY); Jenny Gephart; Stan Hayes; Stephen Torres; Kay Walker; Ocean; Speaker; John Gutterman; Nick Ferris, President (Telegraph Hill Dwellers); Speaker; Glendida Farley; Kate Bloomberg; Gwen; Speaker; Paul Michael; Gino Fortunado; Gabe; Erica; Tina Lombardi (San Francisco Heritage); Speaker; Sarah Rogers; Tina; Udya Singh; Corey Smith (Housing Action Coalition); Speaker; Jane Natoli (YIMBY Action); Speaker; Speaker; Phillip; Paula Katz; Mike Chen; Bobak Esfandiari (San Francisco Democratic Party Central Committee); Speaker; Speaker; Brianna Morales (Housing Action Coalition); Speaker; Brian Han; Jeantelle Labarinto; Speaker; Asia Nicole Duncan; Harris; Rosa Shields (San Francisco Labor Council); shared various concerns regarding the ordinance matter.

Vice Chair Chen moved that this Ordinance be AMENDED, AN AMENDMENT OF THE WHOLE BEARING SAME TITLE, to make conforming changes to exclude all currently designated historic landmarks and contributors to historic districts, pursuant to Article 10, from the rezoning plan. The motion carried by the following vote:

Ayes: 2 - Melgar, Chen

Noes: 1 - Mahmood

(Economic Impact)

Vice Chair Chen moved that this Ordinance be AMENDED, AN AMENDMENT OF THE WHOLE BEARING SAME TITLE, to incorporate text from the duplicate file in Board File No. 251073 to remove reduced unit mix requirements in the local program and defer to existing unit mix requirements in Planning Code, Sections 207.6 and 207.7. The motion carried by the following vote:

Ayes: 2 - Melgar, Chen

Noes: 1 - Mahmood

(Economic Impact)

Vice Chair Chen moved that this Ordinance be AMENDED, to incorporate text from the duplicate file in Board File No. 251073 related to the SFMTA Special Use District (SUD) which would add findings establishing the objective of prioritizing the Priority Equity Geographies sites in the SFMTA SUD for 100% affordable housing; add a pre-application process with a feasibility study to model those sites which satisfy minimum specifications as 100% affordable housing; require at least one publicly-noticed pre-application meeting; add findings of consistency with Housing Element Actions 1.2.6 and 1.2.7; and provide for a Right of First Refusal for qualified organizations. The motion FAILED by the following vote:

Ayes: 1 - Chen

Noes: 2 - Melgar, Mahmood

Chair Melgar moved that this Ordinance be CONTINUED AS AMENDED to the Land Use and Transportation Committee meeting of December 1, 2025. The motion carried by the following vote:

Ayes: 3 - Melgar, Chen, Mahmood

251073 [Planning, Business and Tax Regulations, Administrative Codes - Family Zoning Plan]

Sponsor: Mayor

Ordinance amending the Planning Code to: 1) create the Housing Choice-San Francisco Program to incent housing development through a local bonus program and by adopting a Housing Sustainability District, 2) modify height and bulk limits to provide for additional capacity in well-resourced neighborhoods, and to allow additional height and bulk for projects using the local bonus program, 3) require only buildings taller than 85 feet in certain Districts to reduce ground level wind currents, 4) make conforming changes to the RH (Residential, House), RM (Residential, Mixed), and RC (Residential-Commercial) District zoning tables to reflect the changes to density controls, and parking requirements made in this ordinance, 5) create the RTO-C (Residential Transit Oriented-Commercial) District, 6) implement the Metropolitan Transportation Commission's Transit-Oriented Communities Policy by making changes to parking requirements, minimum residential densities, and minimum office intensities, and requiring maximum dwelling unit sizes, 7) revise off-street parking and curb cut obligations citywide, 8) create the Non-contiguous San Francisco Municipal Transportation Agency Sites Special Use District (SFMTA SUD), 9) permit businesses displaced by new construction to relocate without a conditional use authorization and waive development impact fees for those businesses, 10) make technical amendments to the Code to implement the above changes, 11) make conforming changes to zoning tables in various Districts, including the Neighborhood Commercial District and Mixed Use Districts, and 12) reduce usable open space and bicycle parking requirements for senior housing; amending the Business and Tax Regulations Code regarding the Board of Appeals' review of permits in the Housing Choice Program Housing Sustainability District; amending the Administrative Code to set Board policy regarding the sale or lease of properties within the SFMTA SUD; also, amending the Local Coastal Program to implement the Housing Choice-San Francisco Program and other associated changes in the City's Coastal Zone, and directing the Planning Director to transmit the ordinance to the Coastal Commission upon enactment; affirming the Planning Department's determination under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and making public necessity, convenience, and welfare findings under Planning Code, Section 302.
(Economic Impact)

Heard in Committee. Speaker(s): Aly Bonde (Office of the Mayor); Joshua Switzky, Lisa Chen, Rachel Tanner, and Richard Sucre (Planning Department); Supervisors Rafael Mandelman, Connie Chan, and Stephen Sherrill (Board of Supervisors); Maia Small (San Francisco Municipal Transportation Agency); Brad Russi (Office of the City Attorney); presented information and answered questions raised throughout the discussion. Eileen Boken; Georgia Schuttish; Raymond Tan; Paul Wormer; Sarah "Fred" Sherburn-Zimmer (Housing Rights Committee); Jacinda McCann; Speaker; Marie Romero; Zachary Frial (SOMCAN); Theresa Dulales (SOMCAN); Jose Descansera; Christen Evans; Mark Solomon; Jessica Vistnes; Peter Stevens; Marc Bruno; Mary; Robert Ho (Ingleside Terrace Association); Speaker; Speaker; Romalyn Schmaltz; Brian Malnik; Speaker; Andy Katz; David Kim (SF YIMBY); Jenny Gephart; Stan Hayes; Stephen Torres; Kay Walker; Ocean; Speaker; John Gutterman; Nick Ferris, President (Telegraph Hill Dwellers); Speaker; Glendida Farley; Kate Bloomberg; Gwen; Speaker; Paul Michael; Gino Fortunado; Gabe; Erica; Tina Lombardi (San Francisco Heritage); Speaker; Sarah Rogers; Tina; Udya Singh; Corey Smith (Housing Action Coalition); Speaker; Jane Natoli (YIMBY Action); Speaker; Speaker; Phillip; Paula Katz; Mike Chen; Bobak Esfandiari (San Francisco Democratic Party Central Committee); Speaker; Speaker; Brianna Morales (Housing Action Coalition); Speaker; Brian Han; Jeantelle Labarinto; Speaker; Asia Nicole Duncan; Harris; Rosa Shields (San Francisco Labor Council); shared various concerns regarding the ordinance matter.

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Member Mahmood moved that this Ordinance be TABLED. The motion carried by the following vote:

Ayes: 2 - Melgar, Mahmood
Noes: 1 - Chen

250985 [Local Coastal Program Amendment - Family Zoning Plan]
Sponsor: Mayor

Resolution transmitting to the California Coastal Commission for review and certification an amendment to the Implementation Program and Land Use Plan of the City's certified Local Coastal Program to implement the Family Zoning Plan; and affirming the Planning Department's determination under the California Environmental Quality Act.

Heard in Committee. Speaker(s): Aly Bonde (Office of the Mayor); Joshua Switzky, Lisa Chen, Rachel Tanner, and Richard Sucre (Planning Department); Supervisors Rafael Mandelman, Connie Chan, and Stephen Sherrill (Board of Supervisors); Maia Small (San Francisco Municipal Transportation Agency); Brad Russi (Office of the City Attorney); presented information and answered questions raised throughout the discussion. Eileen Boken; Georgia Schuttish; Raymond Tan; Paul Wormer; Sarah "Fred" Sherburn-Zimmer (Housing Rights Committee); Jacinda McCann; Speaker; Marie Romero; Zachary Frial (SOMCAN); Theresa Dulales (SOMCAN); Jose Descansera; Christen Evans; Mark Solomon; Jessica Vistnes; Peter Stevens; Marc Bruno; Mary; Robert Ho (Ingleside Terrace Association); Speaker; Speaker; Romalyn Schmaltz; Brian Malnik; Speaker; Andy Katz; David Kim (SF YIMBY); Jenny Gephart; Stan Hayes; Stephen Torres; Kay Walker; Ocean; Speaker; John Gutterman; Nick Ferris, President (Telegraph Hill Dwellers); Speaker; Glendida Farley; Kate Bloomberg; Gwen; Speaker; Paul Michael; Gino Fortunado; Gabe; Erica; Tina Lombardi (San Francisco Heritage); Speaker; Sarah Rogers; Tina; Udya Singh; Corey Smith (Housing Action Coalition); Speaker; Jane Natoli (YIMBY Action); Speaker; Speaker; Phillip; Paula Katz; Mike Chen; Bobak Esfandiari (San Francisco Democratic Party Central Committee); Speaker; Speaker; Brianna Morales (Housing Action Coalition); Speaker; Brian Han; Jeantelle Labarinto; Speaker; Asia Nicole Duncan; Harris; Rosa Shields (San Francisco Labor Council); shared various concerns regarding the resolution matter.

Chair Melgar moved that this Resolution be CONTINUED to the Land Use and Transportation Committee meeting of December 1, 2025. The motion carried by the following vote:

Ayes: 3 - Melgar, Chen, Mahmood

ADJOURNMENT

There being no further business, the Land Use and Transportation Committee adjourned at the hour of 7:11 p.m.

N.B. The Minutes of this meeting set forth all actions taken by the Land Use and Transportation Committee on the matters stated, but not necessarily in the chronological sequence in which the matters were taken up.

Somera, Alisa (BOS)

From: Yan, Calvin (BOS)
Sent: Tuesday, December 2, 2025 2:02 PM
To: BOS-Supervisors; BOS Legislation, (BOS); Somera, Alisa (BOS); Calvillo, Angela (BOS)
Cc: RUSSI, BRAD (CAT); YANG, AUSTIN (CAT); BOS-Legislative Aides
Subject: FW: Amendment Request: Upzoning Plan Amendments - File No. 250701
Attachments: ORD - Planning Code 12-2-25 Chan Amendments with References (original file 250701) 4906-7472-6014 v.1.docx

Dear President Mandelman, Supervisors, and Clerk Calvillo,

Supervisor Chan intends to make a motion to amend Item #38 on today's Board agenda, File No. 250701 [Planning, Business and Tax Regulations Codes - Family Zoning Plan] by **striking out "more than two", on Page 13, Line 10**:

(9) is not located on a site containing ~~more than two~~ residential units where the project would require the demolition of residential uses that are subject to the rent increase limitations set forth in Chapter 37 of the Administrative Code; and

This amendment would expand the exemption of all rent-controlled units from demotion under the Local Program.

Copying DCA Russi to confirm that that amendment would be non-substantive.

Thank you,

Calvin Yan 甄錦浩
Office of Supervisor Connie Chan, District 1
市參事陳詩敏辦公室, 第一區

(7) is a project in which at least two-thirds of the new or converted square footage is designated for Residential Uses; or, a project with at least 50% new or converted square footage for Residential Uses if the project converts an existing Non-Residential Use and does not expand that use by more than 25%. Basements shall not count in the calculation of square footage. For additions to existing structures or conversions of existing buildings, only the net new or converted space shall be considered in the calculation of square footage; ~~and,~~

(8) is not located in a Special Use District that implements a Development Agreement adopted under California Government Code 65864 et seq and/or Administrative Code Chapter 56~~.~~*;* ~~and~~

(9) is not located on a site containing ~~more than two~~ residential units where the project would require the demolition of residential uses that are subject to the rent increase limitations set forth in Chapter 37 of the Administrative Code; and

(10) does not demolish or convert any portion of a Hotel.

(c) ***Inclusionary Housing Ordinance Alternatives.*** *HC-SF Projects of 10 or more units shall comply with Section 415 et seq., and if applicable Section 419 et seq., except as allowed by this subsection (c). Projects that elect the off-site alternative in Section 415.5(g)(1)(B) or the Land Dedication Alternative in Section 419.5(a)(2) allowed in subsection (c)(2), shall provide the required units within the R-4 Height and Bulk District, or within one-half mile of the project. In addition to the alternatives set forth in Section 415.3(g), HC-SF Projects may satisfy the requirements of Section 415 et seq. by choosing one of the following options:*

(1) if the project is a Rental Project with 24 or fewer units, including any additional units allowed by this Section 206.10, a project sponsor shall subject all units in the project to the San Francisco Rent Stabilization and Arbitration Ordinance (Chapter 37 of the Administrative Code) for the Life of the Project; or

(2) applicants shall comply with the Land Dedication Alternative requirements of

Youth Commission
City Hall ~ Room 345
1 Dr. Carlton B. Goodlett Place

(415) 554-6446
(415) 554-6140 FAX

YOUTH COMMISSION
MEMORANDUM

TO: Board of Supervisors

CC: John Carroll, Assistant Clerk
Angela Calvillo, Clerk of the Board
Alisa Somera, Legislative Deputy Director

FROM: 2025-2026 Youth Commission

DATE: Thursday, December 4, 2025

RE: SUBJECT: YOUTH COMMISSION LEGISLATION REFERRED 12/04/25

At its in-person meeting on Monday, December 1, 2025 the Youth Commission discussed and took action on BOS File No. 250700 and 250701:

1. The Youth Commission positively recommends this piece of legislation to the full Board of Supervisors and Mayor's Office.
2. The Youth Commission recognizes the need for additional housing units in San Francisco and we need to find the balance to support small businesses across the city who may be impacted by new housing construction. They understand the city needs to meet state requirements to build housing and construct affordable housing units for low-income families living in the city.
3. The Youth Commission expresses the need for housing access for families, youth, and educators.
4. The Youth Commission acknowledges that restrictive zoning has prevented people from living in the City, including youth, families, and essential workers.
5. The Youth Commission also inquired about the following:
    - Needing clarification for construction impacts and how the building of additional housing could disrupt residents.
    - Continuing to refine certain parts of the plan to better meet the needs of people and businesses.
    - Seeing the different effects to rent control housing across the City and ensuring there are tenant protections.

Youth Commission
City Hall ~ Room 345
1 Dr. Carlton B. Goodlett Place

(415) 554-6446
(415) 554-6140 FAX

- Further action to address concerns around affordability, small business support, and the impacts of major citywide development.

6. The Youth Commission appreciates the requirement of family-sized housing and allows for increased development.
7. The Youth Commission hopes with the zoning plan in place, it will welcome more families to move to San Francisco with better access to public infrastructure like transit and parks.

Please do not hesitate to contact Youth Commissioners or Youth Commission staff (415) 554-6446 with any questions. Thank you.

BOARD of SUPERVISORS

City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102-4689
Tel. No. (415) 554-5184
Fax No. (415) 554-5163
TDD/TTY No. (415) 554-5227

M E M O R A N D U M

TO: Youth Commission

FROM: John Carroll, Assistant Clerk,
Land Use and Transportation Committee

DATE: October 6, 2025

SUBJECT: REFERRAL FROM BOARD OF SUPERVISORS

The Board of Supervisors has received the following, which at the request of the Youth Commission is being referred as per Charter Section 4.124 for comment and recommendation. The Commission may provide any response it deems appropriate within 12 days from the date of this referral.

File No. 250701

Ordinance amending the Planning Code to: 1) create the Housing Choice-San Francisco Program to incent housing development through a local bonus program and by adopting a Housing Sustainability District, 2) modify height and bulk limits to provide for additional capacity in well-resourced neighborhoods, and to allow additional height and bulk for projects using the local bonus program, 3) require only buildings taller than 85 feet in certain Districts to reduce ground level wind currents, 4) make conforming changes to the RH (Residential, House), RM (Residential, Mixed), and RC (Residential-Commercial) District zoning tables to reflect the changes to density controls, and parking requirements made in this Ordinance, 5) create the RTO-C (Residential Transit Oriented-Commercial) District, 6) implement the Metropolitan Transportation Commission's Transit-Oriented Communities Policy by making changes to parking requirements, minimum residential densities, and minimum office intensities, and requiring maximum dwelling unit sizes, 7) revise off-street parking and curb cut obligations citywide, 8) create the Non-contiguous San Francisco Municipal Transportation Agency Sites Special Use District, 9) permit businesses displaced by new construction to relocate without a conditional use authorization and waive development impact fees for those businesses, 10) make technical amendments to the Code to implement the above changes, 11) make conforming changes to zoning tables in various Districts, including the Neighborhood Commercial District and Mixed Use Districts, and 12) reduce usable open space and bicycle parking requirements for senior housing; amending the Business and Tax Regulations Code regarding the Board of Appeals' review of permits in the Housing Choice Program Housing Sustainability District; also, amending the Local Coastal Program to implement the Housing Choice-San

Francisco Program and other associated changes in the City's Coastal Zone, and directing the Planning Director to transmit the Ordinance to the Coastal Commission upon enactment; affirming the Planning Department's determination under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and making public necessity, convenience, and welfare findings under Planning Code, Section 302.

Please return this cover sheet with the Commission's response to John Carroll, Assistant Clerk, Land Use and Transportation Committee at **john.carroll@sfgov.org**.

****
****

RESPONSE FROM YOUTH COMMISSION **Date:** 12/04/2025

____ **No Comment**

✓ **Recommendation Attached**

Gabrille Listana

Chairperson, Youth Commission

BOARD of SUPERVISORS

City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102-4689
Tel. No. (415) 554-5184
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M E M O R A N D U M

TO: Youth Commission

FROM: John Carroll, Assistant Clerk,
Land Use and Transportation Committee

DATE: October 6, 2025

SUBJECT: REFERRAL FROM BOARD OF SUPERVISORS

The Board of Supervisors has received the following, which at the request of the Youth Commission is being referred as per Charter Section 4.124 for comment and recommendation. The Commission may provide any response it deems appropriate within 12 days from the date of this referral.

File No. 250700

Ordinance amending the Zoning Map to implement the Family Zoning Plan by: amending the Zoning Use District Maps to: 1) reclassify certain properties currently zoned as various types of Residential to Residential Transit Oriented - Commercial (RTO-C); 2) reclassify properties currently zoned Residential Transit Oriented (RTO) to Residential Transit Oriented - 1 (RTO-1); 3) reclassify certain properties from Residential districts other than RTO to RTO-1; 4) reclassify certain properties currently zoned Neighborhood Commercial (NC) or Public (P) to Community Business (C-2); and 5) reclassify certain properties from Public to Mixed-Use or Neighborhood Commercial Districts; amending the Height and Bulk Map to: 1) reclassify properties in the Family Zoning Plan to R-4 Height and Bulk District; 2) change the height limits on certain lots in the R-4 Height and Bulk District; and 3) designating various parcels to be included in the Non-Contiguous San Francisco Municipal Transportation Agency Sites Special Use District (SFMTA SUD); amending the Local Coastal Program to: 1) reclassify all properties in the Coastal Zone to R-4 Height and Bulk District; 2) reclassify certain properties to RTO-C and Neighborhood Commercial District; 3) designate one parcel as part of the SFMTA SUD; and 4) directing the Planning Director to transmit the Ordinance to the Coastal Commission upon enactment; affirming the Planning Department's determination under the California Environmental Quality Act; making findings of public necessity, convenience, and welfare under Planning Code, Section 302; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and making findings under the City's Local Coastal Program and the California Coastal Act of 1976.

Please return this cover sheet with the Commission's response to John Carroll, Assistant Clerk, Land Use and Transportation Committee at **john.carroll@sfgov.org**.

****
****

RESPONSE FROM YOUTH COMMISSION **Date:** 12/04/2025

____ **No Comment**

✓ **Recommendation Attached**

Gabrille Listana

Chairperson, Youth Commission

San Francisco Family Zoning Program

HOUSING ELEMENT REZONING

Josh Switzky
Deputy Director, Citywide Planning

Lisa Chen
Principal Planner, Plan Manager

LAND USE & TRANSPORTATION COMMITTEE

NOVEMBER 17, 2025

TODAY'S PRESENTATION

- Housing Capacity Calculations
- SB 79 Overview
- Summary

San Francisco's obligations under state law

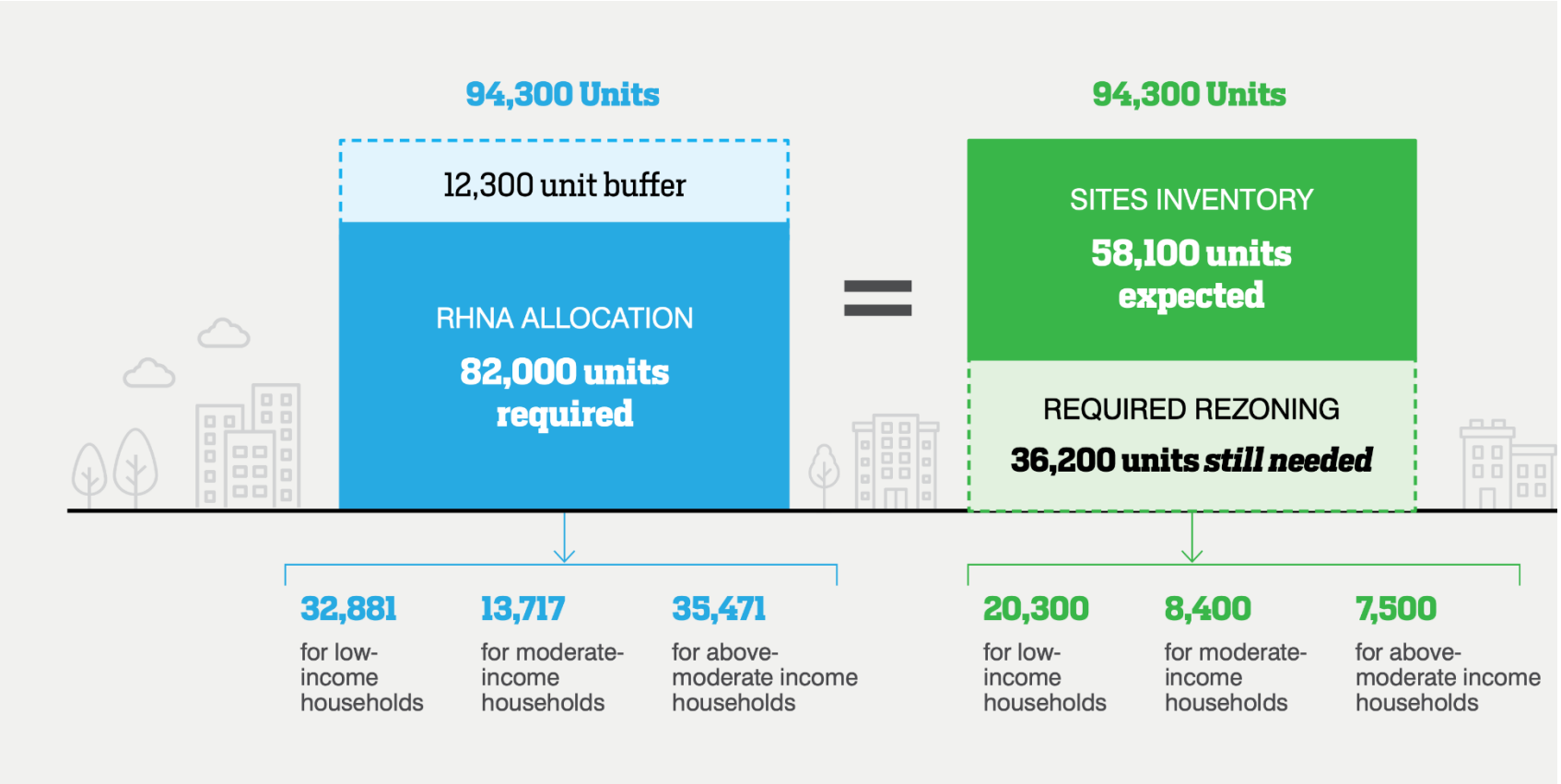
To maintain Housing Element certification, by January 2026 we must:

- Rezone for **realistic capacity** to meet our RHNA shortfall (36,200 units).
- Affirmatively Further Fair Housing by **zoning in high opportunity areas**.
- **Identify low-income housing sites** that will be eligible for ministerial approval.

NOTE:

Housing Element certification will not be revoked if planned units are not ultimately built.

Target: We have suitable & available sites for 36,200 homes



State Law: Calculating Realistic Capacity

To meet state law and Housing Element Action 7.1.1: SF must demonstrate that rezoning adds at least 36,200 units of capacity on **sites that are suitable and available**, using **methods that reasonably account for development likelihood.**

HCD issued a preliminary approval of the Plan on September 9th, noting that SF must continue use **all of these methods in combination** to demonstrate realistic capacity and meet various obligations:

Method	Analysis	Capacity
Citywide	Uses an annual pace of development relative to total zoned capacity.	**39,000 units** *(meets target of 36,200 units)*
Soft Sites	Excludes or discounts parcels based on current uses and other characteristics.	**40,000 – 64,000 units** *(meets target of 36,200 units)*
Feasibility	Computational model testing financial feasibility and economic conditions on each parcel.	**19,000 units** *(meets target of 16,000 moderate & above-moderate units)*

Method: Citywide Method

- Need this method to comply with HE 7.1.1 to supplement the "Soft Sites Analysis (method 2).
- Inspired by methodologies used in cases by the **State of CO, Terner Center, UCLA Lewis Center – concept of "zoning buffer"** of overall zoned capacity to housing targets
- Examines the **rate at which homes were approved** in the city from 2005 – 2023.
- Considers **how much zoned capacity was available** during that period and, of that zoned capacity, **how much (%) was entitled**.
- Annualizes that buildout to get a rate (%) of zoned capacity that we can say is likely to be built during the remainder of Housing Element cycle (5 years)
- Includes **RHNA shortfall across income groups**
- Assumes that we will do at least as well in our future as in our past

Citywide Housing Production Method	
Housing entitlements citywide 2005-2023	90,000
Current Remaining Total Zoned Capacity (2025)	313,000
Total	403,000
% capacity entitled	22%
Number of years	19
Annual	1%
% entitled in remaining RHNA period (5 yrs)	5%
Rezoning Net Increase to Total Zoned Capacity (Local Program)	780,000
Expected Net Approvals from Rezoning	**39,000**

Target: 36,200 homes likely within RHNA period

Method: Soft Sites Analysis

- Uses **similar assumptions submitted for rezoning in the adopted Housing Element** for consistency (requested by HCD)
- Necessary to **identify and filter specific sites** as required by HCD to meet test of **"suitable and available"**
- This method assumes:
  - 70% of capacity on "soft sites" (ie no existing units, built <30% of zoned capacity)
  - 2% of capacity on sites with existing units (min 5:1 allowed:existing)
- Excludes: Rent controlled buildings, sites w/pipeline projects, condo parcels, public properties, unusual parcels, listed historic resources

40k in Base

- Includes average use of SDB
- 26K VLI/LI, 14K Mod/Above

64k under Local Program

- 34K VLI/LI, 30K Mod/Above

Method: Financially Feasible

Urban Sim – online simulation tool to determine how many units are financially feasible.

- Urban Sim runs a **proforma analysis on every parcel** using (1) economic assumptions, (2) allowed building envelope, (3) existing lot conditions, to determine for each lot the largest feasible project, if any.
- Helps us **understand how economic conditions impact the construction of moderate and above moderate homes** relative to our RHNA targets.
- Since most affordable housing relies on public subsidy instead of financial feasibility, this method provides limited information for how the city will meet its affordable targets.
- **Not all Financially Feasible Projects will be pursued during the RHNA period.** Discount factors must be applied. In "improved" financial conditions, as many as 221K units are feasible, but many are on sites with homes or other conditions that must be accounted for.

19,000 – 47,000 likely units

Target: 16,000 Mod/Above Mod on sites suitable and available during the RHNA period

Senate Bill 79 (SB 79): Applies after July 1, 2026

- **SETS MINIMUM HEIGHT & DENSITY: 5 to 9 stories,** ½-mile around BART, Caltrain, Muni Metro, and Major Bus Stops
- **VARIOUS EXEMPTIONS UNTIL 2032:** For lots with >50% SB79 density, low-resource census tracts, other conditions. ***Most SF parcels are exempt under these rules***.
- **ALLOWS LOCAL "ALTERNATIVE PLAN" IN-LIEU OF SB79:** provided that Alternative Plan has at least same cumulative housing capacity as SB79.

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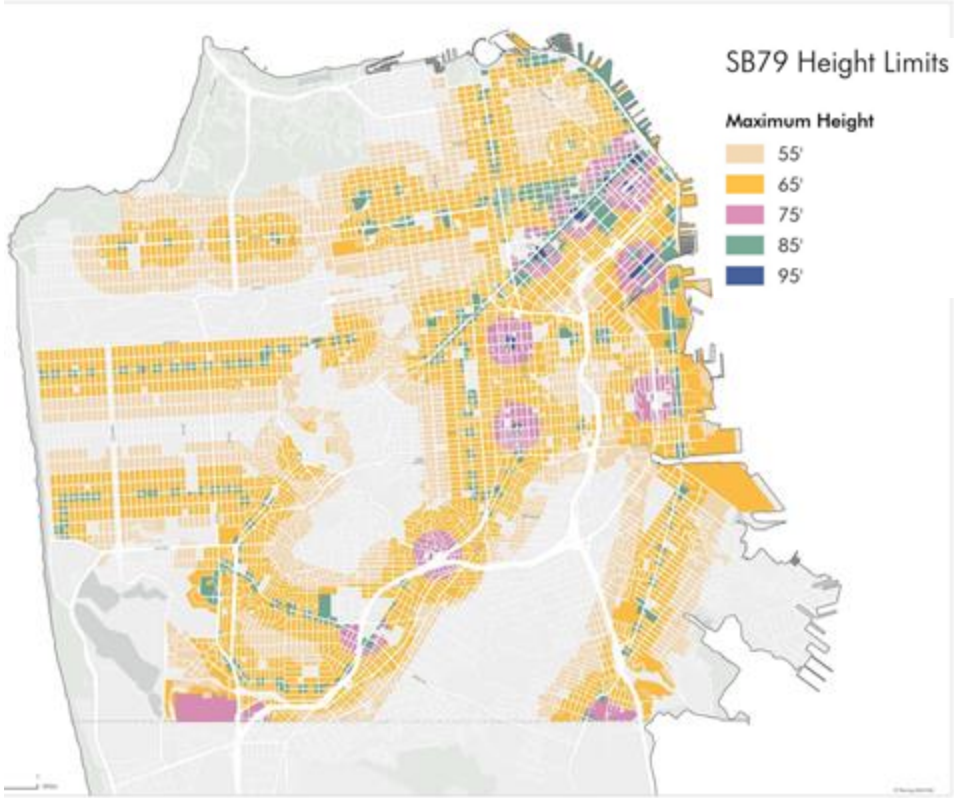
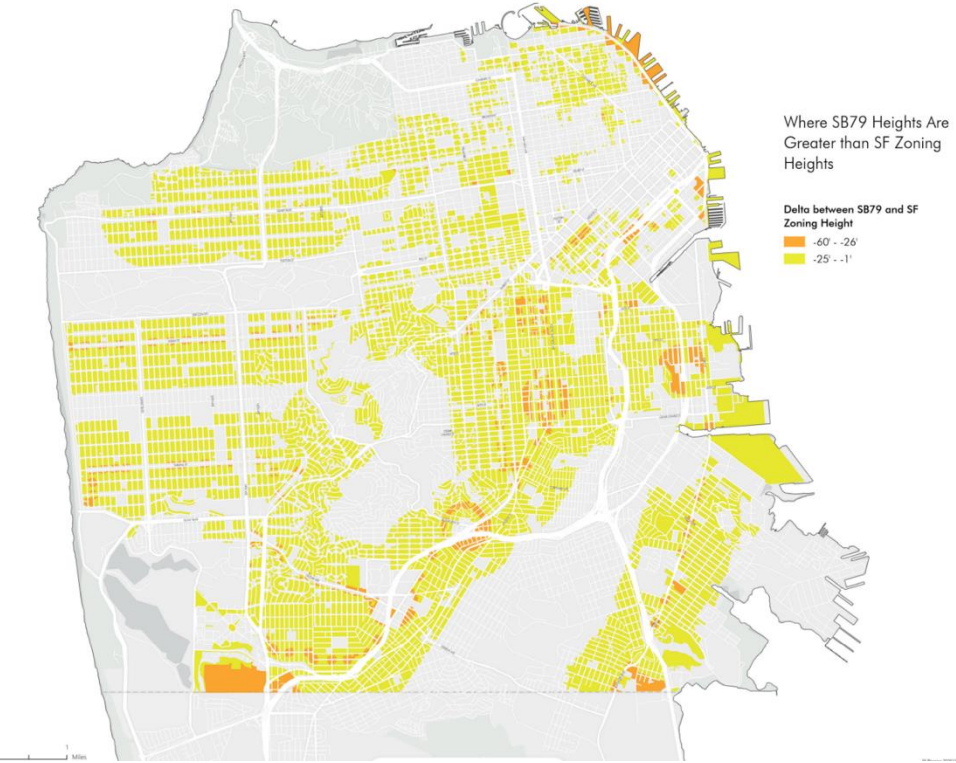
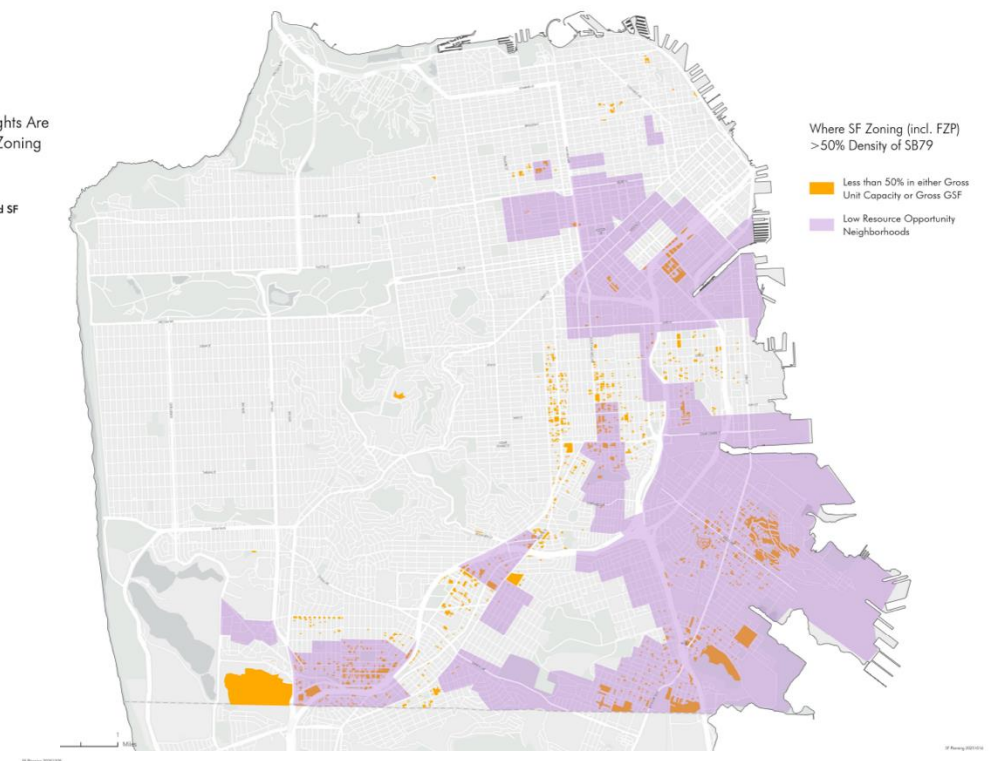


If the Family Zoning Plan is NOT adopted



If the Family Zoning Plan IS adopted

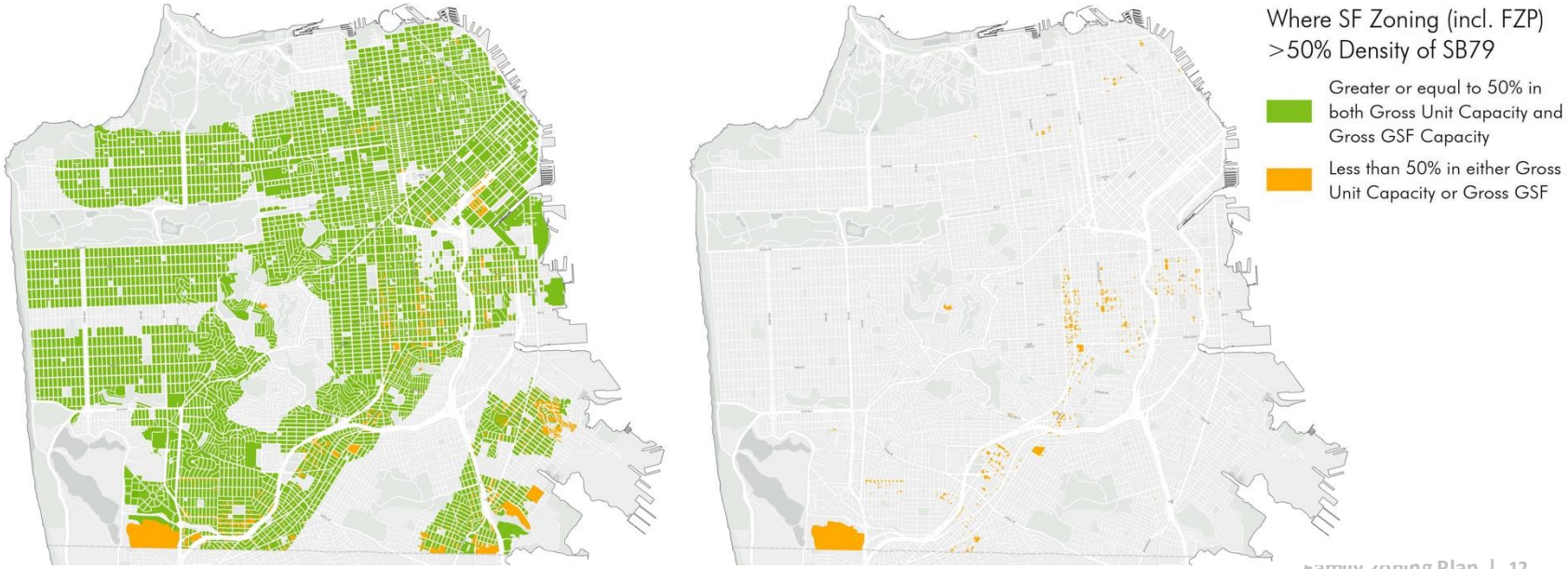


SB 79: Family Zoning Plan is Adequate as "Alternative Plan"

Preliminary analysis shows that **if the proposed rezoning is adopted, SF will likely have an adequate Alternative Plan**, though further analysis is needed.

SB79 Net Capacity: 763,000

SF Zoning Net Capacity in SB79 Area (with FZP): >800,000

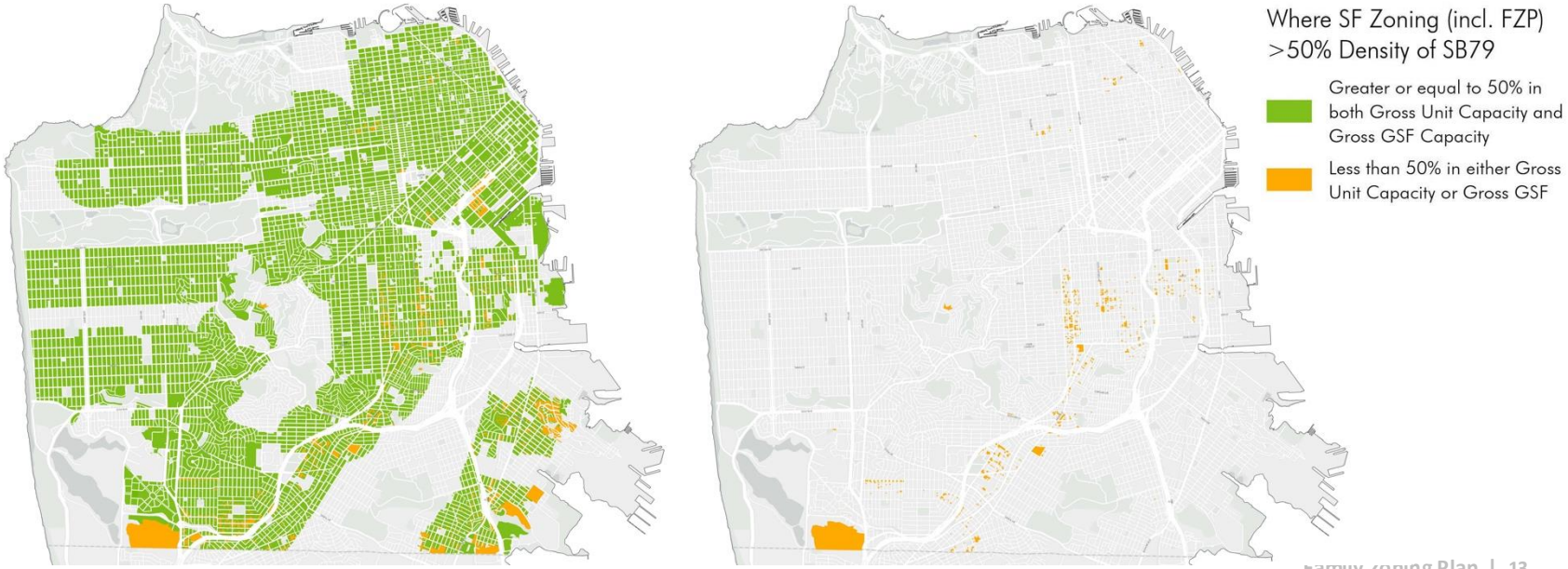


SB 79: Family Zoning Plan is Adequate as "Alternative Plan"

MTC needs to publish final map of stations and station areas

SF is collaborating with other cities on implementation (eg SD, SJ, LA, Sac, Oak)

HCD needs to review and approve Alt Plan ordinance, may take up to 120 days



Summary: Realistic Capacity & SB 79

- **MULTIPLE CAPACITY METHODS NEED TO BE CONSIDERED** and all must meet our requirement for **realistic capacity for 36,200 units** (16,000 units moderate & above-moderate).

- **AMENDMENTS NEED TO BE "NET NEUTRAL":** Per HCD preliminary approval letter in September, **changes that negatively affect housing capacity and/or constraints should be offset with changes elsewhere.**

Summary: Realistic Capacity & SB 79

- **SIGNIFICANT STEP TOWARD SB 79 ALTERNATIVE PLAN:** If the Family Zoning Plan is adopted, **it will satisfy the primary criteria for the "Alternative Plan" under SB 79, which would allow us to use local height limits.**
  - A small number of parcels outside of the Family Zoning Plan will need **minor adjustments to increase density** before July 2026 to meet the Alternative Plan criteria.
  - We will have the opportunity to **recertify our Alternative Plan in 2032** so that local zoning controls will continue to apply, instead of SB 79.

Possible amendment: Commercial Replacement Incentive

- **Commercial Replacement Incentive** was adopted into the original file on 10/20/25 and provides a square footage bonus in the Local Program for projects that:
  - **Replace existing commercial uses** with a space of equivalent size and street-facing dimensions.
  - **Preserve a historic storefront**, which are granted an additional bonus.
- Supervisor Sauter is working with City Attorney and Planning Department **on a non-substantive amendment to refine the proposal and make it easier to use.**
  - Would allow projects to **replace an existing space(s) with multiple spaces** so long as the cumulative commercial square footage on the site and the street-facing dimensions are preserved.
  - Will clarify requirements for replacing existing spaces with a “warm shell” for food service use.

Thank you!

http://sfplanning.org/sf-family-zoning-plan

sf.housing.choice@sfgov.org

San Francisco Family Zoning Program

HOUSING ELEMENT REZONING

Lisa Chen
Principal Planner, Plan Manager

James Pappas
Principal Planner

LAND USE & TRANSPORTATION COMMITTEE

OCTOBER 20, 2025

TODAY'S PRESENTATION

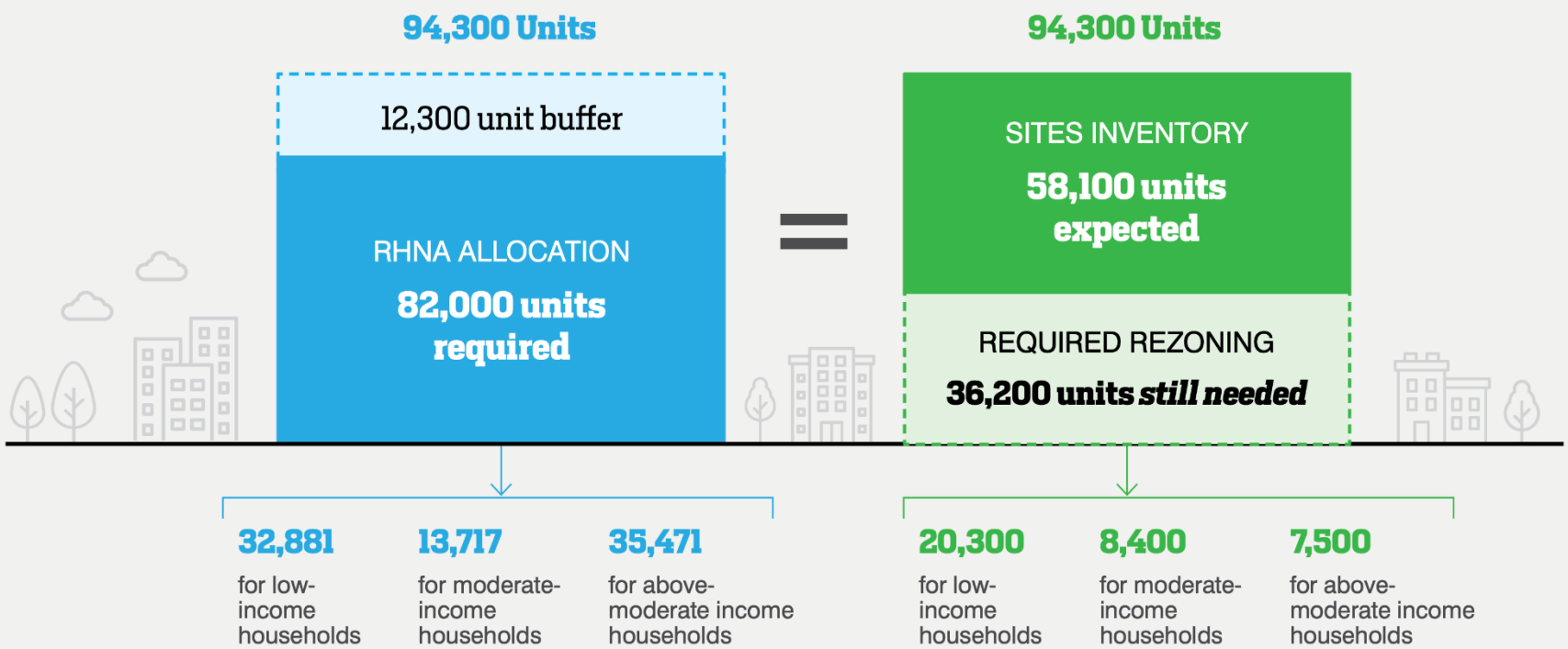
- Background
- Legislation under Consideration
- Affordable Housing Sites Analysis & Strategy
- Informational Resources & Visuals

Image from Wikipedia

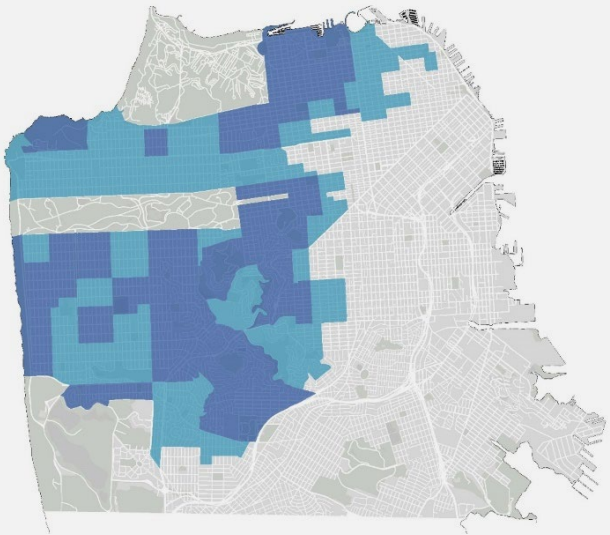
San Francisco's Pervasive Housing Crisis

- SF is 2nd most expensive rental market and 2025 rents grew fastest of any US city.
- Rental vacancies are down to 3.8% — on par with pre-pandemic levels.
- It takes more than 4 minimum wage jobs to afford average SF rent.
- In 2024, 81,200 people applied in the lottery for 512 affordable housing units.
- Evictions nearly doubled in 2024 and are at their highest rate since 2018.
- 1/3 of households are cost-burdened, both renters and owners.
- SF has more than 8,300 unsheltered individuals.

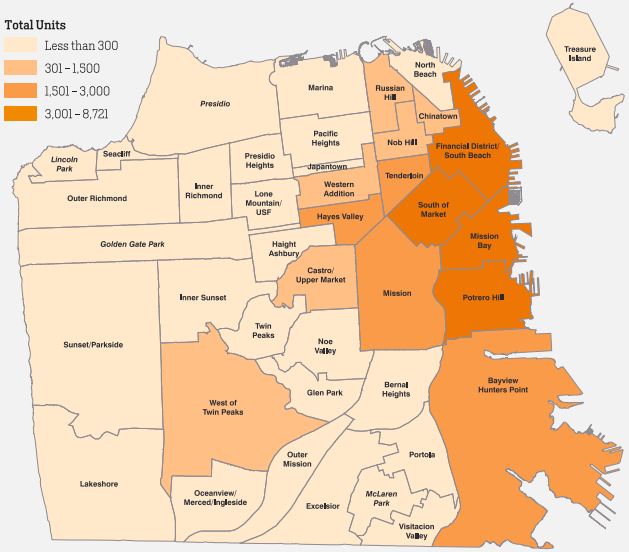
California needs 2.5 million housing units. San Francisco's fair share is 82,000 units.



The Family Zoning Plan fulfills state laws by planning for affordable and mixed-income housing to overcome historic patterns of exclusion.



Housing Opportunity Areas*



Housing Production (2005-2019)

90% of housing was built outside "housing opportunity areas," even though they cover over 50% of the city.

*Areas designated "Highest Resource" and "High Resource" on the Opportunity Area Map (CA Dept of Housing & Community Development)

What's at stake if we don't rezone

BUILDERS REMEDY: Menlo Park 446' proposal; zoned for 70'

If San Francisco does not adopt compliant rezoning, we risk:

- **State seizure of local permitting power,** a.k.a. "builders remedy"
- **Loss of state funding,** including transportation & affordable housing
- **Fines and lawsuits**

Source: Menlo Park

Communities facing Builders Remedy

See factsheet:
What happens if we don't rezone?

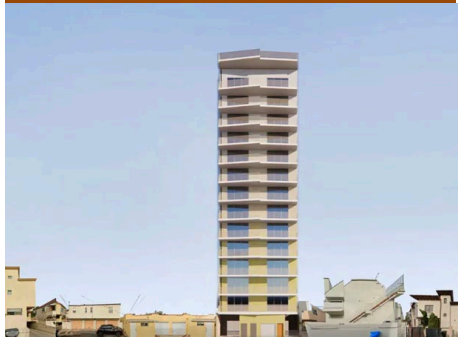
PALO ALTO

MENLO PARK

MOUNTAIN VIEW

BEVERLY HILLS

SANTA MONICA



SANTA CRUZ COUNTY

REDONDO BEACH

LOS GATOS

The Kelsey: $30million AHSC award

SF received $110 million/year in funds requiring Housing Element compliance:

CalTrans Sustainable Communities Grant

One Bay Area Grant

Affordable Housing and Sustainable Communities

Permanent Local Housing Allocation

Community Development Block Grant Program

Infill Infrastructure Grant Program

Local Housing Trust Fund Program

HOME Program

Local Partnership Program

Transit and Intercity Rail Capital Program

Active Transportation Program

Solutions for Congested Corridors Program

… and more

San Francisco's obligations under state law

To maintain Housing Element certification, by January 2026 we must:

- Rezone for **realistic capacity** to meet our RHNA shortfall (36,200 units).
- Affirmatively Further Fair Housing by **zoning in high opportunity areas**.
- **Identify low-income housing sites** that will be eligible for ministerial approval.

NOTE:

Housing Element certification will not be revoked if planned units are not ultimately built.

Community Engagement 2023-2025

18 Public Hearings

70 Education Workshops
1200+ attendees

8 Focus Groups
85 attendees

Survey
2,382 respondents

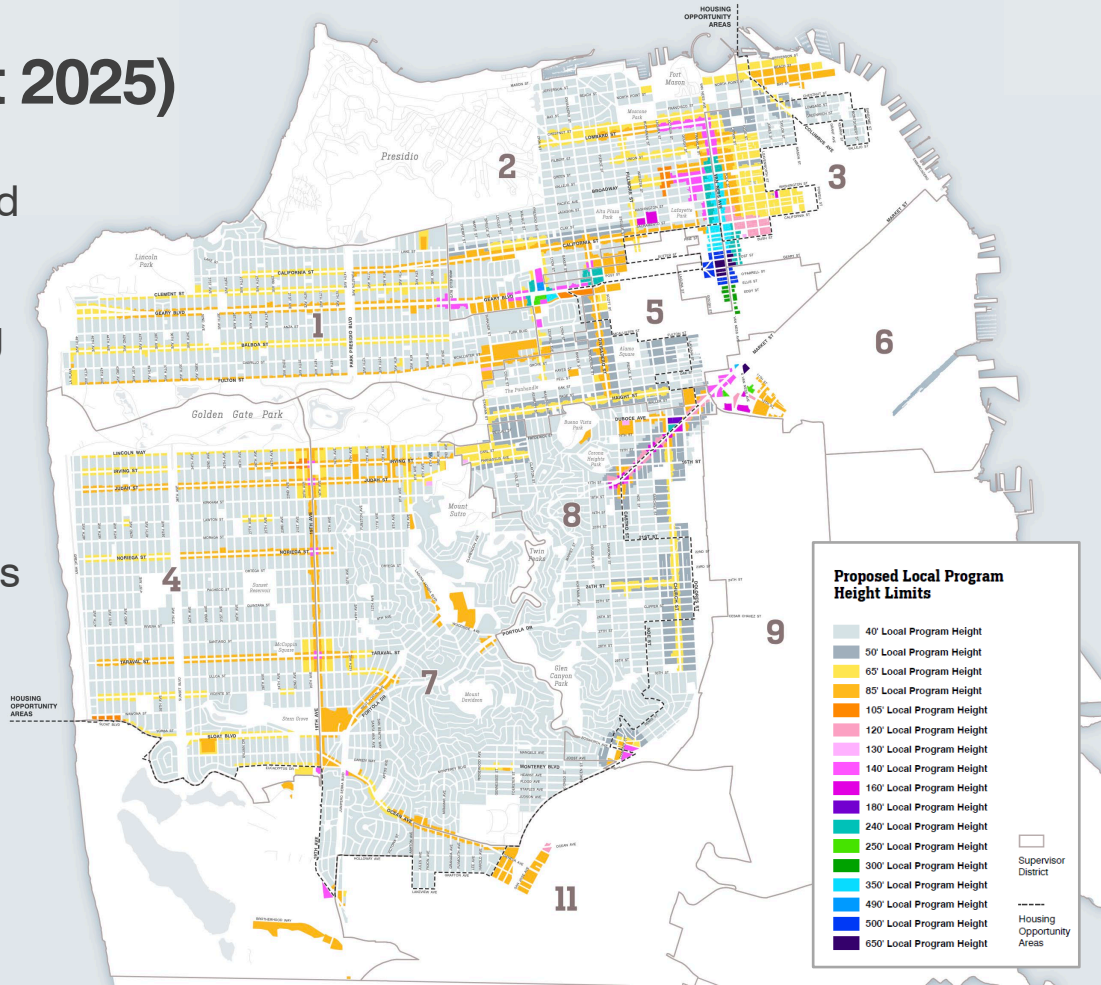
90+ Community Conversations
2000+ attendees

4 Open Houses, 2 Housing Summits
800+ attendees

Photos: SF Planning, Wah Mei School

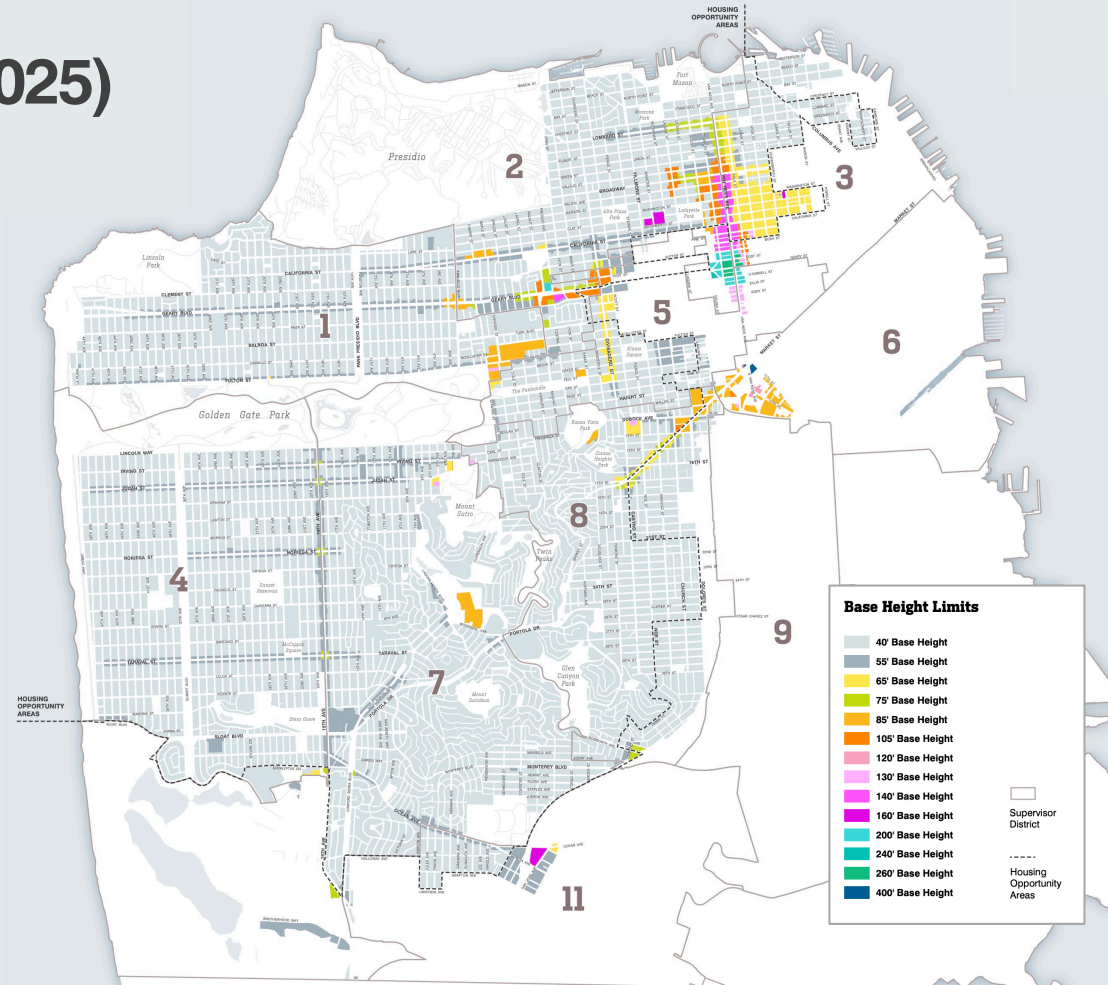
Proposed
Local Program Map (Sept 2025)

- **MEETS STATE REQUIREMENTS** and allows for at least 36,200 new homes.
- **KEEPS LOCAL CONTROL** by setting base heights lower and incentivizing projects to use a Local Program.
- **PUTS TALLER BUILDINGS NEAR TRANSIT AND SERVICES:** 6+ stories on main streets and near transit.
- **ALLOWS SMALL APARTMENTS ELSEWHERE:** keeps existing 40’ height (4 stories) while welcoming more homes.



Proposed
Base Height Map (Sept 2025)

- **ON CORRIDORS, PROJECTS CHOOSE LOCAL OR STATE PROGRAMS:** Projects can get to similar heights under either option.
- **IN RESIDENTIAL AREAS, PROJECTS MUST USE LOCAL PROGRAM.** Projects in program get form-based zoning and **may not use State Density bonus.**

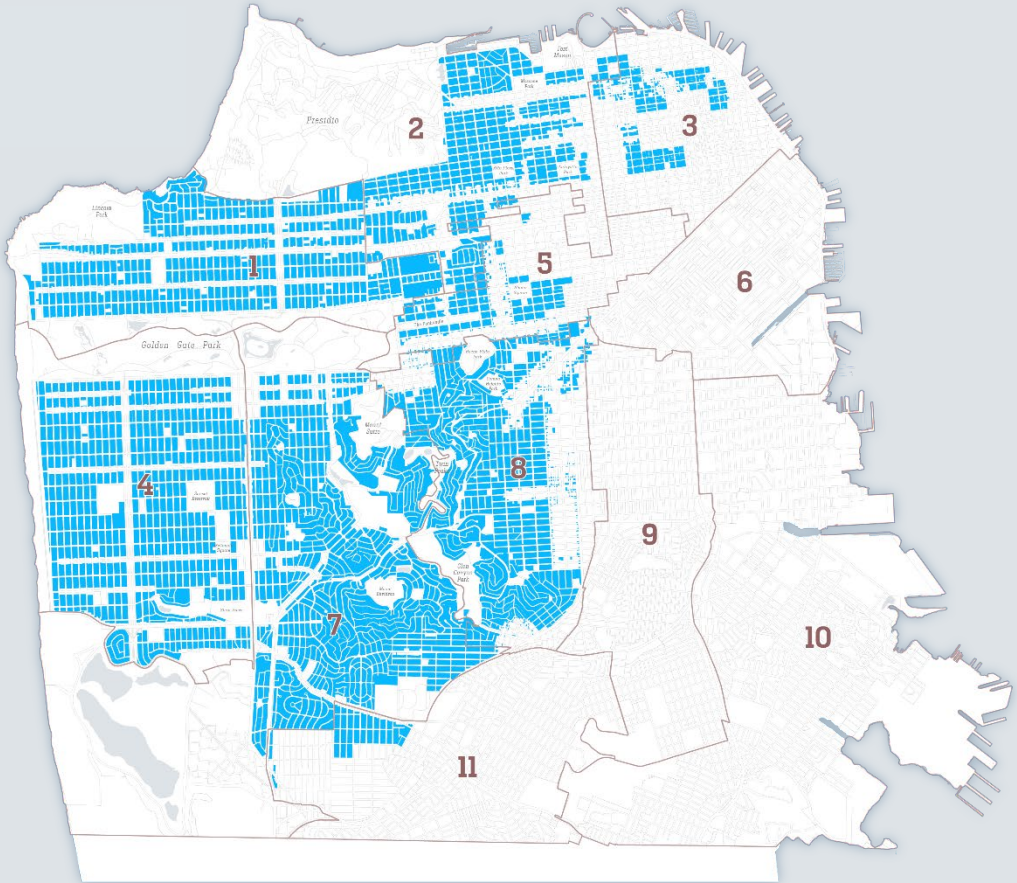


40’ Gentle Density (4 stories)

77% of sites in the rezoning receive no height changes but will get to build more units within their 40’ height limit.

These projects **<u>cannot</u> use State Density Bonus** to increase heights further.

2-unit (left) and a 4-unit building (right) on Hermann Street.

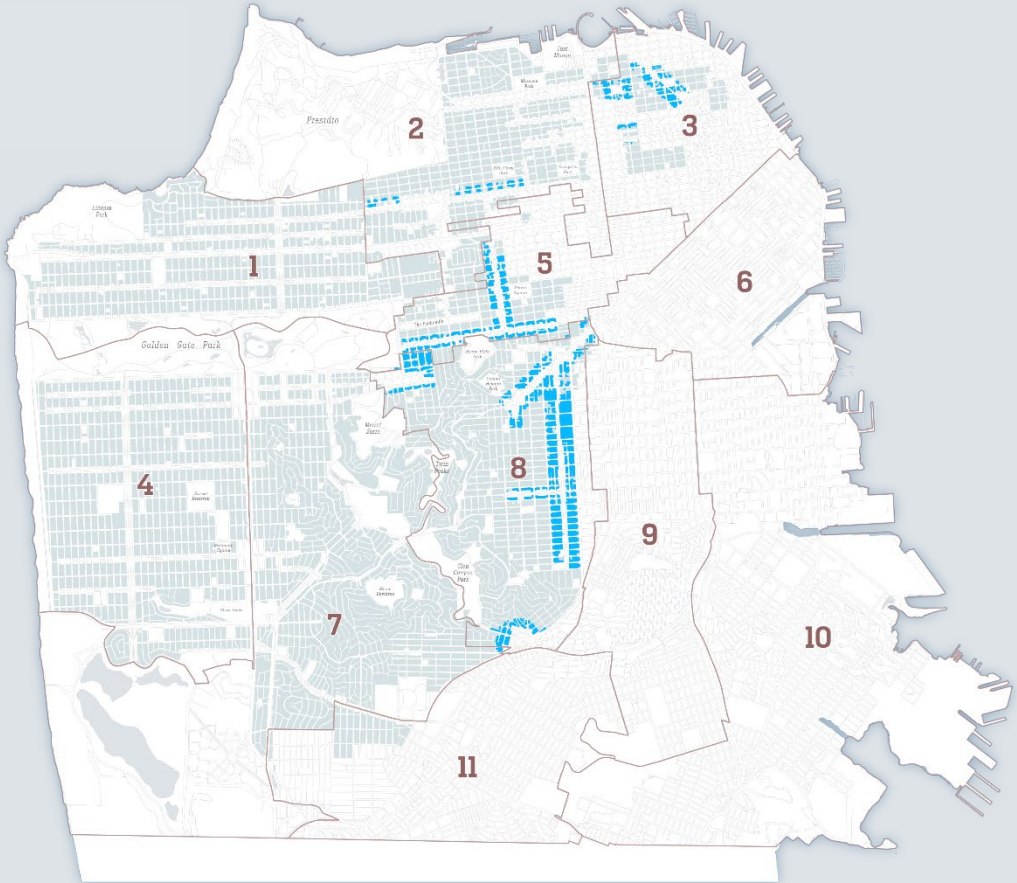


50’ Commercial Transition (5 stories)

Commercial transition areas get an additional **1 story (10’)** through the Local Program.

These projects **cannot use State Density Bonus** to increase heights further.

5-story building on West Portal Avenue

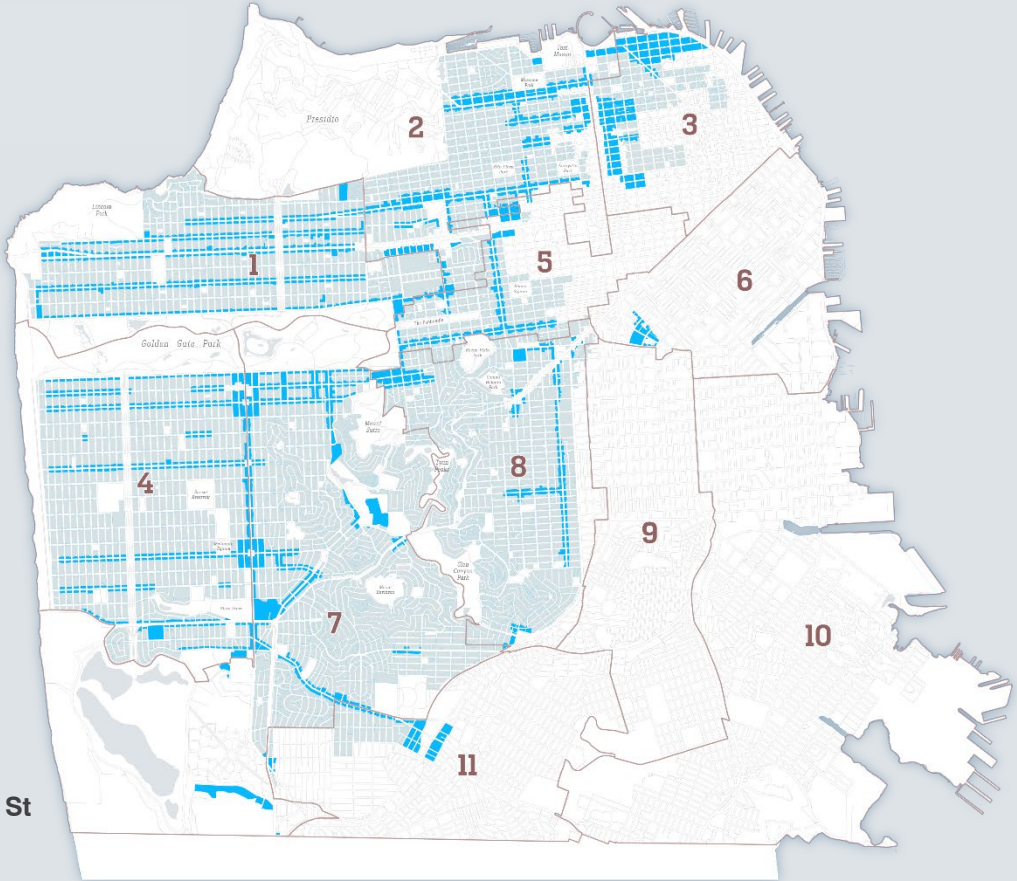


65’ & 85’ Mid-Rise Corridors (6 and 8 stories)

Generally 2 to 4 stories above today’s height limit.

<u>Projects can choose</u> either Local Program or State Density Bonus to get to similar heights.

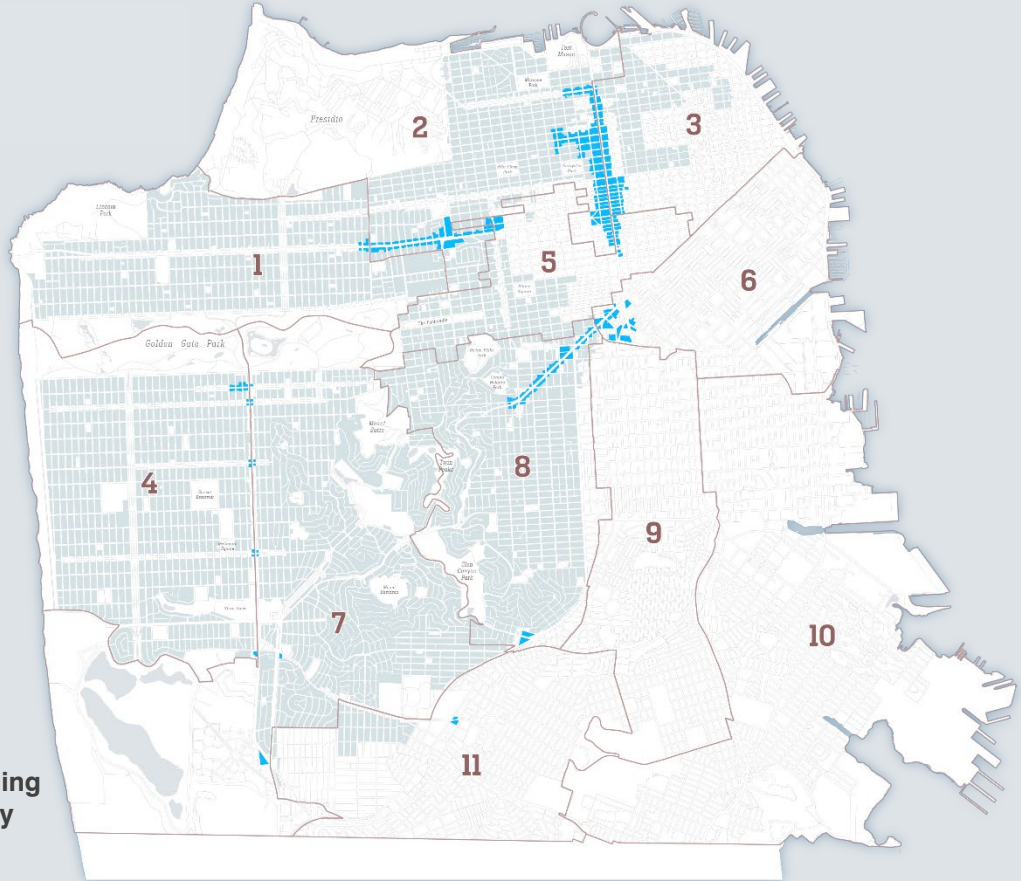
6- and 8-story building on Polk St



Select High Rise Area (Height varies)

<u>Projects can choose</u> either Local Program or State Density Bonus to get to similar heights.

16-story building in Mission Bay



State Law & Capacity Calculations

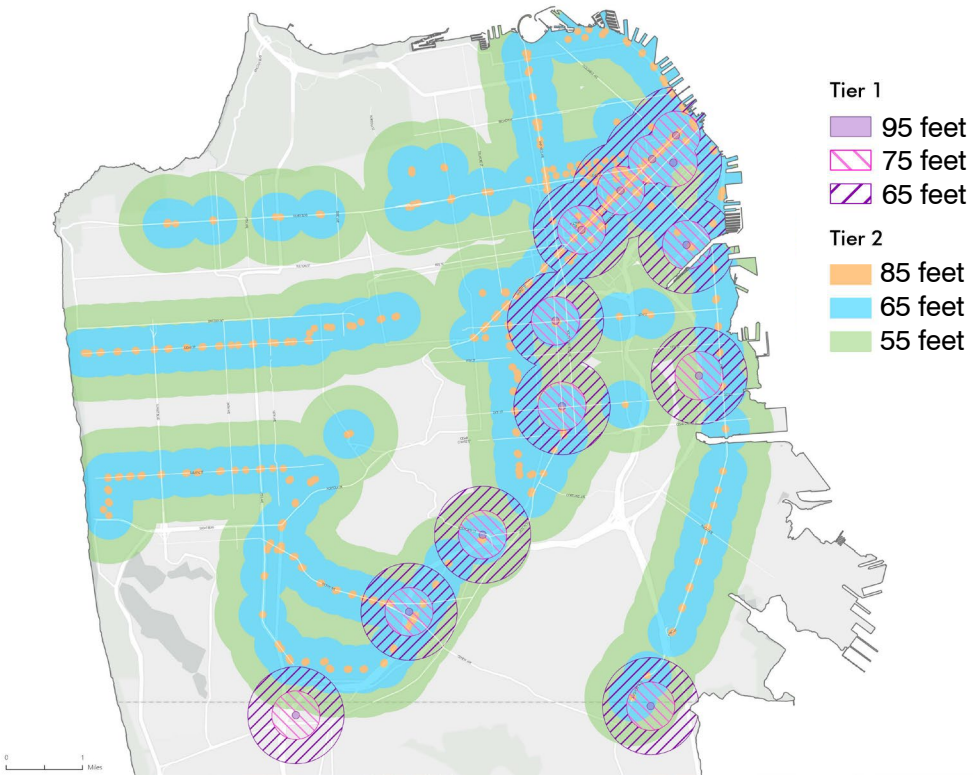
To meet state law and Housing Element Action 7.1.1: SF must demonstrate that rezoning adds at least 36,200 units of capacity on **sites that are suitable and available**, using **methods that reasonably account for development likelihood.**

HCD issued a preliminary approval of the Plan on September 9th, noting that SF must use **all three of these methods** in combination to demonstrate realistic capacity:

Method	Analysis	Capacity *(June & Sept ordinances)*
Citywide	Uses an annual pace of development relative to zoned capacity.	**39,000 units** *(meets target of 36,200 units)*
Soft Sites	Excludes or discounts parcels based on current uses and other characteristics.	**45,000 units** *(meets target of 36,200 units)*
Feasibility	Computational model testing financial feasibility and economic conditions on each parcel.	**19,000 units** *(meets target of 16,000 moderate & above-moderate units)*

Senate Bill 79 (SB 79): Applies after July 1, 2026

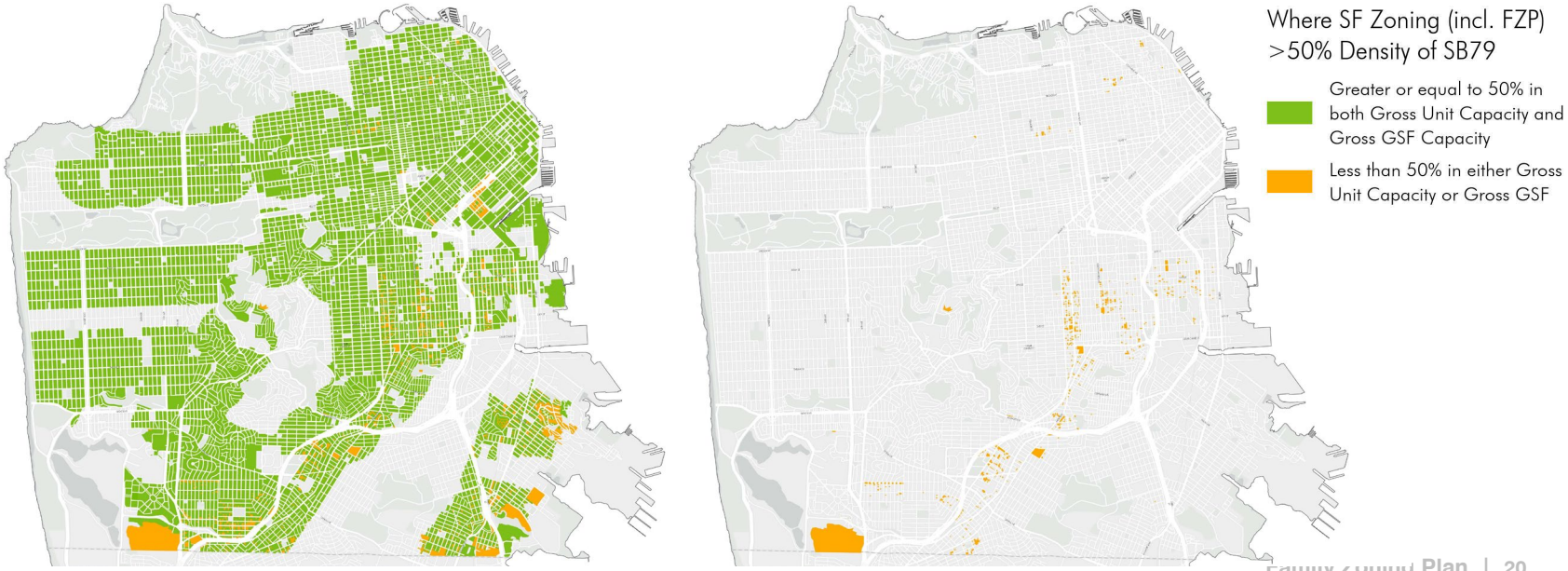
- **SETS MINIMUM HEIGHT & DENSITY: 5 to 9 stories,** ½-mile around BART, Caltrain, Muni Metro, and Major Bus Stops
- **VARIOUS EXEMPTIONS UNTIL 2032:** For lots with >50% SB79 density, low-resource census tracts, other conditions. ***Most SF parcels are exempt under these rules.***
- **ALLOWS LOCAL "ALTERNATIVE PLAN" IN-LIEU OF SB79:** provided that Alternative Plan has at least same cumulative housing capacity as SB79.



SB 79: Family Zoning Plan is Adequate as "Alternative Plan"

Preliminary analysis shows that **if the proposed rezoning is adopted, SF will likely have an adequate Alternative Plan**, though further analysis is needed.

HCD and MTC will issue additional guidance on SB79 implementation.



ENVIRONMENTAL REVIEW

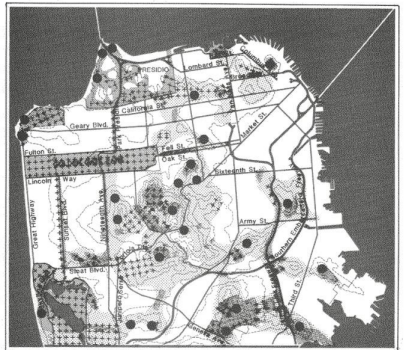
ACTIONS UNDER CONSIDERATION

1. Adoption of General Plan Amendments Ordinance (File 250966)
2. Adoption of Map Ordinance (File 250700)
3. Adoption of Planning, Business, & Tax Regulations Code Ordinance (File 250701)
4. Adoption of Local Costal Plan Amendment Resolution (File 250985)

General Plan Amendments Ordinance (File 250966)

- **Goal:** Modernize the General Plan and bring it into **alignment with the Family Zoning Plan**.

- **Proposed Amendments:**
  - Remove **outdated height maps**
  - **Update language** about height limits, density limits, and building scale and character.



PROPOSED AREA PLAN AND ELEMENT UPDATES

Urban Design Element
Commerce and Industry Element
Transportation Element
Balboa Park Station Area Plan
Glen Park Community Plan
Market and Octavia Area Plan
Northeastern Waterfront Plan
Van Ness Avenue Area Plan
Western SoMa (South of Market) Area Plan
Western Shoreline Area Plan.
Land Use Index

Source: Glen Park Community Plan, Urban Design Element

Zoning Map Ordinance (File 250700)

- **ZONING DISTRICT CHANGES:** Reclassifies various parcels to other districts to **allow more housing**, including Mixed Use, NC, and new RTO-C zoning.
- **HEIGHT CHANGES:** Changes **height limits** on certain parcels,and sets a “Base” height and “Local Program” height.
- **NEW BULK DISTRICT:** Creates new **R-4 Height and Bulk District**, which establishes eligibility for optional Local Program (“Housing Choice SF Program”)
- **SFMTA SPECIAL USE DISTRICT (SUD):** Adds various properties to a SFMTA SUD to enable housing production. **Future development projects will need Board approval.**
- **LOCAL COASTAL PLAN:** Amends parcels in Local Coastal Plan to be **consistent with the changes above**.

Planning, Business & Tax Regulation Code Ordinance (File 250701)

Topic	Amendment	Sections
Local Program (Housing Choice SF Program)	**Offers Incentives and streamlined process** via Local Program (Housing Choice SF Program), a flexible alternative to the State Density Bonus that **ensures local control over height and design standards**	206.10; 344
New Residential Zoning District (RTO-C)	Sets rules for newly created Residential Transit Oriented – Commercial (RTO-C) district, a **form-based district which allows ground floor commercial**	209.4
SFMTA Special Use District	Sets rules for SFMTA Special Use District to **allow for future housing on sites** (future developments projects will still require Board approval)	249.11

Planning, Business & Tax Regulation Code Ordinance (File 250701)

Topic	Amendment	Sections
Senior Housing Flexibility	Makes it **easier to build senior housing** by adjusting open space, bike parking, and minimum unit requirements.	135 155.1 202.1(f)(1)(C)
Small Business Relocation & Early Notification	• Supports **relocation of displaced businesses** by exempting Conditional Use hearings and impact fees; • Requires **early notification** to the commercial tenant and Office of Small Business.	202.17; 311
Efficient Land Use Near Transit; Parking Management	• Establishes **minimum densities** for residential and office uses near transit. • Adjusts **maximum parking ratios** according to proximity to transit.	Various

Planning, Business & Tax Regulation Code Ordinance (File 250701)

Topic	Amendment	Sections
Housing Sustainability District (HSD)	Creates a Housing Sustainability District (HSD), **another ministerial pathway** for qualifying projects in the Local Program.	344
Height and bulk limits	Modifies height and bulk standards to be **consistent with Citywide Design Standards**.	260
Wind Review Standards	**Consolidates wind review standards** for projects 85' and above in some districts	148
Code Cleanup & Local Coastal Plan Consistency	• Conforming edits to **zoning control tables** • Referral of amendments in **Local Coastal Plan** to Coastal Commission • Clarifying edits to conform with **state law** and other **code cleanup**	Various

Local Program (206.10): Menu of Code Flexibility

Automatic Flexibility in Local Program

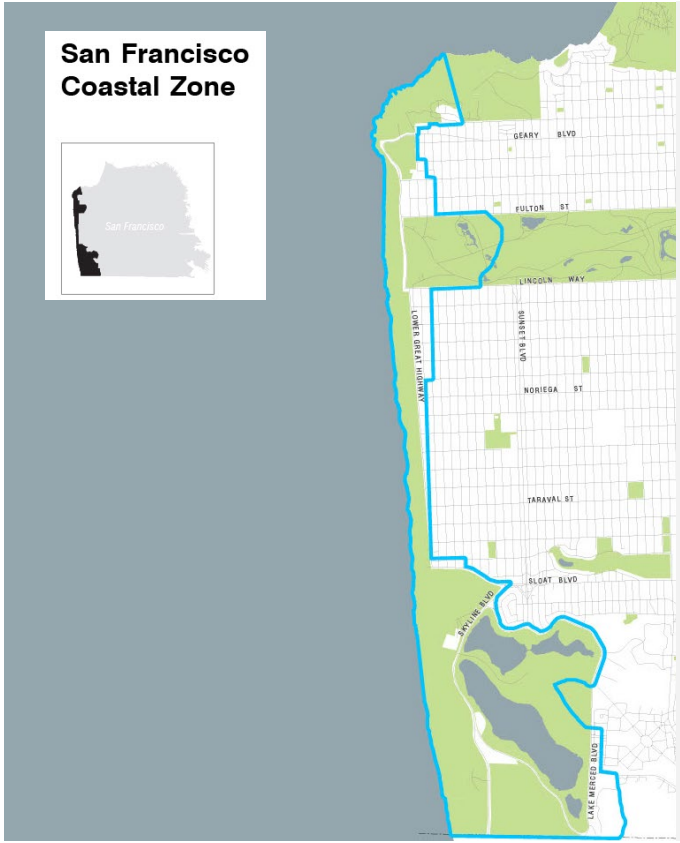
- **Density:** form-based density (if not already in base zoning)
- **Inclusionary Housing:** flexibility to use all affordable options; rent-control option for <25 units.
- **100% Affordable Projects** receive 2 extra stories (20') and other flexibility.
- **Waive Exposure and Usable Open Space** requirements
- **Waive Large Lot and Non-residential Use Size** Conditional Use hearing.
- **Rear Yard** reduction to the greater of 18% or 15'.
- **Ground Floor Height** waiver for projects in 85' height districts
- **"Catchall" Flexibility:** 15% additional relief on other topics.

Local Program (206.10): Development Bonuses

Projects can receive a **square footage bonus**, added via height or horizontal bonuses:

Height bonuses (Corridors Only)	Horizontal bonuses (Location varies)
Cumulative 2 stories (20') bonus for historic preservation: for adaptive reuse **Cumulative 1 story (10') bonus for various incentives:** • **Commercial:** Warm Shell, Micro-Retail, Legacy Business or displaced business • **Community-serving use:** nonprofits, grocery, community facilities, childcare • **Family-sized units:** 3+ bedrooms	• **Historic preservation (corridors only):** may reduce rear yard • **Family-sized unit incentives:** may reduce rear yard, side yard, and upper-story setbacks • **Family-friendly amenities (residential districts only):** may reduce rear yard, side yard, and upper-story setbacks

Local Costal Plan Amendment Resolution (File 250985)



- **CONSISTENCY WITH COASTAL ACT:** Certifies Local Coastal Plan (LCP) Amendment is **consistent with Coastal Act**
- **REFERRAL TO COASTAL COMMISSION:** Directs Planning Director to submit LCP Amendment to **CA Coastal Commission for public hearing and certification.**

Affordable Housing **Sites Analysis and Strategies**

Topics We'll Cover Today

- Project **Purpose and Context**
- Research and Analysis:
  - **Pipeline and Parcel Analysis**
  - **Policy and Financial Research**
- Recommended **Strategies**

Affordable Housing Sites Analysis & Strategies Purpose

Affordable Housing Sites Analysis and Strategies (AHSAS) informs how the City and affordable housing developers can **acquire and develop sites for 100% affordable housing,** focused on:

- **Effectively managing the existing pipeline** of affordable housing
- **Ensuring ongoing affordable housing production** along with equitable geographic distribution of affordable housing
- **Identifying and acquiring new sites for affordable housing development** using a range of approaches

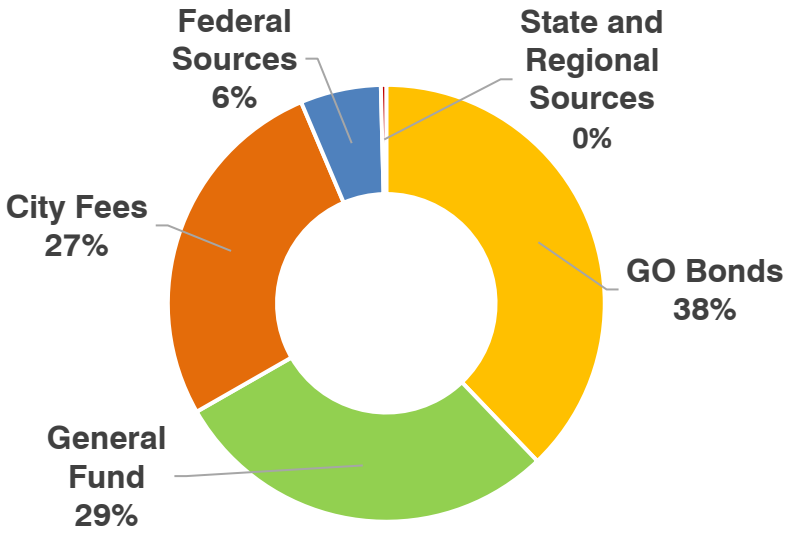
Affordable Housing Funding as the Key Challenge

Funding and cost lowering are key to produce and preserve affordable housing.

Affordable Housing Leadership Council Report (Spring 2024) addresses **funding, financing,** and **costs**.

- **Increase Federal, State, and regional funding**.
- **Expand San Francisco's capacity and coordination to fund** affordable housing.
- **Innovation and alternative approaches** to delivering affordable housing.

Local Affordable Housing Funding 2018-2023



Property taxes and other revenue from new development provide majority of local funding

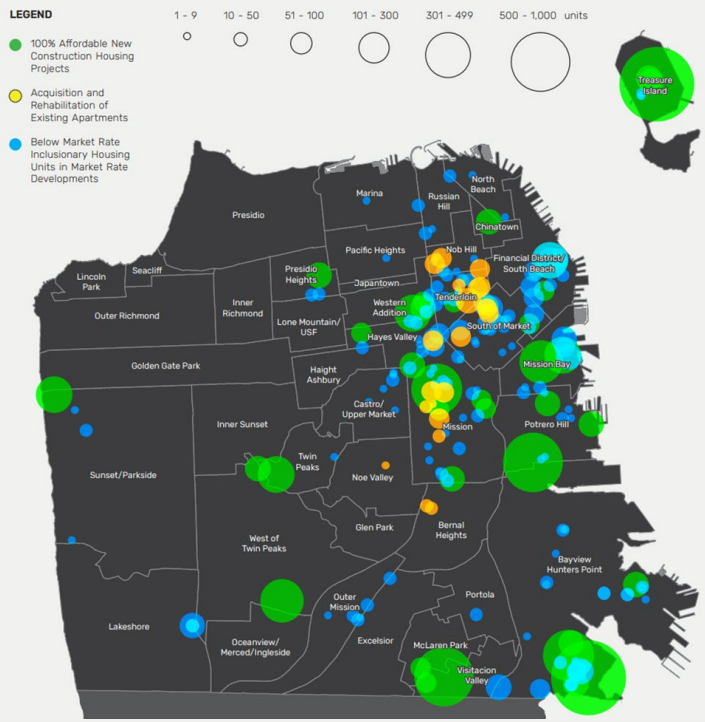
Affordable Housing Pipeline Analysis

Mapping and Analysis of Existing Affordable Housing Pipeline

- **Prospective sites & Pre-construction:** 12,600+ units (59 projects)
- **Under Construction:** 2,299 units (30 projects)
- **Inclusionary BMR Units:** 2,500+ units (124 projects)

Geography: Affordable Housing pipeline **mirrors the market-rate pipeline,** with most projects in equity geographies.

Significant funding gap holds back the completion of existing pipeline



Source: MOHCD July 2025

Site Suitability Analysis (pre-rezoning)

Purpose: Identify potential affordable housing sites based on:

- **Policy** (local/state law) and development potential
- **MOHCD and affordable developer criteria**: preference for 100+ units on 8,000+ sq ft for efficiency
- **Analysis excludes existing residential units** and various public sites

Draft Finding: Under today's rules (pre-rezoning), 1,200 parcels may be suitable for affordable housing with capacity for 148,000 units.

Assembling smaller adjacent lots yields additional 2,200 parcels with capacity for 98,000 units.

100% Affordable Sites: Relationship to Rezoning

FAMILY ZONING PLAN

REZONED SITES (overall)

- Required to meet Housing Element (e.g., **RHNA**) at all income levels.
- **Primarily located in Well-Resourced Neighborhoods**.

LOW-INCOME SITES

- Subset of rezoned sites to meet **low-income** RHNA requirement.
- Must meet **minimum size and density**.
- Future projects proposing >20% BMR are eligible for **ministerial approval**

100% AFFORDABLE SITES

- Sites meeting **suitability criteria** for MOHCD, state, and federal funding.
- **Located citywide**; overlaps with rezoning & low-income sites
- **Rezoning will enable additional parcels** to meet criteria.

Affordable Housing Financial and Policy Research

Financial Research: Trends in land and development costs

- **Construction costs are 60%+ of affordable housing development costs while land costs averaged about 10%** (ranging from 7-14%). Land holding can add cost as well
- **Land prices have been relatively stable averaging ~$121K per unit over the last decade**. Fewer land sales in down markets; prices fluctuating just 5%.
- **Rezoning has limited effect on land costs per unit**; effects are linked to economic conditions and financial feasibility. Recent land prices per unit for affordable housing sites were comparable in rezoned areas and areas with no zoning changes

Policy research: Best practices from other cities

- **Establishing stable funding and aligning pipeline growth with funding capacity** and building on **partnerships with public, nonprofit, & faith-based property owners**

Affordable Housing Sites Recommended Strategies

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

Updated Informational Resources

Resources providing factual information and addressing misinformation:

- **What is the Family Zoning Plan?**
- **(NEW) Capacity Calculations**
- **Small Business**
- **Tenant Protections**
- **What Happens if We Don't Rezone?**
- **Example visualizations**

Residential demolitions are extraordinarily rare and will remain so after rezoning.

235

Units demolished (2012-24)

18 units/year
(0.00004% of SF housing stock)

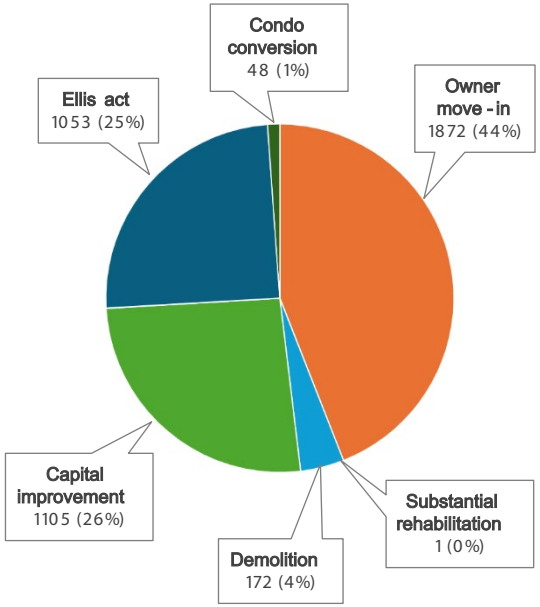
139 single family (**11 units/yr**)
(352 units built; 213 net new)

96 multifamily (**7 units/yr**)
(284 units built; 188 net new)

4%

of no-fault evictions are due to demolition (2015-2025)

96% of evictions are due to **owner move-in (44%), capital improvement (26%), and Ellis Act (24%)**



Source: Planning Department, Rent Board. Demolition data does not include HOPE SF, development agreements, or emergency demolitions.

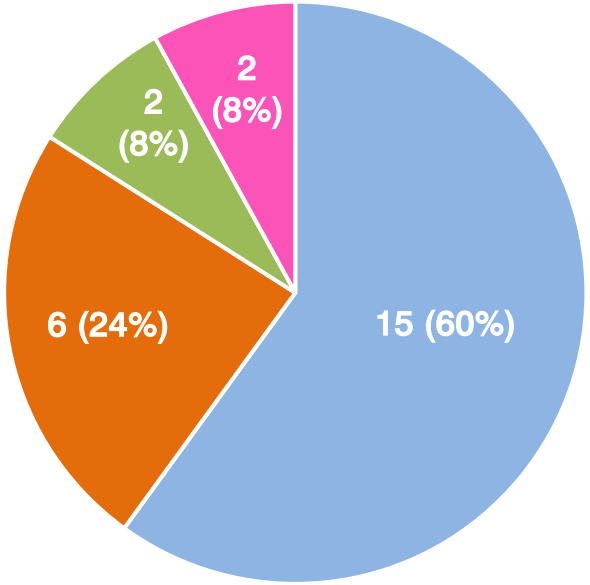
Most housing developments are built on vacant and underutilized lots.

Case study: Market Street & Ocean Ave

2,800 new homes built since 2007

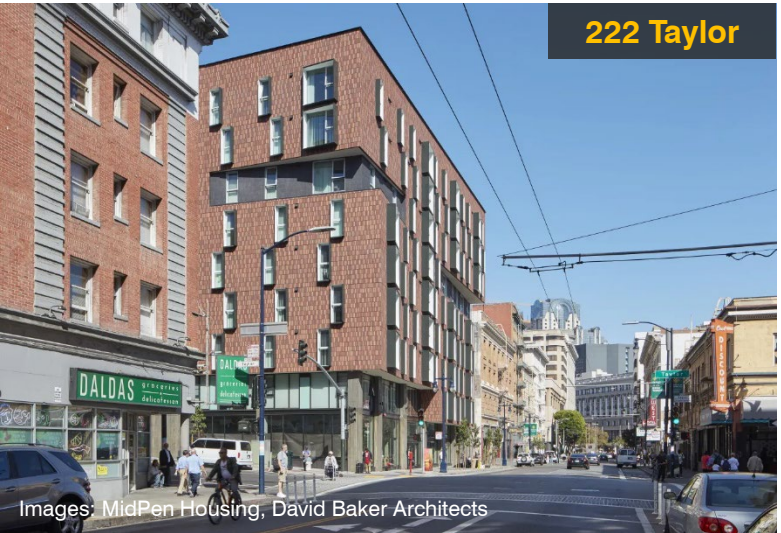
84% of new housing projects were on sites without storefront businesses

92% did not result in major impacts to historic resources



- Projects without previous commercial
- Previously auto use
- Previously retail
- Previously food business

Source: SF Planning Land Use Database (2025)



Images: MidPen Housing, David Baker Architects

Rezoning will increase housing affordability & diversity.

- **100% AFFORDABLE HOUSING:** funded by **bonds, inclusionary fees, state & federal funds**.
- **MIXED-INCOME HOUSING:** Market-rate projects contribute at least **15-20% affordable** units.
- **SITES FOR AFFORDABLE:** Enabling **sufficient sites** for affordable housing
- **INCENTIVES FOR 100% AFFORDABLE:** through our **Local Program**.
- **DIVERSITY = AFFORDABILITY:** **Allowing more housing will increase affordability**, esp. for middle-income households.

What will change look like?

- **Spending at local businesses** ($5.6 billion over 8yr)
- **Housing diversity and affordability**
- **More housing choices & stability for employees**
- **Revenues for public services & infrastructure**
- **Climate & environmental benefits**

Images: David Baker Architects, Handel Architecture, HKS

Visualization: Geary Blvd at 3rd Ave

Credit: AECOM

Visualization: Noriega St @ 25th Ave

Credit: AECOM

Visualization: Lombard St @ Buchanan St

Credit: AECOM

Visualization: Lombard St at Richardson St

Credit: AECOM

Visualization: Ocean Ave and Lee Ave

Credit: AECOM

Visualization: Divisadero St and Bush St

Credit: AECOM

Visualization: Residential District (composite; not an actual location)
40'
Credit: AECOM

Visualization: Lyon St Steps view

Credit: AECOM

Visualization: Francisco Park view
45
65
45
Credit: AECOM

Visualization: Francisco Park view

Credit: AECOM

Visualization: Coit Tower view

Credit: AECOM

Acknowledgements

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Rich Sucre
Trent Greenan
David Winslow
James Pappas
Miriam Chion
Maggie Smith
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Art by ChatGPT with modifications by SF Planning

Thank you!

http://sfplanning.org/sf-family-zoning-plan

sf.housing.choice@sfgov.org

Family Zoning Plan: Economic Impact Report

Office of the Controller
Office of Economic Analysis

Items 250700 & 250701
October 29, 2025

Introduction

- Two proposed ordinances would change zoning controls to permit more housing on a large segment of San Francisco, particularly on the western half of the city. They implement changes to the Housing Element of the City's General Plan, a planning document whose revisions were adopted in 2023.
- The Ordinance in file #250700, the Zoning Map Amendment, would generally raise allowable building heights along commercial corridors and transit lines, to permit mid-rise and some high-rise development.
- The Ordinance in file #250701 implements the Housing Choice-San Francisco program, which offers an alternative to the State Density Bonus program.
- The Office of Economic Analysis (OEA) has prepared this report because the proposed legislation may have a material impact on the city's economy. This report uses a model that estimates potential new development, in order to assess economic impact. That model is not a replacement for the City's estimates of realistic capacity under Government Code § 65583.2.

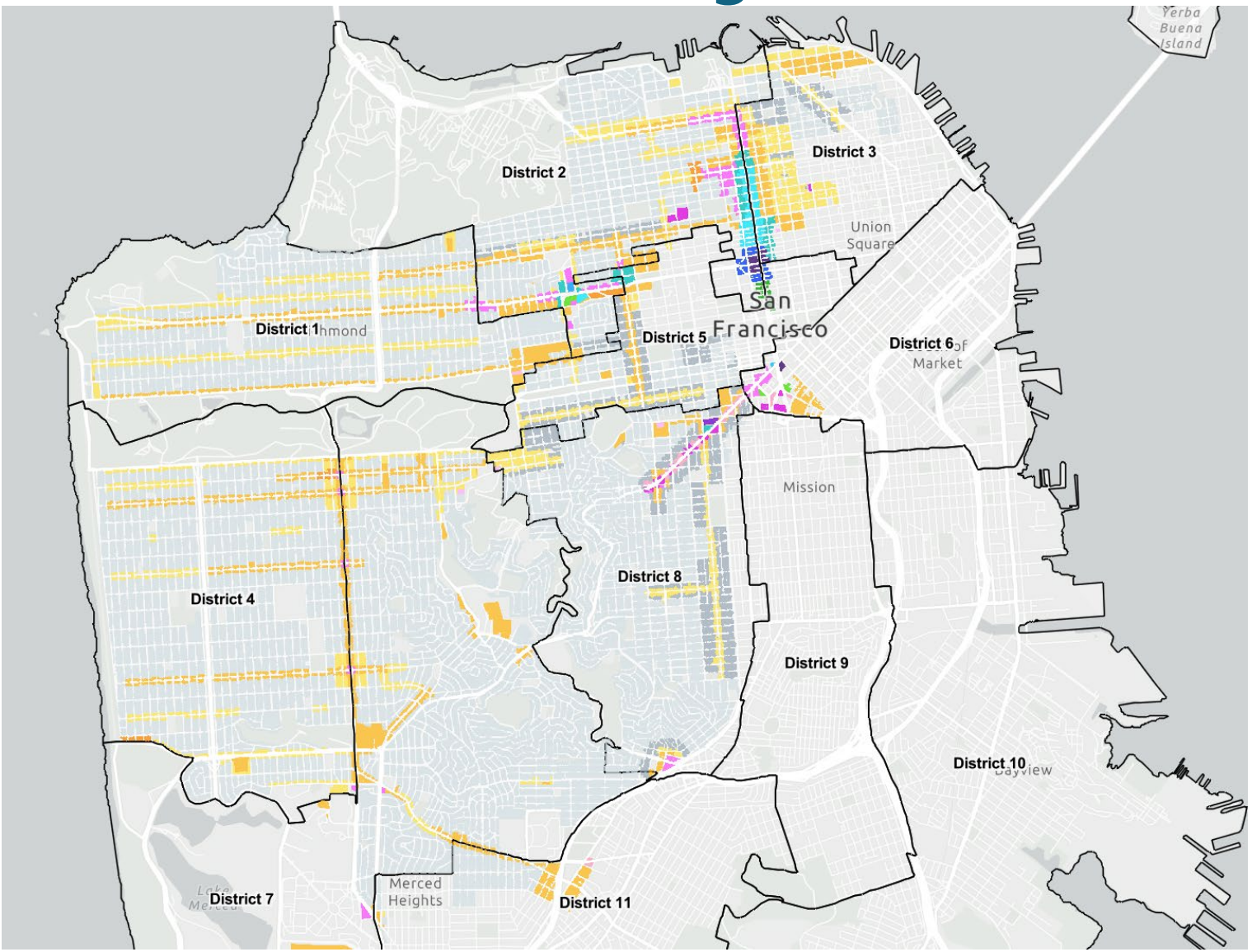
Zoning Map Amendment: Key Provisions

- The Zoning Map Amendment would make changes to allowable building heights and bulk, and/or zoning districts, in over 92,000 parcels in the city.
- The vast majority are residential parcels, whose allowable heights would either remain at 40 feet, or rise to 50 or 65 feet.
- On these and many other rezoned parcels, the Housing Choice San Francisco program (described on the next page) relaxes existing controls on the number of housing units allowed on a parcel.
- Allowable heights are generally increased to 65 to 85 feet along many commercial corridors, with development along wider streets near transit stations or major lines increased to 85 feet.
- Heights above 140 feet are allowed on certain streets that currently allow high-rise development or have larger parcels, at key intersections, and near certain major transit routes and stations. The map on page 5 provides additional details.

Housing Choice San Francisco – Key Provisions

- The Housing Choice San Francisco program, or “Local Program”, gives developers an alternative to the State Density Bonus.
- Many of the rezoned residential parcels are too small to be eligible for the State Density Bonus, but may achieve greater density through the use of the Local Program.
- Local Program users also gain benefits associated with housing unit mix, methods of complying with inclusionary housing requirements, rear-yard and setback requirements, broad code flexibility, and certain process changes.
- The ordinance has several other provisions, including limiting the maximum size of new residential units, reducing allowable parking, and restricting new curb cuts. These policy changes are not considered in this report.
- Additionally, the proposed ordinance gives displaced businesses the right to relocate anywhere in the city where their activity is permitted by zoning, without a conditional use permit, and waives development impact fees associated with the relocation.

Details of the Rezoning



The map to the left, from the City Planning department, indicates which parcels in the city will be rezoned, and to which heights. It reflects the plan as of July.

Gray parcels will be zoned for low-rise, 40-50 feet housing developments. This includes single-family residential zones, within which greater density will be permitted via the Local Program.

Yellow and orange parcels will be upzoned to mid-rise development of 65-105 feet.

Pink and purple parcels will have height limits ranging from 120-180 feet, and the blue and green parcels will be upzoned for high-rise development, of 240 feet or greater.

The Rezoning and the Regional Housing Needs Assessment

- Each jurisdiction in California is required to have its Housing Element be certified by the State's Housing and Community Development Department.
- Certification involves, among other things, ensuring that the City has the zoning capacity to meet the city's obligations under the State's Regional Housing Needs Assessment (RHNA).
- RHNA is a Statewide planning process, in which future needs are forecasted for metropolitan areas, and then allocated to the individual cities and counties that administer land use planning.
- In San Francisco's case, the RHNA obligation requires the City to have realistic capacity for approximately 82,000 new housing units, at different economic levels, within an 8-year planning period ending in 2031.
- Of this 82,000 unit requirement, the City must create capacity for approximately 36,000 units.

Substitutions and Proposed Amendments

- On September 30, a new version of #250700 was substituted by Mayor Lurie, which made relatively minor zoning changes on a number of parcels. This analysis reflects those changes.
- On October 21, Supervisor Melgar proposed an amendment that would prohibit the use of the Local Program on any parcel containing more then two existing housing units, which would involve the demolition of a unit subject to rent control.
- Also on October 21, Supervisor Sauter introduced an amendment that creates incentives for developers to replace lost commercial space.
- As the language of these two amendments was made public less than one week ago, this report does not attempt to model their economic impact.

Economic Impact Factors

- When the City relaxes zoning controls, by reducing density restrictions or increasing allowable heights, more development projects will become financially feasible, and the supply of housing in the city will rise.
- This increased supply will put downward pressure on housing prices in the city. Cheaper housing benefits city residents who move within the city, and also makes San Francisco more affordable for new arrivals.
- The development of new housing also stimulates investment and employment in construction and related industries.
- The population growth associated with new housing also stimulates the local economy, by expanding the numbers of workers and consumers.
- On the other hand, the limited amount of vacant lots in the city means that new housing generally involves the loss of existing buildings, including both residential and commercial properties. This can impose relocation and other costs on residential and commercial tenants.

Estimating the Likelihood of New Housing Development

- The amount of new housing that the rezoning will produce is an important contributor to its economic impact. To estimate this, OEA refined a statistical model that it has used since 2016 to estimate the impact of policy changes on housing production in the city[1].
- The model was the result of statistical analysis of housing production in San Francisco over the 2004-2024 period. Technical details on the model are provided in the Appendix.
- The first part of the model estimates the likelihood that multifamily housing will be developed on a given parcel, in a given year. The statistical analysis found that a parcel is more likely to develop when:
  - it has smaller existing buildings (or is vacant), and is located closer to downtown.
  - its zoning allows for a greater height, makes it eligible for the State Density Bonus, and does not restrict the number of units that may be constructed.
  - housing prices are relatively high, and construction costs are relatively low, compared to other years.

Estimating the Number of Units Produced

- The second part of the model estimates the number of units that will be produced when a parcel does develop housing. Based on past experience, the statistical analysis found that a parcel developing housing will produce more units when:
  - its land area and allowable maximum height are greater;
  - it is eligible for the State Density Bonus;
  - its zoning does not restrict the number of units that may be built.
- The OEA used the first part of the model to estimate the probability that housing will be built on a parcel over the next twenty years[2]. That probability was multiplied by the estimate of housing units from the second part, to create an expected number of housing units generated for each parcel over twenty years. When this is summed across all parcels, a citywide housing total is generated.
- This method was used to create estimates of housing production under the existing zoning, and the proposed rezoning. The difference is the estimate of housing that could be produced as a result of the proposed zoning changes.

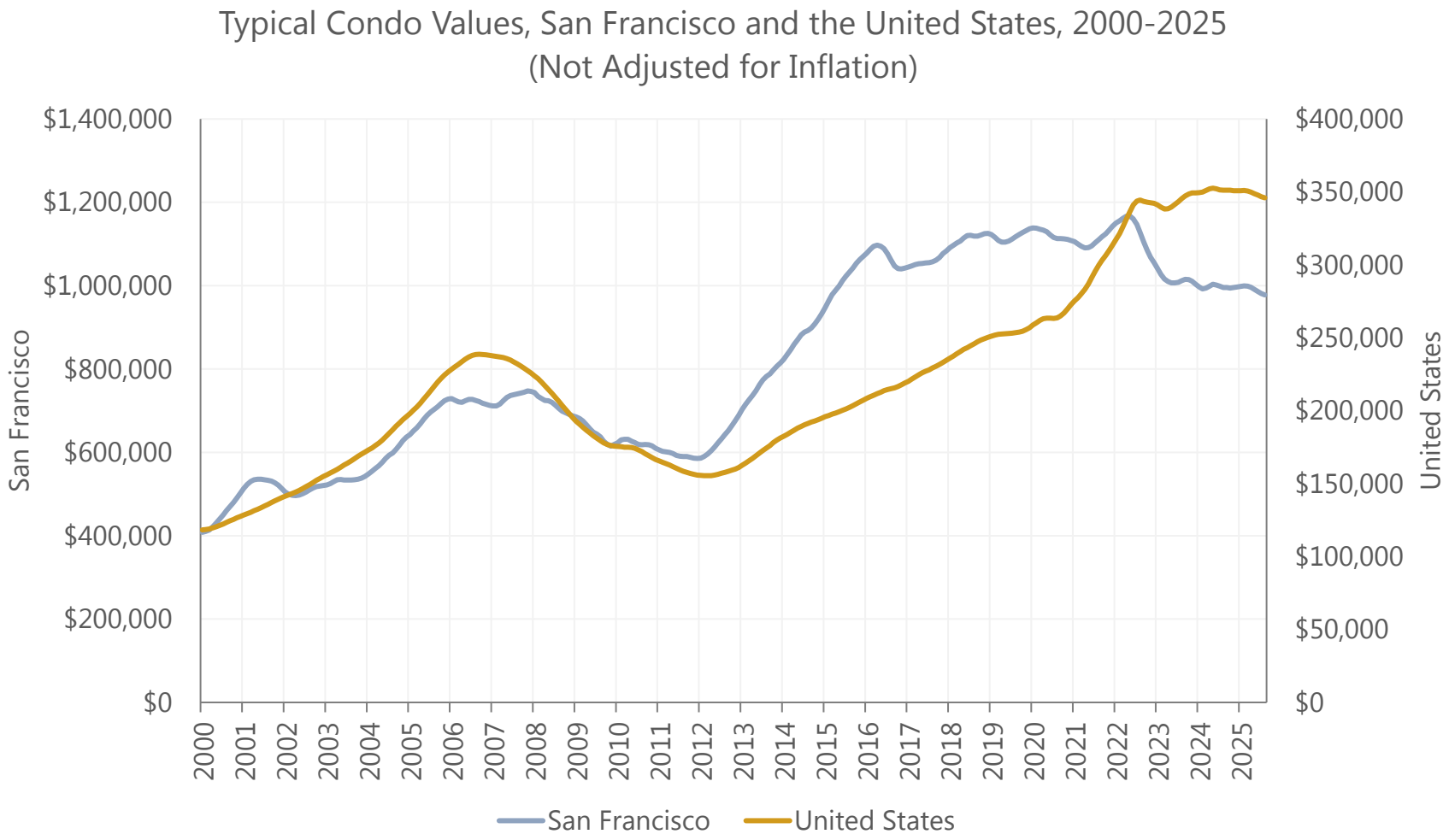
Limitations of the Housing Development Model

- The housing development model can forecast future housing development based on the city's past experience, but important caveats must be made.
- Because of data availability, not every factor that affects housing production could be included. Missing data may include features of the parcel itself, or policies that may have changed over the 2004-24 period, or vary within the aggregated zoning designations used by the model.
- Limited data also prevents the analysis of fine-grained policy changes in the proposed rezoning, such as restrictions on unit size and mix.
- Several new City and State policies that were intended to encourage housing production have been enacted in recent years, such as, for example, the City's 2023 Housing Production Ordinance (0248-23). The model may be unable to properly assess the impact of these policies in the future.
- Despite these limitations, the OEA believes this approach is well-suited to estimating housing production, for the purposes of economic impact reporting.

Future Housing Market Scenarios

- As noted earlier, the amount of housing that will be produced as a result of the rezoning, and its economic impact, will depend on future housing market conditions. This creates an additional level of uncertainty in the forecasts.
- Gauging future market conditions is further complicated by changes in the city's housing market since the COVID-19 pandemic, as described on the next page.
- To understand the scope of what could potentially happen, the OEA created two future scenarios for housing prices and costs in San Francisco.
- In a high-growth scenario, San Francisco's housing prices, relative to the U.S., return to pre-COVID levels by 2030, and grow at the city's pre-COVID rate after that. Construction costs are assumed to grow at the same rate as inflation.
- In a low-growth scenario, San Francisco's post-COVID relative housing prices are assumed to represent a "new normal," and housing prices are assumed to grow only at a national average level over the next twenty years. Construction costs are also assumed to grow at the same rate as inflation.

San Francisco and U.S. Housing Price Trends Since 2000



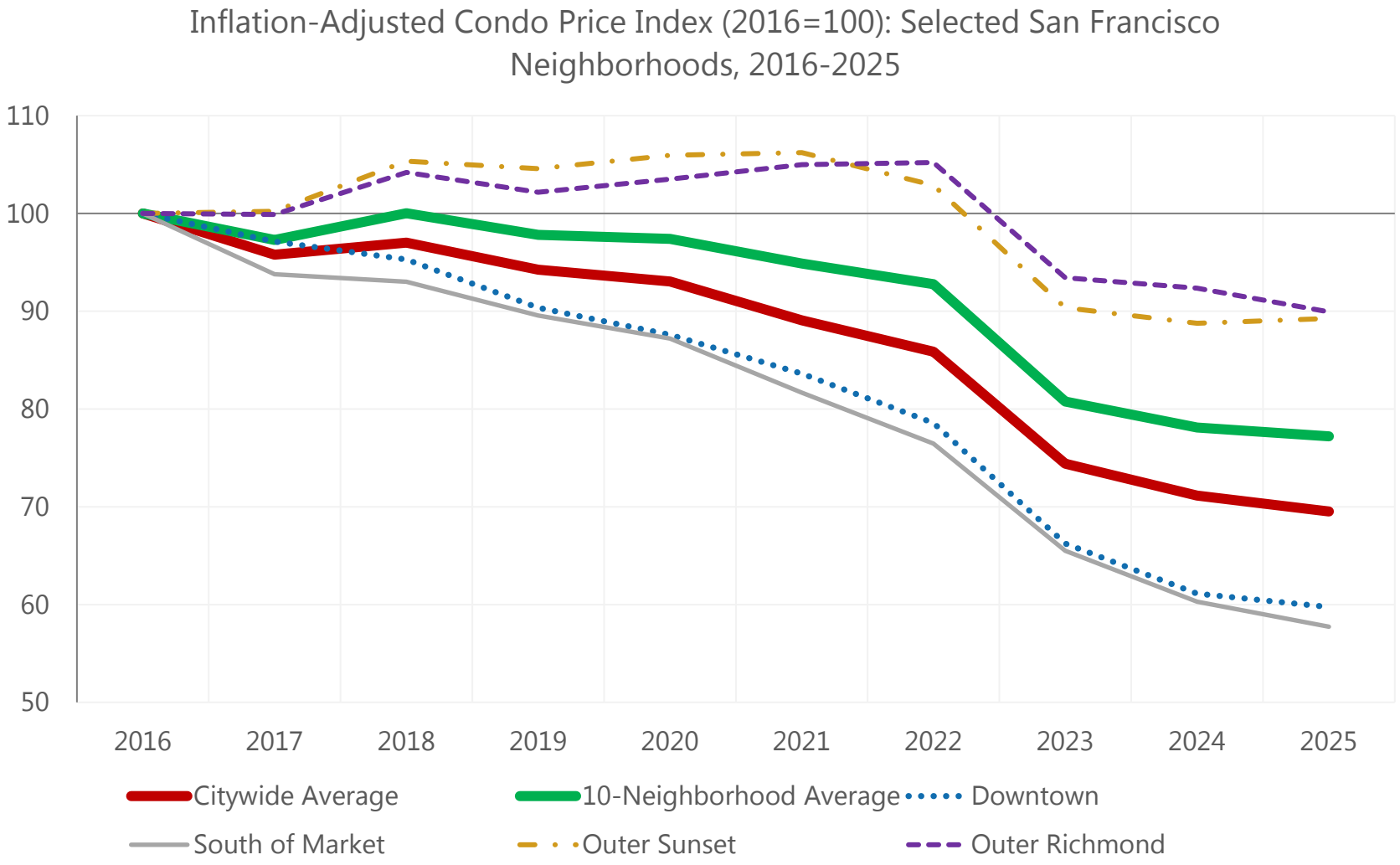
While San Francisco's housing has always been expensive, during the 2010s, average San Francisco condo prices rose much faster than the rest of the U.S., to as much as 5 times the typical U.S. price.

Since 2020, however, San Francisco condo prices have declined, despite rising inflation and rising U.S. condo prices. Adjusted for inflation, typical San Francisco condo prices in 2025 are 25% lower than they were in 2019.

Among other factors, the increase in remote office work during COVID has reduced the value of a residence near large office employment centers like downtown San Francisco.

Source: Zillow. Data retrieved October 1, 2025.

Housing Price Trends Within the City



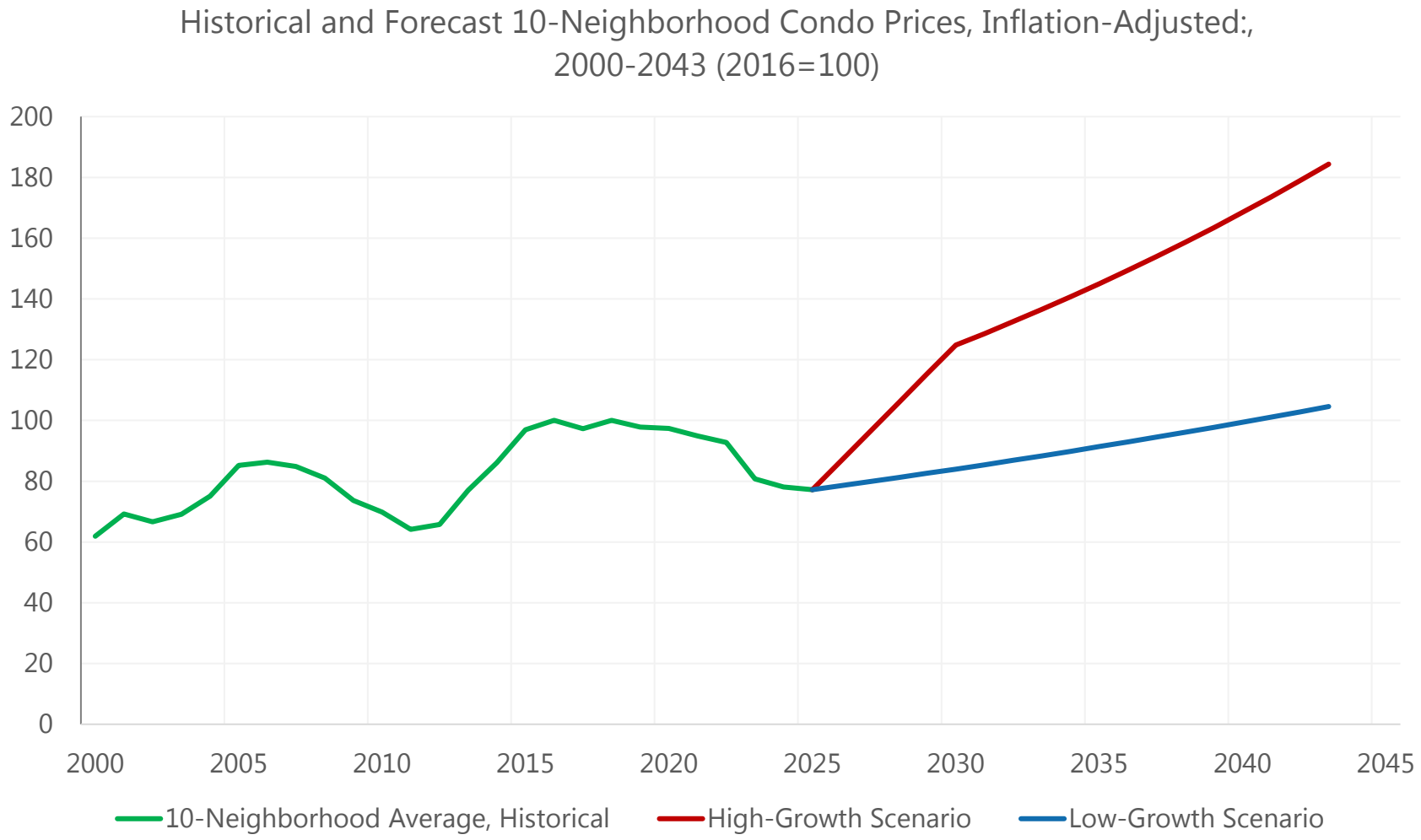
Source: Zillow. Data retrieved October 1, 2025.

The reduced value of a downtown location has also shifted multifamily price patterns within the city.

Condos in neighborhoods like Downtown and South of Market have experienced inflation-adjusted price drops of more than 40% since 2016, while the Richmond and Sunset have fallen by far less.

Because most multifamily housing in the city is near downtown, but most of the proposed rezoning is not, the use of a citywide average condo price index is inappropriate. This analysis uses an average price across the 10 Zillow neighborhoods most affected by the zoning, which is somewhat higher than the citywide average.

High and Low Growth Scenario Price Forecasts

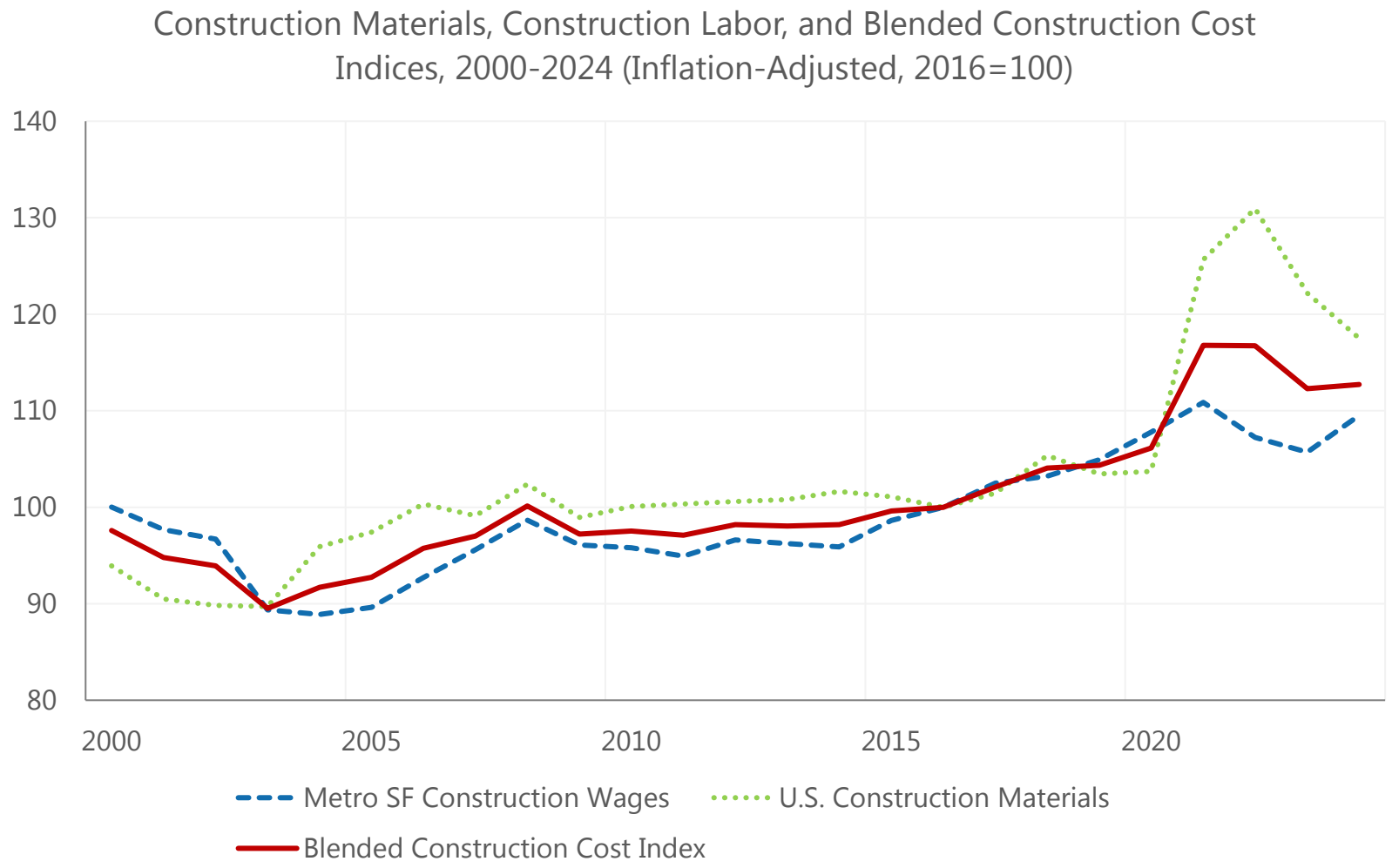


Our high-growth scenario assumes that San Francisco's housing prices, relative to the U.S., return to pre-pandemic levels by 2030, and then grow at the city's long-term average rate until 2045. This implies a rapid growth in housing prices over the next five years, of over 10% per year.

In the low-growth scenario, the post-COVID housing market represents a new normal, and San Francisco housing prices are assumed to grow only at the U.S. long-term rate at 1.8% per year, in inflation-adjusted dollars. Under this assumption, San Franciso housing prices would not recover to their pre-COVID peak, in inflation-adjusted dollars, until 2041.

Source: Zillow. 10 Neighborhoods are Buena Vista, Polk Gulch, Inner Sunset, Marina, Mission, North Waterfront, Outer Sunset, Outer Richmond, Inner Richmond, and Western Addition.

Construction Cost Trends and Scenarios



Source: Bureau of Economic Analysis; U.S. Census Bureau, "Quarterly Workforce Indicators

The housing development model uses two measures of construction costs: materials cost and local construction industry wages. They are blended into a single index for modeling purposes. Details are in the Appendix.

The cost of construction materials and local wages have grown faster than overall inflation, particularly in the last few years. In 2024, real construction materials costs were 18% higher, and real local wages were 10% higher, than they were in 2016.

In both the high-growth and low-growth scenarios, the blended index is assumed to grow at 0% (after inflation) over the 2026-2045 period. This reflects an assumption that both labor and material costs inflation will revert to the broader rate of inflation in the long term.

Housing Production Forecasts Under Current Zoning

Planning District	Historic, 2000-24	Low-Growth Scenario Forecast, 2026-45	High-Growth Scenario Forecast, 2026-45
Buena Vista	975	43	90
Central	72	192	390
Downtown	289	112	230
Ingleside	0	58	120
Inner Sunset	123	28	59
Marina	131	126	263
Mission	187	197	406
Northeast	449	136	283
Outer Sunset	15	16	33
Richmond	0	23	47
South Central	0	6	11
Western Addition	997	658	1,265
Total	3,238	1,594	3,199

Generally, the housing development model forecasts that the current zoning will produce fewer units in the next 20 years than the numbers of units that were produced in the last 20 years.

The table to the left only covers the portion of each planning district that is in the proposed rezoning area. In total, under the current zoning, the model forecasts 1,594 or 3,199 units under the low- and high-growth forecasts, respectively, while 3,238 units were built in the same areas over the 2000-2024 period.

On the next two pages, the model's forecasts of the additional housing created by the proposed zoning is discussed.

Source: For historic housing production, San Francisco Planning Department

Forecast Net Effect of the Zoning

- As shown in the table below, under the low-growth and high-growth scenarios described earlier, the rezoning would lead to 8,504 and 14,646 additional housing units, beyond what would be produced under current zoning, over the next 20 years.

Low Growth Scenario	**Units**
20-Year Housing Production, Existing Zoning	1,594
20-Year Housing Production, Proposed Rezoning	10,098
Effect of Proposed Rezoning	8,504

High Growth Scenario	**Units**
20-Year Housing Production, Existing Zoning	3,199
20-Year Housing Production, Proposed Rezoning	17,845
Effect of Proposed Rezoning	14,646

Summary by Current Zoning District

		Low-Growth			High-Growth		
Current Zoning[3]	Number of Parcels	Average Housing Likelihood, Current	Average Housing Likelihood, Proposed	Change in Housing Units	Average Housing Likelihood, Current	Average Housing Likelihood, Proposed	Change in Housing Units
RH1	43,009	0.001%	0.205%	798	0.003%	0.446%	1,731
RH2	26,486	0.002%	0.259%	576	0.005%	0.565%	1,250
RH3_RM1	13,741	0.009%	0.347%	547	0.018%	0.756%	1,186
Office/Commercial	114	0.570%	0.780%	48	1.185%	1.639%	104
Public	239	0.060%	1.450%	3,483	0.122%	2.560%	4,814
Density-Restricted Multifamily	7,079	0.336%	0.490%	3,007	0.674%	1.026%	5,467
Form-Based Multifamily	2,053	0.725%	0.725%	46	1.502%	1.502%	94
Total	92,721			8,504			14,646

The table to the left breaks out the results by current zoning. It illustrates how many rezoned parcels are in the RH-1, RH-2, and RH-3 or RM-1 residential zones, primarily in the western side of the city. These areas will see a substantial increase in the likelihood of developing housing over the next 20 years, but the chances are still small, so those 83,000+ parcels are only forecast to produce about additional 4,200 housing units by 2045, in the high growth scenario.

Fewer Public parcels (generally owned by the City or SFUSD) are larger, and more likely to develop housing through the rezoning, though this depends on the owner's decisions.

Estimating the Loss of Existing Residential Units

- To evaluate the economic impact, OEA calculated the net increase in housing units.
- In the low-growth scenario, 463 more units would be lost under the proposed zoning than under current zoning, over the 20-year forecast period. In the high-growth scenario, 1,031 more housing units would be lost. These losses represent a 6-8% of the housing units gained as a result of the rezoning. Amendments proposed on October 20th may reduce these losses, along with overall housing production.
- The loss of existing housing slightly dampens the housing price reductions associated with the rezoning, and may impose financial harms on existing tenants. City and State law heavily restricts, but does not prohibit, the eviction of tenants for the purpose of demolition, or the demolition of rent-controlled housing. These events have been quite rare in recent decades. If this occurs, tenants are entitled to relocation payments.
- Without any way to meaningfully estimate the number of evictions or demolitions of rent-controlled units, or the financial impact on tenants, this report does not attempt to quantify these potential costs.

Impacts on Housing Prices

- The responsiveness of housing prices to increases in housing supply is a function of price elasticities of supply and demand, which the OEA has estimated in past research[4].
- The elasticities imply that the proposed rezoning would lead to a -2.5% to -4.2% change in housing prices in the city, depending on the scenario. For context, those percentages are also expressed in terms of current housing prices and apartment rents.

	Low Growth Scenario	**High Growth Scenario**
Net Change in Housing Supply (units produced less demolitions)	8,041	13,615
Percentage Change in Housing Supply[5]	2.0%	3.4%
Price Elasticity of Demand	-0.7	-0.7
Price Elasticity of Supply	0.1	0.1
Percent change in housing prices	-2.5%	-4.2%
Corresponding change in condo prices[6]	-$24,500	-$41,600
Corresponding change in annual apartment market rents[7]	-$903	-$1,529

Estimating Relocation and Disruption Costs

- To account for the impact on commercial businesses, OEA estimated potential displacement costs. Details are provided in the Appendix.
- Displaced businesses are estimated to occupy commercial space ranging from approximately 1.5 to 2.6 million square feet, depending on the scenario. This displacement would occur over twenty years, and it is highly likely that the rezoning would lead to an increase in the amount of commercial space in the city.
- Annual business disruption and relocation costs range from $16 to $28 million, in today's dollars.

	Low Growth	High Growth
Loss of occupied commercial space (million sf)	1.5	2.6
Disruption-relocation cost/sf	$190	$190
Annual disruption/relocation cost (2025 $ million)	$16	$28

REMI Economic Impact Simulation

- Based on the economic impact factors described earlier, the OEA used the REMI model to measure the net economic impact of the changes associated with the high and low growth scenarios to the city's economy over the 2026-2045 period:
  - An increase in the city's residential capital stock of $8.0 billion (low growth) to $13.5 billion (high growth) in today's dollars, representing the investment associated with the new units forecast under the two scenarios. These figures are calculated by multiplying the net increase in units by average prices.
  - A reduction in citywide housing prices, reaching 2.5% (low growth) and 4.2% (high growth) by 2045.
  - Annual business disruption and relocation costs for retail businesses of $16 million (low growth) and $28 million (high growth) in today's dollars, until 2045.

Economic Impact Assessment

- In the low-growth scenario, the city's GDP would be $560 million larger, in today's dollars, on average over the 2026-45 period. Total employment in the city would be approximately 3,000 more than under the current zoning, on average over the period.
- In the high-growth scenario, the city's GDP growth would be $940 million larger than under current zoning, in 2025 dollars. Employment would be about 5,000 higher.
- Employment gains are expected in every sector, but would be most heavily concentrated in the construction, health care, real estate, and accommodations and food services sectors.
- Despite the displacement of businesses, retail trade is forecast to grow as a result of the population and economic growth created by the proposed rezoning, adding about 210 jobs in the low-growth scenario and about 350 jobs in the high-growth scenario.
- Like most major policies, the proposed rezoning involves benefits and costs. Our analysis suggests the proposed rezoning's positive impact on the city's economy, from lower housing prices and construction, outweighs the negative impact from displaced businesses, by a factor of approximately 22:1.

Conclusions

- The context for housing development in San Francisco has changed profoundly in the past several years. Since 2019, after adjusting for inflation, condo prices in San Francisco have dropped by 25%, while our blended construction cost index has risen by 8%.
- Given this starting point, an expansive rezoning effort, like the proposed Family Zoning plan, will be challenged to match the 2010s levels of new housing development in the city, even under an optimistic high-growth scenario.
- Nevertheless, under both scenarios considered in this report, the proposed rezoning would lead to a significant increase in the city's housing supply, and have broadly positive effects on housing prices and the city's broader economy. The benefits of new residential investments and lower housing prices are projected to outweigh the costs of business interruption and displacement by a factor of roughly 22:1.
- If market conditions were such that the 36,000 unit target was achieved, as a result of the rezoning, the economic impact on the city would likely be significantly more positive than the estimates in this report.

Footnotes

1. See, for example, Inclusionary Housing Working Group: Preliminary Report September 2016.
2. Three large parcels were excluded from the analysis: Laguna Honda Hospital, and the USF Main and Lone Mountain campuses. While all three parcels receive height increases in the proposed rezoning, their size and unique uses makes them unsuitable for the model. If the model could accurately estimate the amount of housing likely to occur on those parcels, the total housing estimate reported in this report would be larger.
3. These are the aggregate zoning classifications used by the model. See the Appendix for details.
4. See Potential Effects of Limiting Market-Rate Housing in the Mission.
5. Assuming 406,000 housing units in the city.
6. Based on Zillow's 2025 average condo prices for San Francisco.
7. Based on 2025 average apartment asking rents, from ApartmentList.

Appendix

- Housing Development Model
  - Methodology
  - Data sources
  - Model coefficients and performance
  - Scenario Inputs
  - Zoning District Classification
  - Logic of Applying the Model to the Proposed Rezoning
- Estimates of Business Interruption and Relocation Costs

Appendix: Housing Development Model: Methodology

- The housing development model is a two-stage step model. The first stage is a logistic regression, covering every parcel in the city, except those subject to a development agreement, over the 2004-2024 period.
- The dependent variable of the logistic regression is 1 if the parcel produced housing in a given year, and 0 otherwise. Parcels that produce housing in a given year were removed from the dataset for subsequent years. Independent variables, reflecting existing land use, market conditions, and zoning, are listed on the next page.
- The second stage is a regression model including all parcels that produced multifamily housing with more than 10 units, over the 2004-24 period. The dependent variable is the number of units produced on the parcel, and the independent variables are the parcel's "building envelope" (its area multiplied by its allowable height), and two interaction variables: the building envelope times a dummy indicating if the parcel was eligible for the State Density Bonus in that year, and the building envelope times a dummy indicating if the parcel was subject to density-restricted zoning in that year. The intercept of the model was fixed at zero.

Appendix: Housing Development Model: Methodology

- The models' coefficients were used in a forecast that calculated the log-likelihood of development for each rezoned parcel, in each of the forecast years 2026-2045, using the site and zoning information, and the price and cost assumptions for each year (shown on the next page). The log-likelihoods were converted into annual probabilities, from which a 20-year probability of development was calculated.
- The model coefficients were also used to calculate a units estimate; the 20-year probability times the units estimate is the expected number of units produced on that parcel in the 20-year forecast period.
- The forecast model was run for both the current and the proposed zoning. See the section "Logic of Applying the Model to the Proposed Rezoning" for more details.
- Three parcels were excluded from the forecast: Laguna Honda Hospital, the University of San Francisco Main Campus, and the University of San Francisco Lone Mountain Campus. While some housing may be built on those parcels in the forecast period, the model is not well-suited for large parcels with unique uses like these.

Appendix: Housing Development Model: Data Sources

Variable Description	Variable	Data Source
Height limit for site in ft	Height_Ft	Planning Department, Zoning Districts
Area for lot in 1000 sq ft	Area_1000	Planning Department, Land Use Database 4/16/25
Extisting building square footage in 1000 sq ft	Bldg_SqFt_1000	Planning Department, Land Use Database 4/16/25
Residential Existing Use using ResUnits (Dummy)	Res_Dummy	Planning Department, Land Use Database 4/16/25
Historic Status for Parcel (Dummy)	Historic	Planning Department, Land Use Database 4/16/25
Real Construction Cost Variable, 2 years prior	Construc_Cost_Real	a 60/40 average of Real Construction Materials PPI and Real San Francisco MSA Construction Wages, 2016=100
10-Neighborhood Housing Price Index (Zillow), Real, 2 years prior	Zillow_Price_Real	SF real condo prices per Zillow, 2016=100
Dummy indicating eligibility for State Density Bonus, 2016 forward	SDB_2016_5Plus	Calculated from Zoning Districts
Zoning dummy: Office/Commercial	zp_OfficeComm	Planning Department, Zoning Districts
Zoning dummy: Density Restricted Multifamily, RTO = Form Based	zp_DRMulti_RTO	Planning Department, Zoning Districts
Zoning dummy: Form Based Multifamily, RTO = form based	zp_FBDMulti_RTO	Planning Department, Zoning Districts
Zoning dummy: Industrial / Production, Distribution & Repair	zp_PDRInd	Planning Department, Zoning Districts
Zoning dummy: Public/Open Space	zp_Public	Planning Department, Zoning Districts
Zoning dummy: Redevelopment Area	zp_Redev	Planning Department, Zoning Districts
Zoning dummy: Residential 2-Family (2 Units per Lot)	zp_RH2	Planning Department, Zoning Districts
Zoning = Residential 3-Family or Res Mixed (1/800 sqft)	zp_RH3_RM1	Planning Department, Zoning Districts
Planning District dummy variables	DIST_<District Name>	Planning District from Assessor's Secured Roll DB

Appendix: Logistic Regression Coefficients

Variable Description	Variable	Coeff	StdErr	WaldChiSq	Prob>Chi Sq
Intercept	Intercept	(1.6226)	1.2829	1.5998	0.2059
Height limit for site in ft	Height_Ft	0.0017	0.0007	4.9693	0.0258
Area for lot in 1000 sq ft	Area_1000	0.0049	0.0009	30.6563	0.0000
Envelope Area in 1000 sq ft (area/1000*ht/10)	Env_1000_Area_Height	0.0002	0.0001	5.0369	0.0248
Extisting building square footage in 1000 sq ft	Bldg_SqFt_1000	(0.0023)	0.0007	10.7241	0.0011
Residential Existing Use using ResUnits (Dummy)	Res_Dummy	(0.8231)	0.1222	45.3669	0.0000
Historic Status for Parcel (Dummy)	Historic	(1.0378)	0.1271	66.6847	0.0000
Real Construction Cost Variable	Construc_Cost_Real	(0.0992)	0.0129	58.8929	0.0000
SF Housing Price Index (Zillow), Real	Zillow_Price_Real	0.0143	0.0053	7.1326	0.0076
Dummy for State Density Bonus, 5+ Unit Sites, 2016 forward	SDB_2016_5Plus	0.6303	0.1608	15.3724	0.0000
Zoning = Office/Commercial	zp_OfficeComm	4.2634	0.4873	76.5337	0.0000
Zoning = Density Restricted Multifamily, RTO = Form Based	zp_DRMulti_RTO	4.2450	0.4523	88.0989	0.0000
Zoning = Form Based Multifamily, RTO = form based	zp_FBDMulti_RTO	5.0508	0.4640	118.4768	0.0000
Zoning = Industrial / Production, Distribution & Repair	zp_PDRInd	3.4115	0.4790	50.7257	0.0000
Zoning = Public/Open Space	zp_Public	1.2491	0.8385	2.2190	0.1363
Zoning = Redevelopment Area	zp_Redev	4.5361	0.4999	82.3213	0.0000
Zoning = Residential 2-Family (2 Units per Lot)	zp_RH2	0.2674	0.6672	0.1607	0.6885
Zoning = Residential 3-Family or Res Mixed (1/800 sqft)	zp_RH3_RM1	1.3187	0.6064	4.7289	0.0297

Appendix: Logistic Regression Coefficients (Continued)

Variable Description	Variable	Coeff	StdErr	WaldChiSq	Prob>Chi Sq
District = South Bayshore	DIST_SBayshore	(1.4824)	0.3179	21.7380	0.0000
District = Bernal Heights	DIST_BernalHts	(1.7011)	0.6087	7.8100	0.0052
District = South Central	DIST_Scentral	(1.7307)	0.3867	20.0267	0.0000
District = Central	DIST_Central	(1.1523)	0.3353	11.8102	0.0006
District = Buena Vista	DIST_BuenaVista	(2.5369)	1.0188	6.2010	0.0128
District = Northeast	DIST_Northeast	(1.4171)	0.2539	31.1439	0.0000
District = Western Addition	DIST_WestAddition	(0.6831)	0.2362	8.3630	0.0038
District = South of Market	DIST_SOMA	(0.0756)	0.1903	0.1579	0.6911
District = Inner Sunset	DIST_InnerSunset	(1.6187)	0.4882	10.9939	0.0009
District = Richmond	DIST_Richmond	(2.8019)	0.5355	27.3716	0.0000
District = Ingleside	DIST_Ingleside	(1.8670)	0.4925	14.3711	0.0002
District = Outer Sunset	DIST_OuterSunset	(2.6147)	0.6098	18.3867	0.0000
District = Marina	DIST_Marina	(1.2492)	0.3253	14.7457	0.0001
District = Mission	DIST_Mission	(1.0938)	0.2380	21.1176	0.0000

Omitted Variables for Groups of Dummy Variables:

Omitted zoning = RH1

Omitted district = Downtown

Appendix: Units Regression Coefficients

Variable Description	Variable	Coeff	St Error	T-Stat
Simple building envelope (area/1000 * ht/10)	Env_1000_Area_Height	0.4252	0.0159	26.72
State Density Bonus * Simple Bldg Envelope (5+ Unit Sites, 2016 forward)	SDB_2016_5Plus_EnvFull	0.4385	0.0389	11.28
Simple Bldg Envelope only if density-restricted	Zoning_DR_EnvFull	(0.1601)	0.0174	(9.22)

Note: Model removes largest 5% (Positive and Negative) residual outliers

Appendix: Model Performance

Logistic Regression	
Number of Observations	3,369,573
Number with Dependent Variable = 1	422
Pseudo R-Square	0.000611
Max Rescaled R-Square	0.244596

Units Regression	
Number of Observations	383
R-Sq	0.867779
Adj R-Sq	0.866735
Dependent Mean Value	81.87206
Standard Error of Regression	48.40184

Appendix: Zoning Classifications

- The table below shows the correspondence between the City's zoning districts, and the aggregate zoning variables in the model.

Zoning Variable	Zoning Districts
zp_RH1	C-2/RH-1(D); RH-1(D)/C-2; C-M/RH-1; M-1/RH-1; NC-1/RH-1; NC-1/RH-1/RH-2; NC-2/RH-1; NC-2/RH-1(D); NC-3/RH-1; NCD/RH-1; NCD/RH-1(D); NC-S/RH-1; NCT-OCEAN/RH-1(D); NCT/RH-1(D); P/P-W/RH-1; P/RH-1; P/RH-1(D); P/RH-1/RH-1(D); P/RH-1/RH-2; RH-1; RH-1(D); RH-1(D)/NC-2; RH-1(D)/RH-1; RH-2/RH-1; RH-2/RH-1(D); RH-1(D)/RH-2; RH-1(D)/RM-1; RH-1(S); RH-1/C-M; RH-1/M-1; RH-1/NC-1; RH-1/NC-2; RH-1/NC-3; RH-1/NC-S; RH-1/RH-1(D); RH-1/RH-2; RH-1/RH-2/RM-1; RH-1/RM-1; RM-1/RH-1; RH-3/RH-1
zp_RH2	NC-1/RH-1/RH-2; P/RH-1/RH-2; RH-2/RH-1; RH-2/RH-1(D); RH-1(D)/RH-2; RH-1/RH-2; RH-1/RH-2/RM-1; M-1/RH-2/RM-1; MUR/RH-2; NC-1/RH-2; NC-2/RH-2; NC-3/RH-2; NCD/RH-2; NC-S/RH-2; NCT-GLEN PARK/RH-2; NCT-OCEAN/RH-2; NCT/RH-2; P/RH-2; P/RM-1/RH-2; RH-2; RH-2/NC-1; RH-2/NC-2; RH-2/NC-3; RH-2/RH-3; RH-2/RM-1; RM-1/RH-2; RH-2/RM-2; RM-2/RH-2; RH-2/RM-3; RM-3/RH-2; RH-3/RH-2
zp_RH3_RM1	RH-1/RH-2/RM-1; M-1/RH-2/RM-1; P/RM-1/RH-2; RH-2/RH-3; RH-2/RM-1; RM-1/RH-2; RH-3/RH-2; RH-1(D)/RM-1; RH-1/RM-1; RM-1/RH-1; RH-3/RH-1; C-2/RH-3; C-2/RM-1; C-2/RM-1/RM-4; C-M/RM-1; HP-RA/RM-1; M-1/RM-1; M-2/RH-3; NC-1/RM-1; RM-1/NC-1; NC-2/RH-3; NC-2/RM-1; NC-3/RH-3; NC-3/RM-1; NCD/RH-3; NCD/RH-3/UPR MARKET; NCD/RH-3/UPR MARK; NCD/RH-3/VALENCIA; NCD/RM-1; NCD/RM-1/SACRAMENTO; NCD/SACRAMENTO ST; NCD/SACRAMENTO/RM-1; NCD/RM-1/SACRAMEN; NCT-DIVISADERO/RH-3; NCT-DIVISADERO/RM-1; NCT/RH-3; NCT/RM-1; P/PM-R/RM-1; P/RH-3; P/RM-1; PM-MU2/PM-OS/PM-R/RM-1; PM-R/RM-1; RH-3; RH-3/C-2; RH-3/HAYES; RH-3/M-2; RH-3/NC-2; RH-3/RM-1; RM-1/RH-3; RH-3/RM-2; RM-2/RH-3; RH-3/RM-3; RM-3/RH-3; RH-3/RSD; RH-3/VALENCIA; RM-1; RM-1/C-M; RM-1/C-M/M-1; RM-1/NC-3; RM-1/RM-2; RM-1/RM-3; RM-1/RM-4; RM-1/SACRAMENTO
zp_OfficeComm	C-2/RH-3; C-2/RM-1; C-2/RM-1/RM-4; C-M/RM-1; RH-3/C-2; RM-1/C-M; RM-1/C-M/M-1; C-2/RH-1(D); RH-1(D)/C-2; C-M/RH-1; RH-1/C-M; C-2; C-2/M-1; C-2/M-1/P; C-2/P; C-3-G; C-3-G/C-3-R; C-3-G/C-M; C-3-G/RC-4; C-3-O; C-3-O(SD); C-3-O(SD)/P; C-3-O(SD)/TB DTR; C-3-O/C-3-O(SD); C-3-O/C-3-R; C-3-O/C-3-S; C-3-O/C-3-S/P; C-3-O/TB DTR; C-3-R; C-3-S; C-3-S/P; C-M; C-M/M-1; CMUO; CMUO/MUR; CMUO/P; MUO; NCD/C-2; P/C-3-R; RM-3/C-2; RM-4/C-2; WMUO

Appendix: Zoning Classifications (Continued)

Zoning Variable	Zoning Districts
zp_DRMulti_RTO	NC-2/P; NC-3/P/RM-3; NCD/P; NC-S/P; P/NC-S; P/NC-2; P/RC-4; P/RM-2; P/RM-3; C-2/RM-1/RM-4; C-3-G/RC-4; NCD/C-2; RM-3/C-2; RM-4/C-2; NC-1/RM-1; RM-1/NC-1; NC-2/RH-3; NC-2/RM-1; NC-3/RH-3; NC-3/RM-1; NCD/RH-3; NCD/RH-3/UPR MARKET; NCD/RH-3/UPR MARK; NCD/RH-3/VALENCIA; NCD/RM-1; NCD/RM-1/SACRAMENTO; NCD/SACRAMENTO ST; NCD/SACRAMENTO/RM-1; NCD/RM-1/SACRAMEN; RH-3/HAYES; RH-3/NC-2; RH-3/RM-2; RM-2/RH-3; RH-3/RM-3; RM-3/RH-3; RH-3/RSD; RH-3/VALENCIA; RM-1/NC-3; RM-1/RM-2; RM-1/RM-3; RM-1/RM-4; RM-1/SACRAMENTO; NC-1/RH-1/RH-2; NC-1/RH-2; NC-2/RH-2; NC-3/RH-2; NCD/RH-2; NC-S/RH-2; RH-2/NC-1; RH-2/NC-2; RH-2/NC-3; RH-2/RM-2; RM-2/RH-2; RH-2/RM-3; RM-3/RH-2; NC-1/RH-1; NC-2/RH-1; NC-2/RH-1(D); NC-3/RH-1; NCD/RH-1; NCD/RH-1(D); NC-S/RH-1; RH-1(D)/NC-2; RH-1/NC-1; RH-1/NC-2; RH-1/NC-3; RH-1/NC-S; 24TH-MISSION; 24TH STREET- NOE VALL; 24TH-NOE; BROADWAY; BROADWAY NEIGHBORHOOD; C-2/RM-4; CASTRO STREET NEIGHBO; CASTRO; CCB; CRNC; CR-NC; CRNC/CVR; CR-NC/CVR; CRNC/RM-4; CVR; DTR/RC-4; FILLMORE; HAIGHT; HAIGHT STREET NEIGHBO; HAYES; HAIGHT STREET NEIGHBO; INNER CLEMENT; INNER CLEMENT STREET; INNER SUNSET; INNER SUNSET NEIGHBOR; M-1/NC-2; M-1/RM-2; M-1/RSD; NC-1; NC-1/RM-2; NC-1/RM-3; NC-2; NC-2/M-1; NC-2/NC-3; NC-3/NC-2; NC-2/RM-3; NC-2/RM-4; NC-3; NC-3/RC-4; NC-3/RM-3; NC-3/RM-4; NCD; NCD/; NCD/24TH STREET- NOE VALL; NCD/24TH STREET-; NCD/24TH-MISSION; NCD/24TH-NOE; NCD/24TH-NOE-VALLE; NCD/24TH-NOE-VALLEY; NCD/BROADWAY; NCD/BROADWAY NEIG; NCD/BROADWAY NEIGHBORHOOD; NCD/CASTRO; NCD/CASTRO STREET; NCD/CASTRO STREET NEIGHBO; NCD/EXCELSIOR OUTER MISSI; NCD/EXCELSIOR OUT; EXCELSIOR OUTER MISSI; NCD/FILLMORE; NCD/HAIGHT; NCD/HAIGHT STREET; NCD/HAIGHT STREET NEIGHBO; NCD/HAYES; NCD/HAYES NCT; NCD/HAYES NCT/RTO; NCD/INNER CLEMENT; NCD/INNER CLEMENT STREET; NCD/INNER SUNSET; NCD/INNER SUNSET NEIGHBOR; NCD/IRVING STREET NEIGHBO; NCD/IRVING STREET; NCD/IRVING; IRVING STREET NEIGHBO; NCD/JAPANTOWN NEIGHBORHOO; NCD/JAPANTOWN NEI; JAPANTOWN NEIGHBORHOO; NCD/JUDAH STREET NEIGHBOR; NCD/JUDAH; NCD/JUDAH STREET; JUDAH STREET NEIGHBOR; NCD/NC-1; NCD/NC-2; NCD/NC-3; NCD/NCT; NCD/NO BEACH; NCD/NORIEGA STREET NEIGHB; NCD/NORIEGA STREE; NCD/NORIEGA; NCD/NORTH BEACH NEIGHBORH; NCD/NORTH BEACH N; NCD/NORTH BEACH; NCD/NORTHBEACH; NCD/NORTH BEACH/RM-1; NCD/NORTHBEACH/RM-1; NCD/OUTER CLEMENT; NCD/OUTER CLEMENT STREET; NCD/OUTER CLEMENT STREET; NCD/PACIFIC; NCD/PACIFIC AVENU; NCD/PACIFIC/RM-3; NCD/PACIFIC;RM-3; NCD/PACIFIC AVENUE NEIGHB; NCD/POLK; NCD/POLK STREET N; NCD/POLK STREET NEIGHBORH; NCD/POLK/RC-3; NCD/POLK/RC-4; NCD/RC-3; NCD/RESIDENTIAL- HOUSE, O; NCD/RESIDENTIAL-; NCD/RM-2; NCD/RM-3; NCD/RM-3/PACIFIC; NCD/RTO; NCD/SACRAMENTO; NCD/SACRAMENTO STREET NEI; NCD/TARAVAL STREET NEIGHB; NCD/TARAVAL STREE; NCD/TARAVAL; NCD/UNION; NCD/UNION STREET; NCD/UNION STREET NEIGHBOR; NCD/UPPER FILLMORE NEIGHB; NCD/UPPER FILLMOR; NCD/UPPER FILLMORE; NCD/UPPERFILLMORE; NCD/UPPER MARKET STREET N; NCD/UPPER MARKET; NCD/UPR MARKET NC; NCD/UPR MARKET; NCD/UPR MARKET NCT; NCD/UPR MARKET NCT/; NCD/VALENCIA; NCD/WEST PORTAL; NCD/WEST PORTAL A; NCD/WEST PORTAL AVENUE NE; NCD/BAYVIEW; NCD/COLE VALLEY; NCD/CORTLAND AVENUE; NCD/GEARY BOULEVARD; NCD/GEARY BOULEVA; NCD/GEARY BOULEVARD/RH-2; NCD/GEARY BOULEVARD/RM-1; NCD/INNER BALBOA STREET; NCD/INNER BALBOA S; NCD/OUTER BALBOA STREET; NCD/ OUTER BALBOA STREET; NCD/OUTER BALBOA S; NCD/LOWER HAIGHT STREET; NCD/LOWER HAIGHT S; NCD/LOWER HAIGHT STREET/RH-3; NCD/LOWER POLK STREET; NCD/MISSION BERNAL; NCD/INNER TARAVAL STREET; NCD/INNER TARAVAL; NCD/SAN BRUNO AVENUE; NCD/LAKESIDE VILLAGE; NCD/LAKESIDE VILLAG; NC-S; NC-S/PM-R; NC-S/RM-3; NCT-DIVISADERO/RM-3; NCT/RM-3; NCT/RM-4; NO BEACH; OUTER CLEMENT; POLK; RC-3; RC-3/POLK; RC-3/RM-3; RC-4; RC-4/NC-3; RC-4/RH DTR; RC-4/RM-4; RED/SLR; RM-2; RM-2/M-1; RM-2/NC-1; RM-2/NC-2; RM-2/NO BEACH; RM-2/RM-3; RM-2/RM-4; RM-3; RM-3/NC-1; RM-3/NC-2; RM-3/NC-3; RM-3/NC-S; RM-3/RC-3; RM-3/RM-4; RM-4; RM-4/CR-NC; RM-4/NC-2; RM-4/NC-3; RM-4/RC-4; RSD; RSD/SLR; SACRAMENTO; SLR; SSO; UNION; UPR MARKET; VALENCIA; WEST PORTAL

Appendix: Zoning Classifications (Continued)

Zoning Variable	Zoning Districts
zp_Public	C-2/M-1/P; C-2/P; C-3-O(SD)/P; C-3-O/C-3-S/P; C-3-S/P; CMUO/P; P/C-3-R; P/RM-1/RH-2; P/PM-R/RM-1; P/RH-3; P/RM-1; PM-MU2/PM-OS/PM-R/RM-1; P/RH-1/RH-2; P/RH-2; P/P-W/RH-1; P/RH-1; P/RH-1(D); P/RH-1/RH-1(D); Remove; HP-RA/M-1/M-2/P; HP-RA/M-2/P; M-1/M-2/P; M-1/P; M-2/MB-OS; M-2/MB-RA/P; M-2/P; MB-O; MB-O/MB-RA; MB-OS; MB-RA/P; MUG/P; NC-2/P; NC-3/P/RM-3; NCD/P; NC-S/P; NCT/P; NCT-3/P; NCT-3/RTO; P; P/C-3-O(SD); P/M-1; P/M-2; P/MISS BAY S PL; P/MISS BAY S PLN; P/MUR; P/NC-S; P/NC-2; P/PDR-2; P/PM-OS; P/PM-OS/PM-R; P/P-W; P/RC-4; P/RM-2; P/RM-3; P/TB DTR; P/RTO-C; P, RTO-C; PM-CF; PM-CF/PM-OS; PM-CF/PM-OS/PM-R; PM-MU1/PM-OS; PM-MU2/PM-OS/PM-R; PM-OS; PM-OS/PM-R; PM-OS/PM-R/PM-S; PM-OS/PM-S; Public
zp_FBDMulti_RTO	DTR/RC-4; NCD/HAYES NCT; NCD/HAYES NCT/RTO; NCD/NCT; NCD/RTO; NCD/UPR MARKET NCT; NCD/UPR MARKET NCT/; NC-S/PM-R; NCT-DIVISADERO/RM-3; NCT/RM-3; NCT/RM-4; RC-4/RH DTR; RED/SLR; P/PM-R/RM-1; PM-MU2/PM-OS/PM-R/RM-1; MUG/P; NCT/P; NCT-3/P; NCT-3/RTO; P/MUR; P/PM-OS/PM-R; P/TB DTR; P/RTO-C; P, RTO-C; PM-CF/PM-OS/PM-R; PM-MU1/PM-OS; PM-MU2/PM-OS/PM-R; PM-OS/PM-R; PM-OS/PM-R/PM-S; C-3-O(SD)/TB DTR; C-3-O/TB DTR; CMUO/MUR; NCT-DIVISADERO/RH-3; NCT-DIVISADERO/RM-1; NCT/RH-3; NCT/RM-1; PM-R/RM-1; MUR/RH-2; NCT-GLEN PARK/RH-2; NCT-OCEAN/RH-2; NCT/RH-2; NCT-OCEAN/RH-1(D); NCT/RH-1(D); DTR; DTR/M-1; M-1/RH DTR; M-2/MR-MU; M-2/P70-MU; MB-RA/MR-MU; MR-MU; MUG; MUG/RED; MUR; NCT; NCT-DIVISADERO; NCT-FOLSOM; NCT-GLEN PARK; NCT-HAYES; NCT-HAYES/RTO; NCT-HAYES/RTO-1; NCT-MISSION; NCT-UPPER MARKET; NCT-UPPER MARKET;; NCT-UPPER MARKET/RH-2; NCT-UPPER MARKET/RH-3; NCT-OCEAN; NCT-SOMA; NCT/NCT-3; NCT/RCD; NCT/RED-MX; NCT/RTO; NCT/RTO-M; NCT/UMU; NCT-1; NCT-2; NCT-3; NCT-3/NCT-HAYES; RTO-1/NCT-3; RTO/NCT-3; P70-MU; PDR-1-D/UMU; PDR-1-G/UMU; PM-MU1; PM-MU1/PM-R; PM-MU2/PM-R; PM-MU2; PM-R; RCD; RED; RED-MX; RED-MX/WMUG; RH DTR; RH DTR/SB-DTR; RH DTR/TB DTR; RTO; RTO-1; RTO/NCT; RTO-1/RTO-C; RTO-C; RTO-M; SB-DTR; SPD; TB DTR; UMU; WMUG
zp_PDRInd	DTR/M-1; M-1/RH DTR; M-2/MR-MU; M-2/P70-MU; PDR-1-D/UMU; PDR-1-G/UMU; M-1/NC-2; M-1/RM-2; M-1/RSD; NC-2/M-1; RM-2/M-1; C-2/M-1/P; HP-RA/M-1/M-2/P; HP-RA/M-2/P; M-1/M-2/P; M-1/P; M-2/MB-OS; M-2/MB-RA/P; M-2/P; P/M-1; P/M-2; P/PDR-2; C-2/M-1; C-M/M-1; RH-1/RH-2/RM-1; M-1/RH-2/RM-1; M-1/RM-1; M-2/RH-3; RH-3/M-2; M-1/RH-1; RH-1/M-1; HP-RA/M-1; HP-RA/M-2; M-1; M-1/M-1; M-1/M-2; M-1/PDR-1-B; M-1/PDR-2; M-2; M-2 (MB); M-2/MB-RA; M-2/PDR-2; M-2/SLI; MISS BAY S PLN/M-2; MISS BAY S PL; MISS BAY S PLN; MISS BAY S PLN/M-; PDR-1; PDR-1/PDR-2; PDR-1-B; PDR-1-B/PDR-2; PDR-1-D; PDR-1-G; PDR-2; SALI; SLI; SLI/M-2
zp_Redev	HP-RA/M-1/M-2/P; HP-RA/M-2/P; M-2/MB-RA/P; HP-RA/M-1; HP-RA/M-2; M-2/MB-RA; MISS BAY S PLN/M-2; MISS BAY S PL; MISS BAY S PLN; MISS BAY S PLN/M-; MB-RA/MR-MU; MB-O/MB-RA; MB-RA/P; P/MISS BAY S PL; P/MISS BAY S PLN; HP-RA/RM-1; HP-RA; MB-RA; MISS BAY N RED; MISS BAY N RED PLN; MISS BAY N RED PL; MISS BAY S RED; MISS BAY S RED PLN; MISS BAY S RED PL

Appendix: Logic of Applying the Model

- This section of the appendix describes in more detail how the model was used to produce estimates of future housing production.
- For the existing zoning ("baseline"), the application of the model is straightforward. Current zoning was encoded using the zoning classification on the previous page, and current allowable height was used as the height variable in the logistic regression, and to calculate building envelope in the units regression.
- For the proposed rezoning ("policy"), the logic used was as follows: based on the units regression, each 1000 square feet of building envelope results in 0.42 units. The State Density Bonus adds an additional 0.44 units. Parcels that elect to use the Local Program therefore need to accommodate at least 0.44 additional units per 1000 square feet of envelope if developers are to choose this option. For parcels where the Local Program was more desirable, and on parcels that are ineligible for the SDB, because their zoning and size prevents them from building more than 5 units, the Local Program was applied. For all other parcels the SDB was used.

Appendix: Logic of Applying the Model (Continued)

- Probabilities and units for any parcel using the State Density Bonus were calculated by:
  - In the logistic regression, using the first new height in the rezoning table for Height_Ft and in the Env_1000_Area_Height calculation.
  - In the units regression, using the first new height in the rezoning table to calculate Env_1000_Area_Height;
  - Incorporating the SDB_2016_5Plus_EnvFull effect;
  - Incorporating the Zoning_DR_EnvFull if applicable (i.e. the parcel is density-restricted.

Appendix: Logic of Applying the Model (Continued)

- Probabilities and units for any parcel using the Local Program were calculated by:
  - In the logistic regression, setting zp_FBDMulti_RTO = 1, to account for the relaxation of density controls in the Local Program;
  - In the logistic regression, using the second new height in the rezoning table for Height_Ft and in the Env_1000_Area_Height calculation.
  - In the units regression, using the second new height in the rezoning table to calculate Env_1000_Area_Height;
  - In the units regression, removing the SDB_2016_5Plus_EnvFull effect;
  - In the units regression, removing the Zoning_DR_EnvFull effect.

Appendix: Business Disruption / Relocation Costs

- The analysis makes the following assumptions about business disruption and relocation costs:
  - Lost space will be 10% vacant, so 90% of the loss represents the loss of occupied space.
  - Lost business net income (for 6 months of disruption): $5/occupied square foot.
  - Fixed labor costs (for 6 months): $10/occupied square foot.
  - Moving costs and build-out of space at new premises: $175/occupied square foot

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NOTICE OF ELECTRONIC TRANSMITTAL

DATE: November 17, 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 zoning map amendments to the family zoning program sponsored by Supervisor Sherrill, District 2.

The Land Use and Transportation Committee of the Board of Supervisors will hold a hearing on the Family Zoning Program on November 17, 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

San Francisco Planning

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MEMORANDUM 3

Date: November 17, 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

Introduction

The purpose of this memorandum is to document why proposed amendments to the Family Zoning Plan proposed Zoning Map amendments 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 – 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.

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

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.

On November 3, 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 to 11/3/2025 memorandum 2).

The land use committee will hold a third hearing on the family zoning program and further proposed map amendments on November 17, 2025. This memorandum 3 provides analysis for the proposed map 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 memoranda.

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 shown in Table 1 (attached) as well as in Board File 250700. The environmental analysis of proposed map changes with the potential to result in physical environmental effects are discussed below according to the Summary, a description of the general location for the change and whether the amendment is decreasing or increasing heights.

Summary Nos. 1, 2, 3 and 6 would result in decreased heights compared to the heights proposed in the Family Zoning Program as analyzed in the FEIR and addendum. Therefore, these amendments would not increase height or number of units allowed compared to the rezoning program analyzed in the addendum. These decreases are anticipated to result in an estimated decrease of 330 units. No further analysis is required.

Summary No. 4 would result in increased heights along the western portion of Van Ness Avenue between Ellis and Turk streets. In particular, the amendment would increase the base height from 130 feet to 140 feet and an increase in the local program height from 300 feet to 350 feet. The amendment would result in an increase of approximately 250 units within this area of western portion of Van Ness Avenue.

Summary No. 5 would result in increased heights along Pine Street between Leavenworth and Larkin streets. In particular, the amendment would change parcels proposed for 65//120-R-4 to 80//140-R-4. For these parcels the base height would change from 65 feet to 80 feet and the local program would increase from 120 feet to 140 feet. Other parcels would change from 80//120-R-4 to 80//140-R-4 where the base height would not change but the local program height would increase from 120 feet to 140 feet. The amendment would result in an increase of approximately 256 units.

The proposed modifications in item Nos. 4 and 5 may result in an incremental increases in height of between 15 to 50 feet and a marginal increase in the number of units allowed within two areas by about 250 units.

Wind and Shadow. The increases in heights in these two limited areas are within the range of heights studied in the programmatic and representative analysis in the FEIR and addendum. Therefore, these modifications 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 the impacts would apply, as applicable; the planning department would determine whether shadow or wind mitigation measures are required during project-level environmental review, as applicable.

Transportation. The net increase of about 250 units in two areas would result in a marginal increase in housing growth along Van Ness Avenue and closer to the 19-Polk Muni route, but the number of vehicle trips would be similar and would result in similar transportation impacts. The proposed modifications on Van Ness Avenue would not contribute to transit delay as transit operations on Van Ness Avenue are within protected transit only lanes for bus rapid transit. In each area, the increases could add approximately 1,730 daily person trips (289 automobile, 69 TNC/taxi, 485 transit, 50 bike, and 653 walking trips) to the area. Of the 358 automobile trips, only 13 vehicle trips would occur during the PM peak hour. These 13 peak hour vehicle trips would not significantly contribute to transit delay on the 19-Polk. The proposed modifications would not result in a new significant transportation impact that was not previously identified in the FEIR and addendum, nor would it result in substantially more severe impacts than those previously identified. Furthermore, the potential additional units in these two limited areas would be offset by the decreases in areas in item Nos. 1, 2, 3, and 6.

Other Topics. The potential additional units in these two limited areas are offset by the decreases in areas Nos. 1, 2, 3, and 6. The proposed modifications do not consist of peculiar features or unusual circumstances that would distinguish these areas from other areas of the rezoning that have been analyzed. Thus, while the proposed modification would result in a minor increase in housing units in these areas, the impacts of the following topics would be similar as to what is described in the FEIR and addendum: aesthetics, agriculture and forestry resources, air quality, biological resources, cultural resources, energy, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, mineral resources, noise, paleontological resources, population and housing, public services, recreation, tribal cultural resources, utilities and service systems, and wildfire. No further analysis is required.

Conclusion

The proposed amendments to the family zoning program zoning map 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.

TABLE 1: Proposed Rezoning Map Amendments

No.	Summary	Location	Block/Lot	Proposed Local Program Zoning Designation	Amendment
1	Decreasing heights along one block of Geary Blvd between Wood and Emerson	2700 Geary Blvd	1070003	70//140-R-4	50//85-R-4
		2750 Geary Blvd	1070001A	70//140-R-4	50//85-R-4 from Geary Boulevard to 100 feet from Geary Boulevard; 40//65-R-4 rest of lot
		75 Wood Street	1070002	40//65-R-4	40//65-R-4

No.	Summary	Location	Block/Lot	Proposed Local Program Zoning Designation	Amendment
2	Decreasing heights at the Marina Safeway parcel	15 Marina Blvd	0446002	40//65-R-4	40//40-R-4
		11 Marina Blvd	0446003	40//65-R-4	40//40-R-4
3	Decreasing heights at Ghirardelli Square Block	Ghirardelli Square Block	0452NA	40//65-R-4	40//40-R-4
4	Increasing heights along the western portion of Van Ness Avenue between Ellis and Turk streets	851 Van Ness Ave C1, San Francisco, CA 94109	0738045	130//300-R-4	140//350-R-4
		939 Ellis St, San Francisco, CA 94109	0738019	130//300-R-4	140//350-R-4
		815 Van Ness Ave, San Francisco, CA 94109	0738022	130//300-R-4	140//350-R-4

No.	Summary	Location	Block/Lot	Proposed Local Program Zoning Designation	Amendment
		801 Van Ness Ave, San Francisco, CA 94109	0738005	130//300-R-4	140//350-R-4
		830 Eddy St, San Francisco, CA 94109	0738018	130//300-R-4	140//350-R-4
		860 Eddy St, San Francisco, CA 94109	0738007	130//300-R-4	140//350-R-4
		815 Eddy Street, San Francisco, CA 94109	0743001	130//300-R-4	140//350-R-4
		799 Van Ness Avenue, San Francisco, CA 94109	0743204	130//300-R-4	140//350-R-4
		821 Eddy Street, San Francisco, CA 94109	0743015	130//300-R-4	140//350-R-4
		725 Van Ness Ave, San Francisco, CA 94102	0743002	130//300-R-4	140//350-R-4
		701 Van Ness Ave, San Francisco, CA 94102	0743203	130//300-R-4	140//350-R-4
5	Increasing heights along Pine Street between Leavenworth and Larkin	1390 Pine Street, San Francisco, CA 94109	0250009	65//120-R-4	80//140-R-4
		1372 Pine Street, San Francisco, CA 94109	0250008	65//120-R-4	80//140-R-4

No.	Summary	Location	Block/Lot	Proposed Local Program Zoning Designation	Amendment
		1370 Pine Street, San Francisco, CA 94109	0250007	65//120-R-4	80//140-R-4
		1350 Pine Street, San Francisco, CA 94109	0250006	65//120-R-4	80//140-R-4
		1346 Pine Street, San Francisco, CA 94109	0250005	65//120-R-4	80//140-R-4
		1330 Pine Street, San Francisco, CA 94109	0250004	65//120-R-4	80//140-R-4
		1324 Pine Street, San Francisco, CA 94109	0250003E	65//120-R-4	80//140-R-4
		1005 Hyde Street, San Francisco, CA 94109	0250003D	65//120-R-4	80//140-R-4
		1000 Hyde St, San Francisco, CA 94109	0251015	65//120-R-4	80//140-R-4
		1280 Pine Street, San Francisco, CA 94109	0251014	65//120-R-4	80//140-R-4
		1270 Pine Street, San Francisco, CA 94109	0251013	65//120-R-4	80//140-R-4
		1262 Pine Street, San	0251012	65//120-R-4	80//140-R-4

No.	Summary	Location	Block/Lot	Proposed Local Program Zoning Designation	Amendment
		Francisco, CA 94109			
		1254 Pine Street, San Francisco, CA 94109	0251011	65//120-R-4	80//140-R-4
		1250 Pine Street, San Francisco, CA 94109	0251010	65//120-R-4	80//140-R-4
		1234 Pine St, San Francisco, CA 94109	0251009	65//120-R-4	80//140-R-4
		1220 Pine Street, San Francisco, CA 94109	0251008	65//120-R-4	80//140-R-4
		1200 Pine Street, San Francisco, CA 94109	0251007	65//120-R-4	80//140-R-4
		1385 Pine St, San Francisco, CA 94109	0278012	80//120-R-4	80//140-R-4
		1359 Pine St, San Francisco, CA 94109	0278019	80//120-R-4	80//140-R-4
		1355 Pine St., San Francisco, CA 94109	0278016	80//120-R-4	80//140-R-4
		1331 Pine St., San Francisco, CA 94109	0278020	80//120-R-4	80//140-R-4
		969 Hyde Street, San Francisco, CA 94109	0278001	80//120-R-4	80//140-R-4

No.	Summary	Location	Block/Lot	Proposed Local Program Zoning Designation	Amendment
		972 Hyde Street, San Francisco, CA 94109	0277025	80//120-R-4	80//140-R-4
		1243 Pine Street, San Francisco, CA 94109	0277021	80//120-R-4	80//140-R-4
		1235 Pine Street, San Francisco, CA 94109	0277022	80//120-R-4	80//140-R-4
		1225 Pine Street, San Francisco, CA 94109	0277023	80//120-R-4	80//140-R-4
		1201 Pine Street, San Francisco, CA 94109	0277001	80//120-R-4	80//140-R-4
6	Decreasing heights on North Point Street between Larkin and Hyde	ENTIRE Block of North Point Street bound by Larkin Street (west) and Hyde Street (east)	0025004A	40//65-R-4	40//40-R-4
		ENTIRE Block of North Point Street bound by Larkin Street (west) and Hyde Street (east)	0025004B	40//65-R-4	40//40-R-4
		ENTIRE Block of North Point Street bound by Larkin Street (west) and Hyde Street (east)	0025004C	40//65-R-4	40//40-R-4

No.	Summary	Location	Block/Lot	Proposed Local Program Zoning Designation	Amendment
		ENTIRE Block of North Point Street bound by Larkin Street (west) and Hyde Street (east)	0025004D	40//65-R-4	40//40-R-4
		ENTIRE Block of North Point Street bound by Larkin Street (west) and Hyde Street (east)	0025004E	40//65-R-4	40//40-R-4
		ENTIRE Block of North Point Street bound by Larkin Street (west) and Hyde Street (east)	0025004F	40//65-R-4	40//40-R-4
		ENTIRE Block of North Point Street bound by Larkin Street (west) and Hyde Street (east)	0025008	40//65-R-4	40//40-R-4
			0025023	40//65-R-4	40//40-R-4
		ENTIRE Block of North Point Street bound by Larkin Street (west) and Hyde Street (east)	0025024	40//65-R-4	40//40-R-4
		ENTIRE Block of North Point Street bound by Larkin Street	0025028	40//65-R-4	40//40-R-4

No.	Summary	Location	Block/Lot	Proposed Local Program Zoning Designation	Amendment
		(west) and Hyde Street (east)			
		ENTIRE Block of North Point Street bound by Larkin Street (west) and Hyde Street (east)	0025029	40//65-R-4	40//40-R-4
		ENTIRE Block of North Point Street bound by Larkin Street (west) and Hyde Street (east)	0025032	40//65-R-4	40//40-R-4
		ENTIRE Block of North Point Street bound by Larkin Street (west) and Hyde Street (east)	0025039	40//65-R-4	40//40-R-4
		ENTIRE Block of North Point Street bound by Larkin Street (west) and Hyde Street (east)	0025042	40//65-R-4	40//40-R-4
		ENTIRE Block of North Point Street bound by Larkin Street (west) and Hyde Street (east)	0025045	40//65-R-4	40//40-R-4

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

San Francisco Planning

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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_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 [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-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:** 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.

Member, Board of Supervisors
District 1

City and County of San Francisco

CONNIE CHAN

陳詩敏

第一區市參事

November 17, 2025

Mayor Daniel Lurie
City Hall, Room 200
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102

Dear Mayor Lurie:

In partnership with community advocates across the city, we have been working with you in good faith to improve the proposed upzoning plan by doing more to mitigate harm to tenants and small businesses facing displacement. We understand that the proposal is one version in response to the state-mandate, but we need full and transparent accounting of the capacity the City has created over the past year to ensure we protect San Francisco and maintain local control.

After months of meeting and public discussion, and now with the steadfast support of our community stakeholders, **we remain committed to the following "non-negotiable" amendments:**

1. We will not demolish people's homes to replace them with market-rate units. Our existing housing is our most affordable housing.
2. We will not demolish the most important parts of San Francisco's iconic history and culture.
3. We will protect our coastal zone and defend against Trumpian privatization of public access.
4. We demand real family housing.

As stated in the proposed ordinance, Housing Element 2022 requires that the city has a realistic capacity for 82,000 additional units by 2032. This capacity comes from a combination of pipeline projects, inventory of the city's existing development sites, and changing the city's existing zoning. The Sites Inventory in the Housing Element identified approximately 58,500 units of

existing realistic capacity and was certified by California Housing and Community Development (HCD) in 2023. The proposed upzoning plan aims “to rezone and address the shortfall of 36,200 housing units” (File No. 250701, Page 7, Line 2).

Since the Sites Inventory was conducted over two years ago, the shortfall of 36,200 units was determined according to the conditions in 2022 and has not been updated to account for any capacity created as a result of zoning changes between then and the publication of the proposed upzoning plan.

This is a fact that Planning had foreseen in its Sites Inventory, citing that pending legislations – including Board File 210866 “Fourplex” and Board File 211092 "Automotive Uses and Housing Density” – “will raise the number of available sites in sites inventory output and lower the anticipated shortfall and potential rezoning proposal accordingly” (Housing Element - Appendix B, Page 46). Both of the legislations have since passed and been signed into law.

Additionally, in March of this year, the Board of Supervisors unanimously passed legislation sponsored by the Mayor and Supervisor Matt Dorsey, which reduced commercial and office development requirements for large projects in the Central SoMa Area Plan and the Transit Center C-3-O SUD (Board Files 240787 and 250003). **This action alone increased the city’s realistic housing capacity by as much as 8,500 units.**

For example, the following five large sites can now accommodate thousands more additional housing units according to new project applications submitted by developers after the recent policy change:

- 610 Brannan (Former Flower Mart) - Developer Kilroy Realty submitted new plans to Planning in September 2025 which include a variant with 3,532 additional housing units.
- 88 Bluxome - Developer Strata has submitted new plans in response to this new legislation with 1,500 new housing units.
- 725 Harrison - Currently entitled office project (845,000 sf) can now accommodate up to 1,000 housing units (Estimation proportionate to Flower Market project variants).
- 598 Brannan - Entitled office project (1 million sf) can now accommodate 1,175 housing units (Estimation proportionate to Flower Market project variants).
- 490 Brannan - Entitled office project (269,000 sf) can now accommodate 315 housing units (Estimation proportionate to Flower Market project variants).
- 3 large “opportunity sites” – approximately 1,000 unentitled units spread across three undisclosed “soft sites” identified by SF Planning. “One of these sites is in the Transit Center District and two are in Central SoMa” (SF Planning Department report on its change to the Central SoMa Plan, Page 6).

It is evident that the Board of Supervisors has been proactively working towards compliance of the Housing Element, but San Francisco has yet to receive credit for capacity created before the proposed upzoning plan. The upzoning plan's goal of creating 36,200 should be amended to reflect the increased capacity.

Again, we remain committed to meeting the State's housing mandate. We also believe that San Francisco has the capacity to meet this goal and develop family housing without displacement and erasure of San Francisco's most critical assets.

We sincerely urge you to stand with San Francisco, defend local control, and accept the collective amendments into your proposed upzoning plan.

Sincerely,

Connie Chan
Board of Supervisors

CC:
Supervisor Rafael Mandelman, President of the Board of Supervisors
Supervisor Myrna Melgar, Chair of the Land Use & Transportation Committee
Supervisor Chyanne Chen, Vice Chair of the Land Use & Transportation Committee
Supervisor Bilal Mahmood, Land Use & Transportation Committee
Director Sarah Dennis Phillips, San Francisco Planning Department
San Francisco Planning Commission

Member, Board of Supervisors
District 1

City and County of San Francisco

CONNIE CHAN
陳詩敏
第一區市參事

October 20, 2025

Chair Myrna Melgar
Vice Chair Chyanne Chen
Supervisor Bilal Mahmood
San Francisco Board of Supervisors Land Use and Transportation Committee
1 Dr. Carlton B. Goodlett Place, Suite 244
San Francisco, CA 94102

Dear Chair Melgar, Vice Chair Chen, and Supervisor Mahmood:

I first want to thank Chair Melgar for your efforts in organizing the agenda for today's hearing and allowing us the opportunity for a robust policy discussion on the Mayor's proposed upzoning plan and our proposed amendments.

It is our full intention to meet the State's housing mandate and I believe that San Francisco can both meet this goal and develop without displacement.

Since this summer, I have not only been studying the Mayor's proposed upzoning plan, my team and I have also been in conversations with many stakeholders and community members in the Richmond and citywide. We have heard from many San Franciscans who are questioning whether they will be part of our City's future or whether they will be left in the past because of this proposed upzoning plan.

Together with stakeholders, we have gone to great lengths to study the Housing Element's Site Inventory and Rezoning Program previously submitted by the City and approved by California Department of Housing and Community Development (California HCD). We used the approved guidelines to evaluate the Mayor's proposed upzoning plan and have found that the Mayor's proposed plan is a significant departure from what was already approved, with a great increase of upzoning and density to sites that have existing dwelling units. This ignores the overarching principle already agreed upon by both our local and state governments, that "change that the city needs must not harm

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people", as clearly stated on page 36 in the Site Inventory and Rezoning Program document.

As a result, the amendments we propose before the Land Use Committee today, will remarkably improve this Plan and add a balanced approach to encourage housing production and meet the state housing mandate, without incentivizing displacement.

Based on the model used for the Existing Sites Inventory in the Site Inventory and Rezoning Program, again a document approved by California HCD, there is a list of characteristics used to determine non-vacant sites to be excluded for rezoning unit potential. With this model determining site inventory and excluding specific non-vacant sites, the City can still meet the mandate of San Francisco's Regional Housing Needs Allocation and Affirmatively Furthering Fair Housing laws to accommodate about 36,282 new units in Well-Resourced Neighborhoods.

In fact, as indicated in the very same document on page 42, "Sites with existing residential uses of any amount that have not otherwise been wholly excluded from the Rezoning capacity assessment were deemed to have very low reasonable likelihood of redevelopment and, as a result, had their net capacities reduced downward (generally by 98%, leaving only 2% of their theoretical capacity represented in the Rezoning capacity)."

With that in mind, we are proposing language ranging from:

- Furthering demolition controls to protect tenants;
- Implementing nexus studies and impact fees to ensure adequate infrastructure investment, especially given the fact the City is facing existing funding challenges to build out the emergency water firefighting system for well-resourced neighborhoods, a deficit in public transit, and increased risk of tenant and small business displacement;
- Placing a "shot clock" to require developers to build within 30 months to boost housing production in the near future to meet the state mandated timeline of 2031;
- Limiting Form-Based Density to the Local Density Bonus Program to provide meaningful incentives to build family housing with 2-3 bedroom requirements; and
- Strengthening historic preservation to protect the unique characters of our neighborhoods and history of San Francisco;

In the end, when the proposed amendments are overlaid with each other, they meet one policy goal: that the displacement of tenants and small businesses should not be the

cost of doing business. Instead, we can meet our housing mandate and provide incentives for developers to drive housing developments at vacant sites.

We have been in discussion with Mayor Lurie and his team almost weekly since the end of summer. Our conversation has been productive and I want to especially thank the Mayor's Deputy Chief of Staff Aly Bonde for her efforts. We have been sharing with her our amendments and continuing our conversations.

As we all know, to build housing we need both land and money. And the housing San Francisco needs most is housing people can afford. In fact, it is my intention to request the drafting and introduction of an Affordable Housing Special Use District at a later date to identify all public land, including SF Municipal Transportation Authority owned land, private land of 8,000 square feet or larger and merger lots, as well as vacant and blighted lots, and rezone them specifically for housing with a different set of local density bonus. We also must identify funding to build, and to this end I will continue to push forward conversations for a Regional Housing Bond in 2028.

I appreciate all the months of dialogue and the incredible amount of work that has gone into this upzoning plan and I know that it is our intent as a City to meet our housing needs without harming San Franciscans. I believe the amendments I have before you today will do just that. We can develop without displacement.

So again thank you, Chair Melgar and the entire Land Use Committee, for doing your due diligence of evaluating the Plan accordingly and reviewing our proposed amendments. I look forward to having your support.

Sincerely,

Connie Chan
Supervisor, District 1

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NOTICE OF PUBLIC HEARING

LAND USE AND TRANSPORTATION COMMITTEE

BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO

NOTICE IS HEREBY GIVEN THAT the Board of Supervisors of the City and County of San Francisco's Land Use and Transportation Committee will hold a public hearing to consider the following proposals and said public hearing will be held as follows, at which time all interested parties may attend and be heard:

Date: **Monday, October 20, 2025**

Time: **1:30 p.m.**

Location: **Legislative Chamber, Room 250, located at City Hall**
1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102

Subject: **File No. 250700.** Ordinance amending the Zoning Map to implement the Family Zoning Plan by: amending the Zoning Use District Maps to: 1) reclassify certain properties currently zoned as various types of Residential to Residential Transit Oriented - Commercial (RTO-C); 2) reclassify properties currently zoned Residential Transit Oriented (RTO) to Residential Transit Oriented - 1 (RTO-1); 3) reclassify certain properties from Residential districts other than RTO to RTO-1; 4) reclassify certain properties currently zoned Neighborhood Commercial (NC) or Public (P) to Community Business (C-2); and 5) reclassify certain properties from Public to Mixed-Use or Neighborhood Commercial Districts; amending the Height and Bulk Map to: 1) reclassify properties in the Family Zoning Plan to R-4 Height and Bulk District; 2) change the height limits on certain lots in the R-4 Height and Bulk District; and 3) designating various parcels to be included in the Non-Contiguous San Francisco Municipal Transportation Agency Sites Special Use District (SFMTA SUD); amending the Local Coastal Program to: 1) reclassify all properties in the Coastal Zone to R-4 Height and Bulk District; 2) reclassify certain properties to RTO-C and Neighborhood Commercial District; 3) designate one parcel as part of the SFMTA SUD; and 4) directing the Planning Director to transmit the Ordinance to the Coastal Commission upon enactment; affirming the Planning Department's determination under the California Environmental Quality Act; making findings of public necessity, convenience, and welfare under Planning Code, Section 302; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and making findings under the City's Local Coastal Program and the California Coastal Act of 1976.

Subject: **File No. 250701.** Ordinance amending the Planning Code to: 1) create the Housing Choice-San Francisco Program to incent housing development through a local bonus program and by adopting a Housing Sustainability District, 2) modify height and bulk limits to provide for additional capacity in well-resourced neighborhoods, and to allow additional height and bulk for projects using the local bonus program, 3) require only buildings taller than 85 feet in certain Districts to reduce ground level wind currents, 4) make conforming changes to the RH (Residential, House), RM (Residential, Mixed), and RC (Residential-Commercial) District zoning tables to reflect the changes to density controls, and parking requirements made in this ordinance, 5) create the RTO-C (Residential Transit Oriented-Commercial) District, 6) implement the Metropolitan Transportation Commission's Transit-Oriented Communities Policy by making changes to parking requirements, minimum residential densities, and minimum office intensities, and requiring maximum dwelling unit sizes, 7) revise off-street parking and curb cut obligations citywide, 8) create the Non-contiguous San Francisco Municipal Transportation Agency Sites Special Use District, 9) permit businesses displaced by new construction to relocate without a conditional use authorization and waive development impact fees for those businesses, 10) make technical amendments to the Code to implement the above changes, 11) make conforming changes to zoning tables in various Districts, including the Neighborhood Commercial District and Mixed Use Districts, and 12) reduce usable open space and bicycle parking requirements for senior housing; amending the Business and Tax Regulations Code regarding the Board of Appeals' review of permits in the Housing Choice Program Housing Sustainability District; also, amending the Local Coastal Program to implement the Housing Choice-San Francisco Program and other associated changes in the City's Coastal Zone, and directing the Planning Director to transmit the ordinance to the Coastal Commission upon enactment; affirming the Planning Department's determination under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and making public necessity, convenience, and welfare findings under Planning Code, Section 302.

Subject: **File No. 250966.** Ordinance amending the General Plan to revise the Urban Design Element, Commerce and Industry Element, Transportation Element, Balboa Park Station Area Plan, Glen Park Community Plan, Market and Octavia Area Plan, Northeastern Waterfront Plan, Van Ness Avenue Area Plan, Western SoMa (South of Market) Area Plan, Western Shoreline Area Plan, Downtown Area Plan, and Land Use Index, to implement the Family Housing Zoning Program, including the Housing Choice-San Francisco Program, by adjusting guidelines regarding building heights, density, design, and other matters; amending the City's Local Coastal Program to implement the Housing Choice-San Francisco Program and other associated changes in the City's Coastal Zone, and directing the Planning Director to transmit the Ordinance to the Coastal Commission upon enactment; affirming the Planning Department's determination under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and adopting findings of public necessity, convenience, and welfare under Planning Code, Section 340.

In accordance with Administrative Code, Section 67.7-1, persons who are unable to attend the hearing on these matters may submit written comments. These comments will be added to the official public record in these matters and shall be brought to the attention of the Board of Supervisors. Written comments should be addressed to Angela Calvillo, Clerk of the Board, City Hall, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA, 94102 or sent via email (bos@sfgov.org). Information relating to these matters are available with the Office of the Clerk of the Board or the Board of Supervisors' Legislative Research Center (https://sfbos.org/legislative-research-center-lrc). Agenda information relating to these matters will be available for public review on Friday, October 17, 2025.

For any questions about this hearing, please contact the Assistant Clerk for the Land Use and Transportation Committee:

John Carroll (john.carroll@sfgov.org ~ (415) 554-4445)

Angela Calvillo
Clerk of the Board of Supervisors
City and County of San Francisco

jec:bjj:ams

San Francisco Examiner

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GOVERNMENT

NOTICE OF PUBLIC HEARING BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO LAND USE AND TRANSPORTATION COMMITTEE MONDAY OCTOBER 20, 2025 - 1:30 PM Legislative Chamber, Room 250, City Hall 1 Dr. Carlton B. Goodlett Place, San Francisco. CA 94102

NOTICE IS HEREBY GIVEN THAT the Board of Supervisors of the City and County of San Francisco's Land Use and Transportation Committee will hold a public hearing to consider the following proposals and said public hearing will be held as follows, at which time all interested parties may attend and be heard:

File No. 250700. Ordinance amending the Zoning Map to implement the Family Zoning Plan by: amending the Zoning Use District Maps to: 1) reclassify certain properties currently zoned as various types of Residential to Residential Transit Oriented - Commercial (RTO-C); 2) reclassify properties currently zoned Residential Transit Oriented (RTO) to Residential Transit Oriented - 1 (RTO-1); 3) reclassify certain properties from Residential districts other than RTO to RTO-1; 4) reclassify certain properties currently zoned Neighborhood Commercial (NC) or Public (P) to Community Business (C-2); and 5) reclassify certain properties from Public to Mixed-Use or Neighborhood Commercial Districts; amending the Height and Bulk Map to: 1) reclassify properties in the Family Zoning Plan to R-4 Height and Bulk District; 2) change the height limits on certain lots in the R-4 Height and Bulk District; and 3) designating various parcels to be included in the Non-Contiguous San Francisco Municipal Transportation Agency Sites Special Use District (SFMTA SUD); amending the Local Coastal Program to: 1) reclassify all properties in the Coastal Zone to R-4 Height and Bulk District; 2) reclassify certain properties to RTO-C and Neighborhood Commercial District; 3) designate one parcel as part of the SFMTA SUD; and 4) directing the Planning Director to transmit the Ordinance to the Coastal Commission upon enactment; affirming the Planning Department's determination under the California Environmental Quality Act; making findings of public necessity, convenience, and welfare under Planning Code, Section 302; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and making findings under the City's Local Coastal Program and the California Coastal Act of 1976.

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File No. 250966. Ordinance amending the General Plan to revise the Urban Design Element, Commerce and Industry Element, Transportation Element, Balboa Park Station Area Plan, Glen Park Community Plan, Market and Octavia Area Plan, Northeastern Waterfront Plan, Van Ness Avenue Area Plan, Western SoMa (South of Market) Area Plan, Western Shoreline Area Plan, Downtown Area Plan, and Land Use Index, to implement the Family Housing Zoning Program, including the Housing Choice-San Francisco Program, by adjusting guidelines regarding building heights, density, design, and other matters; amending the City's Local Coastal Program to implement the Housing Choice-San Francisco Program and other associated changes in the City's Coastal Zone, and directing the Planning Director to transmit the Ordinance to the Coastal Commission upon enactment; affirming the Planning Department's determination under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and adopting findings of public necessity, convenience, and welfare under Planning Code, Section 340.

In accordance with Administrative Code, Section 67.7-1, persons who are unable to attend the hearing on these matters may submit written comments. These comments will be added to the official public record in these matters and shall be brought to the attention of the Board of Supervisors. Written comments should be addressed to Angela Calvillo, Clerk of the Board, City Hall, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA, 94102 or sent via email (bos@sfgov.org). Information relating to these matters are available with the Office of the Clerk of the Board or the Board of Supervisors' Legislative Research Center (https://sfbos.org/legislative-research-center-lrc). Agenda information relating to these matters will be available for public review on Friday, October 17, 2025.

For any questions about this hearing, please contact the Assistant Clerk for the Land Use and Transportation Committee: John Carroll (john.carroll@sfgov.org ~ (415) 554-4445)

EXM-3973931#

NOTICE OF REGULAR MEETING SAN FRANCISCO BOARD OF SUPERVISORS LAND USE AND TRANSPORTATION COMMITTEE CITY HALL, LEGISLATIVE CHAMBER, ROOM 250 1 DR. CARLTON B. GOODLETT PLACE, SAN FRANCISCO, CA 94102 MONDAY, OCTOBER 6, 2025 - 1:30 PM

The agenda packet and legislative files are available for review at https://sfbos.org/legislative-research-center-lrc, in Room 244 at City Hall, or by calling (415) 554-5184.

EXM-3973907#

NOTICE OF REGULAR MEETING SAN FRANCISCO BOARD OF SUPERVISORS RULES COMMITTEE CITY HALL, LEGISLATIVE CHAMBER, ROOM 250 1 DR. CARLTON B. GOODLETT PLACE, SAN FRANCISCO, CA 94102 October 6, 2025 – 10:00 AM

The agenda packet and legislative files are available for review at https://sfbos.org/legislative-research-center-lrc, in Room 244 at City Hall, or by calling (415) 554-5184.

EXM-3973812#

NOTICE OF SPECIAL MEETING SAN FRANCISCO BOARD OF SUPERVISORS GOVERNMENT AUDIT AND OVERSIGHT COMMITTEE CITY HALL, COMMITTEE ROOM 263 1 DR. CARLTON B. GOODLETT PLACE SAN FRANCISCO, CA 94102 October 6, 2025 - 12:00 PM

The agenda packet and legislative files are available for review at https://sfbos.org/legislative-research-center-lrc, in Room 244 at City Hall, or by calling (415) 554-5184.

EXM-3971474#

CIVIL

ORDER TO SHOW CAUSE FOR CHANGE OF NAME

Case No. 25CIV06662
Superior Court of California, County of SAN MATEO
Petition of: AI ZHEN XIAN AKA JANE AIZHEN XIAN AKA AIZHEN XIAN for Change of Name
TO ALL INTERESTED PERSONS:
Petitioner AI ZHEN XIAN AKA JANE AIZHEN XIAN AKA AIZHEN XIAN filed a petition with this court for a decree changing names as follows:
AI ZHEN XIAN AKA JANE AIZHEN XIAN AKA AIZHEN XIAN to JANE AIZHEN XIAN
The Court orders that all persons interested in this matter appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.
Notice of Hearing:
Date: 11/18/2025, Time: 9:00 A.M., Dept.: MC, Room: N/A
The address of the court is 400 COUNTY CENTER, REDWOOD CITY, CA 94063
(To appear remotely, check in advance of the hearing for information about how to do so on the court's website. To find your court's website, go to www.courts.ca.gov/find-my-court.htm.)
A copy of this Order to Show Cause must be published at least once each week for four successive weeks before the date set for hearing on the petition in a newspaper of general circulation, printed in this county: EXAMINER REDWOOD CITY TRIBUNE
Date: 9/15/2025

Judge of the Superior Court
9/26, 10/3, 10/10, 10/17/25
SPEN-3971404#
EXAMINER - REDWOOD CITY TRIBUNE

ORDER TO SHOW CAUSE FOR CHANGE OF NAME

Case No. CNC-25-56120
Superior Court of California, County of San Francisco
Petition of: Azar Saeidi for Change of Name
TO ALL INTERESTED PERSONS:
Petitioner Azar Saeidi filed a petition with this court for a decree changing names as follows:
Azar Saeidi to Azar Sona Saeidi
The Court orders that all persons interested in this matter appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.
Notice of Hearing:
Date: 11/04/2025, Time: 9 am, Dept.: 103, Room: 103
The address of the court is 400 McAllister Street San Francisco, CA-94102
A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: - SAN FRANCISCO EXAMINER
Date: 09/18/2025
Michelle Tong
Judge of the Superior Court
9/26, 10/3, 10/10, 10/17/25
CNS-3971228#

ORDER TO SHOW CAUSE FOR CHANGE OF NAME

Case No. CNC-25-560132
Superior Court of California, County of SAN FRANCISCO
Petition of: JORDAN SUGAR-CARLSGAARD ON BEHALF OF MONROE MARGOT SUGAR-PICKLES, A MINOR for Change of Name
TO ALL INTERESTED PERSONS:
Petitioner JORDAN SUGAR-CARLSGAARD filed a petition with this court for a decree changing names as follows:
MONROE MARGOT SUGAR-PICKLES to MONROE MARGOT SUGAR
The Court orders that all persons interested in this matter appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.
Notice of Hearing:
Date: NOVEMBER 6, 2025, Time: 9:00 A.M., Dept.: 103, Room: 103
The address of the court is 400 MCALLISTER STREET, SAN FRANCISCO, CA 94102
(To appear remotely, check in advance of the hearing for information about how to do so on the court's website. To find your court's website, go to www.courts.ca.gov/find-my-court.htm.)
A copy of this Order to Show Cause must be published at least once each week for four successive weeks before the date set for hearing on the petition in a newspaper of general circulation, printed in this county: SAN FRANCISCO EXAMINER
Date: SEPTEMBER 23, 2025
MICHELLE TONG
Judge of the Superior Court
10/3, 10/10, 10/17, 10/24/25
CNS-3971201#
SAN FRANCISCO EXAMINER

ORDER TO SHOW CAUSE FOR CHANGE OF NAME

Case No. CNC-25-560088
Superior Court of California, County of SAN FRANCISCO
Petition of: MIA ROSE HAYNES for Change of Name
TO ALL INTERESTED PERSONS:
Petitioner MIA ROSE HAYNES filed a petition with this court for a decree changing names as follows:
MIA ROSE HAYNES to MIA ROSE OUSSET
The Court orders that all persons interested in this matter appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.
Notice of Hearing:
Date: OCTOBER 21, 2025, Time: 9:00 A.M., Dept.: 103N, Room: 103N
The address of the court is 400 MCALLISTER STREET, SAN FRANCISCO, CA 94102
(To appear remotely, check in advance of the hearing for information about how to do so on the court's website. To find your court's website, go to www.courts.ca.gov/find-my-court.htm.)
A copy of this Order to Show Cause must be published at least once each week for four successive weeks before the date set for hearing on the petition in a newspaper of general circulation, printed in this county: SAN FRANCISCO EXAMINER
Date: SEPTEMBER 5, 2025
MICHELLE TONG
Judge of the Superior Court
9/12, 9/19, 9/26, 10/3/25
CNS-3966299#
SAN FRANCISCO EXAMINER

FICTITIOUS BUSINESS NAMES

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2025-0407217
Fictitious Business Name(s)/Trade Name (DBA):
OMEN & AETHER, 1640 KIRKHAM ST APT 8, SAN FRANCISCO, CA 94122
County of SAN FRANCISCO
Registered Owner(s):
MARIA KEEHN, 1640 KIRKHAM ST APT 8, SAN FRANCISCO, CA 94122
This business is conducted by: AN INDIVIDUAL
The registrant commenced to transact business under the fictitious business name or names listed above on 9/02/2025.
I declare that all information in this statement is true and correct. (A registrant who declares as true any material matter pursuant to Section 17913 of the Business and Professions code that the registrant knows to be false is guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars ($1,000).)
S/ MARIA KEEHN
This statement was filed with the County Clerk of San Francisco County on 09/02/2025.
NOTICE-In accordance with Subdivision (a) of Section 17920, a Fictitious Name Statement generally expires at the end of five years from the date on which it was filed in the office of the County Clerk, except, as provided in Subdivision (b) of Section 17920, where it expires 40 days after any change in the facts set forth in the statement pursuant to Section 17913 other than a change in the residence address of a registered owner. A new Fictitious Business Name Statement must be filed before the expiration. The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under federal, state, or common law (See Section 14411 et seq., Business and Professions Code).
10/3, 10/10, 10/17, 10/24/25
CNS-3972840#
SAN FRANCISCO EXAMINER

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2025-0407319
Fictitious Business Name(s)/Trade Name (DBA):
AFFIRM, 650 CALIFORNIA ST. 12TH FLOOR, SAN FRANCISCO, CA 94108
County of SAN FRANCISCO
Registered Owner(s):
AFFIRM, INC, (DE) 650 CALIFORNIA ST., 12TH FLOOR, SAN FRANCISCO, CA 94108
This business is conducted by: A CORPORATION
The registrant commenced to transact business under the fictitious business name or names listed above on 2/5/2013.
I declare that all information in this statement is true and correct. (A registrant who declares as true any material matter pursuant to Section 17913 of the Business and Professions code that the registrant knows to be false is guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars ($1,000).)
S/ KATHERINE ADKINS, SECRETARY
This statement was filed with the County Clerk of San Francisco County on 09/12/2025.
NOTICE-In accordance with Subdivision (a) of Section 17920, a Fictitious Name Statement generally expires at the end of five years from the date on which it was filed in the office of the County Clerk, except, as provided in Subdivision (b) of Section 17920, where it expires 40 days after any change in the facts set forth in the statement pursuant to Section 17913 other than a change in the residence address of a registered owner. A new Fictitious Business Name Statement must be filed before the expiration. The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under federal, state, or common law (See Section 14411 et seq., Business and Professions Code).
10/3, 10/10, 10/17, 10/24/25
CNS-3972838#
SAN FRANCISCO EXAMINER

FICTITIOUS BUSINESS NAME STATEMENT

File No. M-301718
The following person(s) is (are) doing business as:
Garcia Home and Office Solutions, 1532 Day Ave, San Mateo, CA 94403 County of California
Sonia Maribel Garcia, 1532 Day Ave, San Mateo, CA 94403
This business is conducted by an Individual
The registrant(s) commenced to transact business under the fictitious business name or names listed above on 12/17/24.
I declare that all information in this statement is true and correct. (A registrant who declares as true information which he or she knows to be false is guilty of a crime.)
S/ Sonia Garcia,
This statement was filed with the County Clerk of San Mateo County on 09/23/2025.
Mark Church, County Clerk
[Deputy], Deputy
Original
10/3, 10/10, 10/17, 10/24/25
NPEN-3972731#
EXAMINER - BOUTIQUE & VILLAGER

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2025-0407333
Fictitious Business Name(s)/Trade Name (DBA):
FANCY MONKEYS PUBLISHING, 385 10TH STREET, APT 3, SAN FRANCISCO, CA 94103
County of SAN FRANCISCO
Registered Owner(s):
ARIEL ONGOCO, 385 10TH STREET APT 3, SAN FRANCISCO, CA 94103
This business is conducted by: AN INDIVIDUAL
The registrant commenced to transact business under the fictitious business name or names listed above on 9/92025.
I declare that all information in this statement is true and correct. (A registrant who declares as true any material matter pursuant to Section 17913 of the Business and Professions code that the registrant knows to be false is guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars ($1,000).)
S/ ARIEL ONGOCO
This statement was filed with the County Clerk of San Francisco County on 09/16/2025.
NOTICE-In accordance with Subdivision (a) of Section 17920, a Fictitious Name Statement generally expires at the end of five years from the date on which it was filed in the office of the County Clerk, except, as provided in Subdivision (b) of Section 17920, where it expires 40 days after any change in the facts set forth in the statement pursuant to Section 17913 other than a change in the residence address of a registered owner. A new Fictitious Business Name Statement must be filed before the expiration. The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under federal, state, or common law (See Section 14411 et seq., Business and Professions Code).
10/3, 10/10, 10/17, 10/24/25
CNS-3971878#
SAN FRANCISCO EXAMINER

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2025-0407351
Fictitious Business Name(s)/Trade Name (DBA):
SHINE FACILITY SERVICES, 970 FOLSOM ST, SAN FRANCISCO, CA 94107
County of SAN FRANCISCO
Registered Owner(s):
GREEN LIVING PLANET LLC, (CA), 970 FOLSOM ST,

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1 DR CARLTON B GOODLETT PL #244
SAN FRANCISCO, CA 94102

EXM# 3973931

COPY OF NOTICE

Notice Type: GPN GOVT PUBLIC NOTICE

Ad Description

JEC - LUT HEARING - OCTOBER 20, 2025 - FILE NOS. 250700, 250701, and 250966

To the right is a copy of the notice you sent to us for publication in the SAN FRANCISCO EXAMINER. Thank you for using our newspaper. Please read this notice carefully and call us with ny corrections. The Proof of Publication will be filed with the County Clerk, if required, and mailed to you after the last date below. Publication date(s) for this notice is (are):

10/03/2025

The charge(s) for this order is as follows. An invoice will be sent after the last date of publication. If you prepaid this order in full, you will not receive an invoice.

Publication	$1719.90
Set aside for CCSF Outreach Fund	$191.10
Total	$1911.00

NOTICE OF PUBLIC HEARING BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO LAND USE AND TRANSPORTATION COMMITTEE MONDAY OCTOBER 20, 2025 - 1:30 PM Legislative Chamber, Room 250, City Hall 1 Dr. Carlton B. Goodlett Place, San Francisco. CA 94102

NOTICE IS HEREBY GIVEN THAT the Board of Supervisors of the City and County of San Francisco's Land Use and Transportation Committee will hold a public hearing to consider the following proposals and said public hearing will be held as follows, at which time all interested parties may attend and be heard:

File No. 250700. Ordinance amending the Zoning Map to implement the Family Zoning Plan by: amending the Zoning Use District Maps to: 1) reclassify certain properties currently zoned as various types of Residential to Residential Transit Oriented - Commercial (RTO-C); 2) reclassify properties currently zoned Residential Transit Oriented (RTO) to Residential Transit Oriented - 1 (RTO-1); 3) reclassify certain properties from Residential districts other than RTO to RTO-1; 4) reclassify certain properties currently zoned Neighborhood Commercial (NC) or Public (P) to Community Business (C-2); and 5) reclassify certain properties from Public to Mixed-Use or Neighborhood Commercial Districts; amending the Height and Bulk Map to: 1) reclassify properties in the Family Zoning Plan to R-4 Height and Bulk District; 2) change the height limits on certain lots in the R-4 Height and Bulk District; and 3) designating various parcels to be included in the Non-Contiguous San Francisco Municipal Transportation Agency Sites Special Use District (SFMTA SUD); amending the Local Coastal Program to: 1) reclassify all properties in the Coastal Zone to R-4 Height and Bulk District; 2) reclassify certain properties to RTO-C and Neighborhood Commercial District; 3) designate one parcel as part of the SFMTA SUD; and 4) directing the Planning Director to transmit the Ordinance to the Coastal Commission upon enactment; affirming the Planning Department's determination under the California Environmental Quality Act; making findings of public necessity, convenience, and welfare under Planning Code, Section 302; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and making findings under the City's Local Coastal Program and the California Coastal Act of 1976.

File No. 250701. Ordinance amending the Planning Code to: 1) create the Housing Choice-San Francisco Program to incent housing development through a local bonus program and by adopting a Housing Sustainability District, 2) modify height and bulk limits to provide for additional capacity in well-resourced neighborhoods, and to allow additional height and bulk for projects using the local bonus program, 3) require only buildings taller than 85 feet in certain Districts to reduce ground level wind currents, 4) make conforming changes to the RH (Residential, House), RM (Residential, Mixed), and RC (Residential-Commercial) District zoning tables to reflect the changes to density controls, and parking requirements made in this ordinance, 5) create the RTO-C (Residential Transit Oriented-Commercial) District, 6) implement the Metropolitan Transportation Commission's Transit-Oriented Communities Policy by making changes to parking requirements, minimum residential densities, and minimum office intensities, and requiring maximum dwelling unit sizes, 7) revise off-street parking and curb cut obligations citywide, 8) create the Non-contiguous San Francisco Municipal Transportation Agency Sites Special Use District, 9) permit businesses displaced by new construction to relocate without a conditional use authorization and waive development impact fees for those businesses, 10) make technical amendments to the Code to implement the above changes, 11) make conforming changes to zoning tables in various Districts, including the Neighborhood Commercial District and Mixed Use Districts, and 12) reduce usable open space and bicycle parking requirements for senior housing; amending the Business and Tax Regulations Code regarding the Board of Appeals' review of permits in the Housing Choice Program Housing Sustainability District; also, amending the Local Coastal

A0000072180 92

Program to implement the Housing Choice-San Francisco Program and other associated changes in the City's Coastal Zone, and directing the Planning Director to transmit the ordinance to the Coastal Commission upon enactment; affirming the Planning Department's determination under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and making public necessity, convenience, and welfare findings under Planning Code, Section 302.

File No. 250966. Ordinance amending the General Plan to revise the Urban Design Element, Commerce and Industry Element, Transportation Element, Balboa Park Station Area Plan, Glen Park Community Plan, Market and Octavia Area Plan, Northeastern Waterfront Plan, Van Ness Avenue Area Plan, Western SoMa (South of Market) Area Plan, Western Shoreline Area Plan, Downtown Area Plan, and Land Use Index, to implement the Family Housing Zoning Program, including the Housing Choice-San Francisco Program, by adjusting guidelines regarding building heights, density, design, and other matters; amending the City's Local Coastal Program to implement the Housing Choice-San Francisco Program and other associated changes in the City's Coastal Zone, and directing the Planning Director to transmit the Ordinance to the Coastal Commission upon enactment; affirming the Planning Department's determination under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and adopting findings of public necessity, convenience, and welfare under Planning Code, Section 340.

In accordance with Administrative Code, Section 67.7-1, persons who are unable to attend the hearing on these matters may submit written comments. These comments will be added to the official public record in these matters and shall be brought to the attention of the Board of Supervisors. Written comments should be addressed to Angela Calvillo, Clerk of the Board, City Hall, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA, 94102 or sent via email (bos@sfgov.org). Information relating to these matters are available with the Office of the Clerk of the Board or the Board of Supervisors' Legislative Research Center (https://sfbos.org/legislative-research-center-lrc). Agenda information relating to these matters will be available for public review on Friday, October 17, 2025.

For any questions about this hearing, please contact the Assistant Clerk for the Land Use and Transportation Committee: John Carroll (john.carroll@sfgov.org ~ (415) 554-4445)

EXM-3973931#

From:	Board of Supervisors (BOS)
To:	BOS-Supervisors; BOS-Legislative Aides
Cc:	BOS Legislation, (BOS); Carroll, John (BOS); Calvillo, Angela (BOS); De Asis, Edward (BOS); Entezari, Mehran (BOS); Mchugh, Eileen (BOS); Ng, Wilson (BOS); Somera, Alisa (BOS)
Subject:	FW: Notice of Availability: Addendum to the Housing Element 2022 Update Environmental Impact Report (San Francisco Family Zoning Plan)
Date:	Wednesday, September 3, 2025 3:08:16 PM

Hello,

Please see below communication from the Planning Department (CPC) regarding an addendum to the Housing Element 2022 Updated Final Environmental Impact Report.

Regards,

John Bullock
Office of the Clerk of the Board
San Francisco Board of Supervisors
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102
(415) 554-5184
BOS@sfgov.org | www.sfbos.org

Disclosures: *Personal information that is provided in communications to the Board of Supervisors is subject to disclosure under the California Public Records Act and the San Francisco Sunshine Ordinance. Personal information provided will not be redacted. Members of the public are not required to provide personal identifying information when they communicate with the Board of Supervisors and its committees. All written or oral communications that members of the public submit to the Clerk's Office regarding pending legislation or hearings will be made available to all members of the public for inspection and copying. The Clerk's Office does not redact any information from these submissions. This means that personal information—including names, phone numbers, addresses and similar information that a member of the public elects to submit to the Board and its committees—may appear on the Board of Supervisors website or in other public documents that members of the public may inspect or copy.*

From: CPC.FamilyZoningCEQA <CPC.FamilyZoningCEQA@sfgov.org>
Sent: Wednesday, September 3, 2025 3:03 PM
To: Board of Supervisors (BOS) <board.of.supervisors@sfgov.org>
Cc: ChanStaff (BOS) <chanstaff@sfgov.org>; SherrillStaff <SherrillStaff@sfgov.org>; SauterStaff <SauterStaff@sfgov.org>; MahmoodStaff <MahmoodStaff@sfgov.org>; DorseyStaff (BOS) <DorseyStaff@sfgov.org>; MelgarStaff (BOS) <melgarstaff@sfgov.org>; MandelmanStaff (BOS) <mandelmanstaff@sfgov.org>; FielderStaff <FielderStaff@sfgov.org>; Waltonstaff (BOS) <waltonstaff@sfgov.org>; EngardioStaff (BOS) <EngardioStaff@sfgov.org>; ChenStaff <ChenStaff@sfgov.org>
Subject: FW: Notice of Availability: Addendum to the Housing Element 2022 Update Environmental Impact Report (San Francisco Family Zoning Plan)

From: San Francisco Planning Department <CPC.FamilyZoningCEQA@sfgov.org>
Sent: Wednesday, September 03, 2025 2:06 PM
To: CPC.FamilyZoningCEQA <CPC.FamilyZoningCEQA@sfgov.org>
Subject: Notice of Availability: Addendum to the Housing Element 2022 Update Environmental Impact Report

This item is being forwarded to the San Francisco Board of Supervisors. The San Francisco Family Zoning Plan is anticipated to be before the Board in the coming months.

San Francisco Planning logo

Notice of Availability: Addendum to the Housing Element 2022 Update Final Environmental Impact Report

This email is to let you know that the San Francisco Planning Department has published an addendum to the Housing Element 2022 Update Final Environmental Impact Report. You are receiving this notice because you commented on the Environmental Impact Report for the Housing Element 2022 Update or previously expressed interest in the project's environmental review process.

The Planning Commission hearing for the San Francisco Family Zoning Plan will be held on September 11, 2025. The hearing is for the Planning Commission to consider the ordinances to implement the San Francisco Family Zoning Plan.

Neither the California Environmental Quality Act (CEQA) nor Chapter 31 of the San Francisco Administrative Code requires a hearing specific to the addendum.

A hearing agenda will be posted on the Department webpage by Friday, September 5.

PLEASE DO NOT REPLY TO THIS AUTOMATED EMAIL.

中文詢問請電 (628) 652-7550.
Para información en Español llamar al (628) 652-7550.
Para sa impormasyon sa Tagalog tumawag sa (628) 652-7550.

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49 South Van Ness | San Francisco, CA 94103 US

This email was sent to cpc.familyzoningceqa@sfgov.org.
To continue receiving our emails, add us to your address book.

San Francisco Planning

49 South Van Ness Avenue, Suite 1400
San Francisco, CA 94103
628.652.7600
www.sfplanning.org

NOTICE OF AVAILABILITY

LOCAL COASTAL PROGRAM AMENDMENT

(GENERAL PLAN AMENDMENT, PLANNING CODE TEXT AMENDMENT, ZONING MAP AMENDMENT)

NOTICE IS HEREBY GIVEN THAT in accordance with the applicable provisions of the California Coastal Act and implementing regulations, drafts of the proposed amendments to the San Francisco General Plan, Zoning Map, Planning Code, and **Local Coastal Program** are available for public review and inspection for a six-week public review period beginning August 1, 2025.

Documents are available at the following locations and online:

San Francisco Planning Code, Zoning Map, and Local Coastal Program Implementation Plan Amendments:

- San Francisco Planning Department 49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
- Office of the Clerk of the Board of Supervisors, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102
- https://sfbos.org/legislative-research-center-lrc (File Nos. 250700, 250701)
- City and County of San Francisco - File #: 250700
- City and County of San Francisco - File #: 250701

San Francisco General Plan and Local Coastal Program Land Use Plan Amendments:

- San Francisco Planning Department, 49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
- https://citypln-m-extnl.sfgov.org/Commissions/CPC/7_17_2025/Commission Packet/2021-005878GPA.pdf

Ordinance and Local Coastal Program Amendment Description: Three Ordinances are proposed for adoption by the City. Because the Ordinances apply in part to property located in the Coastal Zone, enactment requires amending the Land Use Plan and Implementation Plan of the City's Local Coastal Program.

1) Board File No. 250700 - Ordinance amending the Zoning Map to implement the Family Zoning Plan by amending the Zoning Use District Maps to: 1) reclassify certain properties currently zoned as various types of Residential to Residential Transit Oriented - Commercial (RTO-C); 2) reclassify properties currently zoned Residential Transit Oriented (RTO) to Residential Transit Oriented - 1 (RTO-1); 3) reclassify certain properties from Residential districts other than RTO to RTO-1; 4) reclassify certain properties currently zoned Neighborhood Commercial (NC) or Public (P) to Community Business (C-2); and 5) reclassify certain properties from Public to Mixed-Use or Neighborhood Commercial Districts; amending the Height and Bulk Map to: 1) reclassify properties in the Family Zoning Plan to R-4 Height and Bulk District; 2) change the height limits on certain lots in the R-4 Height and Bulk District; and 3) designating various parcels to be included in the Non-Contiguous San Francisco Municipal Transportation Agency Special Use District (SFMTA SUD); **amending the Local Coastal Program to: 1) reclassify all properties in the Coastal Zone to R-4 Height and Bulk District; 2) reclassify certain properties to RTO-C and Neighborhood Commercial District; 3) designate one parcel as part of the SFMTA SUD; and 4) directing the Planning Director to transmit the Ordinance to the Coastal Commission upon enactment;**

2) Board File No. 250701 - Ordinance amending the Planning Code to: 1) create the Housing Choice-San Francisco Program to incent housing development through a local bonus program and by adopting a Housing Sustainability District, 2) modify height and bulk limits to provide for additional capacity in well-resourced neighborhoods, and to allow additional height and bulk for projects using the local bonus program, 3) require only buildings taller than 85 feet in

certain Districts to reduce ground level wind currents, 4) make conforming changes to the RH (Residential, House), RM (Residential, Mixed), and RC (Residential-Commercial) District zoning tables to reflect the changes to density controls, and parking requirements made in this ordinance, 5) create the RTO-C (Residential Transit Oriented-Commercial) District, 6) implement the Metropolitan Transportation Commission's Transit-Oriented Communities Policy by making changes to parking requirements, minimum residential densities, and minimum office intensities, and requiring maximum dwelling unit sizes, 7) revise off-street parking and curb cut obligations citywide, 8) create the Non-contiguous San Francisco Municipal Transportation Agency Sites Special Use District, 9) permit certain Legacy Businesses to relocate without a conditional use authorization and waive development impact fees for those businesses, 10) make technical amendments to the Code to implement the above changes, and 11) make conforming changes to zoning tables in various Districts, including the Neighborhood Commercial District and Mixed Use Districts; amending the Business and Tax Regulations Code regarding the Board of Appeals' review of permits in the Housing Choice Program Housing Sustainability District; **amending the Local Coastal Program to implement the Housing Choice-San Francisco Program and other associated changes in the City's Coastal Zone, and directing the Planning Director to transmit the Ordinance to the Coastal Commission upon enactment;**

3) Planning Commission Case Number 2021-005878GPA - Ordinance amending the General Plan to revise the Urban Design Element, Commerce and Industry Element, Transportation Element, Balboa Park Station Area Plan, Glen Park Community Plan, Market and Octavia Area Plan, Northeastern Waterfront Plan, Van Ness Avenue Area Plan, Western SoMa (South of Market) Area Plan, Western Shoreline Area Plan, Downtown Area Plan, and Land Use Index, to implement the Family Housing Zoning Program, including the Housing Choice-San Francisco Program, by adjusting guidelines regarding building heights, density, design, and other matters; **amending the City's Local Coastal Program to implement the Housing Choice- San Francisco Program and other associated changes in the City's Coastal Zone, and directing the Planning Director to transmit the ordinance to the Coastal Commission upon enactment;**

The Planning Commission will consider these Amendments on or after September 11, 2025. The Planning Commission recommendation on these Amendments will be advisory to the Board of Supervisors, which has final approval authority over the San Francisco General Plan, Planning Code, Zoning Map, and Local Coastal Program Amendments.

The final decision by the Board of Supervisors will occur no sooner than six weeks after the date of this notice; after which the City shall submit the Local Coastal Program Amendments to the California Coastal Commission for certification. The Ordinances and Local Coastal Program Amendments are not operative within the Coastal Zone until final certification by the California Coastal Commission. If the California Coastal Commission certifies these Local Coastal Program Amendments, subject to modifications, the Local Coastal Program Amendments shall become effective 30 days after enactment of the modifications.

All interested persons are invited to comment on the draft amendment either in person at the scheduled public hearing, or in writing to the San Francisco Planning Department, 49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103 before September 11, 2025. If you wish to challenge the City's action on the above proceedings in court, you may be limited to addressing only those issues you or someone else have raised at the public hearing described in this notice or written in correspondence to the City at or before the public hearing.

For any questions about this Notice of Availability, please contact Amnon Ben-Pazi, Planning Department staff, at Amnon.Ben-Pazi@sfgov.org or call (628) 652-7428.

From:	Ben-Pazi, Amnon (CPC)
To:	Carroll, John (BOS)
Cc:	GUALCO, GIULIA (CAT)
Subject:	FW: Notice of Availability of Local Coastal Program Amendment
Date:	Monday, August 4, 2025 1:47:49 PM

John, FYI this is the email that went out 8/1.

Amnon Ben-Pazi, Senior Planner
Citywide Division
San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7428 | www.sfplanning.org
San Francisco Property Information Map

From: San Francisco Planning Department <CPC.PlanningNews@sfgov.org>
Sent: Friday, August 01, 2025 12:00 PM
To: Ben-Pazi, Amnon (CPC) <amnon.ben-pazi@sfgov.org>
Subject: Notice of Availability of Local Coastal Program Amendment

San Francisco Planning logo

NOTICE OF AVAILABILITY: LOCAL COASTAL PROGRAM AMENDMENT (GENERAL PLAN AMENDMENT, PLANNING CODE TEXT AMENDMENT, ZONING MAP AMENDMENT)

NOTICE IS HEREBY GIVEN THAT in accordance with the applicable provisions of the California Coastal Act and implementing regulations, drafts of the proposed amendments to the San Francisco General Plan, Zoning Map, Planning Code, and **Local Coastal Program** are available for public review and inspection for a six-week public review period beginning August 1, 2025.

Documents are available at the following locations and online:

- **San Francisco Planning Code, Zoning Map, and Local Coastal Program Implementation Plan Amendments:**
  - San Francisco Planning Department 49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
  - Office of the Clerk of the Board of Supervisors, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102
  - Board Of Supervisors File #250700

- Board Of Supervisors File #250701

- **San Francisco General Plan and Local Coastal Program Land Use Plan Amendments:**
  - San Francisco Planning Department, 49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
  - Planning Commission Case Number 2021-005878GPA

Ordinance and Local Coastal Program Amendment Description: Three Ordinances are proposed for adoption by the City. Because the Ordinances apply in part to property located in the Coastal Zone, enactment requires amending the Land Use Plan and Implementation Plan of the City's Local Coastal Program.

1. **Board File No. 250700 - Ordinance amending the Zoning Map** to implement the Family Zoning Plan by amending the Zoning Use District Maps to: 1) reclassify certain properties currently zoned as various types of Residential to Residential Transit Oriented - Commercial (RTO-C); 2) reclassify properties currently zoned Residential Transit Oriented (RTO) to Residential Transit Oriented - 1 (RTO-1); 3) reclassify certain properties from Residential districts other than RTO to RTO-1; 4) reclassify certain properties currently zoned Neighborhood Commercial (NC) or Public (P) to Community Business (C-2); and 5) reclassify certain properties from Public to Mixed-Use or Neighborhood Commercial Districts; amending the Height and Bulk Map to: 1) reclassify properties in the Family Zoning Plan to R-4 Height and Bulk District; 2) change the height limits on certain lots in the R-4 Height and Bulk District; and 3) designating various parcels to be included in the Non-Contiguous San Francisco Municipal Transportation Agency Special Use District (SFMTA SUD); **amending the Local Coastal Program to: 1) reclassify all properties in the Coastal Zone to R-4 Height and Bulk District; 2) reclassify certain properties to RTO-C and Neighborhood Commercial District; 3) designate one parcel as part of the SFMTA SUD; and 4) directing the Planning Director to transmit the Ordinance to the Coastal Commission upon enactment;**
2. **Board File No. 250701 - Ordinance amending the Planning Code** to: 1) create the Housing Choice-San Francisco Program to incent housing development through a local bonus program and by adopting a Housing Sustainability District, 2) modify height and bulk limits to provide for additional capacity in well-resourced neighborhoods, and to allow additional height and bulk for projects using the local bonus program, 3) require only buildings taller than 85 feet in certain Districts to reduce ground level wind currents, 4) make conforming changes to the RH (Residential, House), RM (Residential, Mixed), and RC (Residential-Commercial) District zoning tables to reflect the changes to density controls, and parking requirements made in this ordinance, 5) create the RTO-C (Residential Transit Oriented-Commercial) District, 6) implement the Metropolitan Transportation Commission's Transit-Oriented Communities Policy by making changes to parking requirements, minimum residential densities, and minimum office intensities, and requiring maximum dwelling unit sizes, 7) revise off-street parking and curb cut obligations citywide, 8) create the Non-contiguous San Francisco Municipal

Transportation Agency Sites Special Use District, 9) permit certain Legacy Businesses to relocate without a conditional use authorization and waive development impact fees for those businesses, 10) make technical amendments to the Code to implement the above changes, and 11) make conforming changes to zoning tables in various Districts, including the Neighborhood Commercial District and Mixed Use Districts; amending the Business and Tax Regulations Code regarding the Board of Appeals' review of permits in the Housing Choice Program Housing Sustainability District; **amending the Local Coastal Program to implement the Housing Choice-San Francisco Program and other associated changes in the City's Coastal Zone, and directing the Planning Director to transmit the Ordinance to the Coastal Commission upon enactment;**

3. **Planning Commission Case Number 2021-005878GPA - Ordinance amending the General Plan** to revise the Urban Design Element, Commerce and Industry Element, Transportation Element, Balboa Park Station Area Plan, Glen Park Community Plan, Market and Octavia Area Plan, Northeastern Waterfront Plan, Van Ness Avenue Area Plan, Western SoMa (South of Market) Area Plan, Western Shoreline Area Plan, Downtown Area Plan, and Land Use Index, to implement the Family Housing Zoning Program, including the Housing Choice-San Francisco Program, by adjusting guidelines regarding building heights, density, design, and other matters; **amending the City's Local Coastal Program to implement the Housing Choice- San Francisco Program and other associated changes in the City's Coastal Zone, and directing the Planning Director to transmit the ordinance to the Coastal Commission upon enactment;**

The Planning Commission will consider these Amendments on or after September 11, 2025. The Planning Commission recommendation on these Amendments will be advisory to the Board of Supervisors, which has final approval authority over the San Francisco General Plan, Planning Code, Zoning Map, and Local Coastal Program Amendments.

The final decision by the Board of Supervisors will occur no sooner than six weeks after the date of this notice; after which the City shall submit the Local Coastal Program Amendments to the California Coastal Commission for certification. The Ordinances and Local Coastal Program Amendments are not operative within the Coastal Zone until final certification by the California Coastal Commission. If the California Coastal Commission certifies these Local Coastal Program Amendments, subject to modifications, the Local Coastal Program Amendments shall become effective 30 days after enactment of the modifications.

All interested persons are invited to comment on the draft amendment either in person at the scheduled public hearing, or in writing to the San Francisco Planning Department, 49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103 before September 11, 2025. If you wish to challenge the City's action on the above proceedings in court, you may be limited to addressing only those issues you or someone else have raised at the public hearing described in this notice or written in correspondence to the City at or before the public hearing.

For any questions about this Notice of Availability, please contact Amnon Ben-Pazi,

Planning Department staff, at Amnon.Ben-Pazi@sfgov.org or call (628) 652-7428.

PLEASE DO NOT REPLY TO THIS AUTOMATED EMAIL.

中文詢問請電 (628) 652-7550.
Para información en Español llamar al (628) 652-7550.
Para sa impormasyon sa Tagalog tumawag sa (628) 652-7550.

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49 South Van Ness | San Francisco, CA 94103 US

This email was sent to amnon.ben-pazi@sfgov.org.
To continue receiving our emails, add us to your address book.

BOARD of SUPERVISORS

City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102-4689
Tel. No. (415) 554-5184
Fax No. (415) 554-5163
TDD/TTY No. (415) 554-5227

MEMORANDUM

LAND USE AND TRANSPORTATION COMMITTEE

Date: December 1, 2025

To: Supervisor Myrna Melgar, Chair
Land Use and Transportation Committee

From: Alisa Somera, Legislative Deputy Director

Subject: COMMITTEE REPORT, BOARD MEETING
Tuesday, December 2, 2025

The following file should be presented as COMMITTEE REPORT during the Board meeting on Tuesday, December 2, 2025. This Ordinance was acted upon during the Land Use and Transportation Committee meeting on Monday, December 1, 2025, at 1:30 p.m., by the votes indicated.

BOS Item No. 38 File No. 250701

[Planning, Business and Tax Regulations Codes - Family Zoning Plan]

Ordinance amending the Planning Code to: 1) create the Housing Choice-San Francisco Program to incent housing development through a local bonus program and by adopting a Housing Sustainability District, 2) modify height and bulk limits to provide for additional capacity in well-resourced neighborhoods, and to allow additional height and bulk for projects using the local bonus program, 3) require only buildings taller than 85 feet in certain Districts to reduce ground level wind currents, 4) make conforming changes to the RH (Residential, House), RM (Residential, Mixed), and RC (Residential-Commercial) District zoning tables to reflect the changes to density controls, and parking requirements made in this Ordinance, 5) create the RTO-C (Residential Transit Oriented-Commercial) District, 6) implement the Metropolitan Transportation Commission's Transit-Oriented Communities Policy by making changes to parking requirements, minimum residential densities, and minimum office intensities, and requiring maximum dwelling unit sizes, 7) revise off-street parking and curb cut obligations citywide, 8) create the Non-contiguous San Francisco Municipal Transportation Agency Sites Special Use District, 9) permit businesses displaced by new construction to relocate without a conditional use authorization and waive development impact fees for those businesses, 10) make technical amendments to the Code to implement the above changes, 11) make conforming changes to zoning tables in various Districts, including the Neighborhood Commercial District and Mixed Use Districts, and 12) reduce usable open space and bicycle parking requirements for senior housing;

amending the Business and Tax Regulations Code regarding the Board of Appeals' review of permits in the Housing Choice Program Housing Sustainability District; also, amending the Local Coastal Program to implement the Housing Choice-San Francisco Program and other associated changes in the City's Coastal Zone, and directing the Planning Director to transmit the Ordinance to the Coastal Commission upon enactment; affirming the Planning Department's determination under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and making public necessity, convenience, and welfare findings under Planning Code, Section 302.

RECOMMENDED, AS AMENDED WITH A NEW TITLE, AS A COMMITTEE REPORT

Vote: Supervisor Myrna Melgar – Aye
Supervisor Chyanne Chen – No
Supervisor Bilal Mahmood – Aye

c: Board of Supervisors
Angela Calvillo, Clerk of the Board
Alisa Somera, Legislative Deputy
Brad Russi, Deputy City Attorney

Member, Board of Supervisors
District 7

City and County of San Francisco

MYRNA MELGAR

DATE: November 24, 2025

TO: Angela Calvillo
Clerk of the Board of Supervisors

FROM: Supervisor Myrna Melgar, Chair, Land Use and Transportation Committee

RE: Land Use and Transportation Committee
COMMITTEE REPORTS

Pursuant to Board Rule 4.20, as Chair of the Land Use and Transportation Committee, I have deemed the following matters are of an urgent nature and request them be considered by the full Board on Tuesday, December 2, 2025.

File No. 240637	**Planning Code, Zoning Map - Central Neighborhoods Large Residence SUD, Corona Heights Large Residence SUD** Sponsor: Mandelman
File No. 250966	**General Plan Amendments - Family Zoning Plan**
File No. 250700	**Zoning Map - Family Zoning Plan** Sponsors: Mayor; Sauter, Mahmood and Dorsey
File No. 250701	**Planning, Business and Tax Regulations Codes - Family Zoning Plan** Sponsor: Mayor

These matters will be heard in the Land Use and Transportation Committee at a Regular Meeting on Monday, December 1, 2025.

City Hall · 1 Dr. Carlton B. Goodlett Place, Room 244 · San Francisco, California 94102-4689 · (415) 554-6516
TDD/TTY (415) 554-5227 · E-mail: Myrna.Melgar@sfgov.org

From:	Board of Supervisors (BOS)
To:	BOS-Supervisors; BOS-Legislative Aides
Cc:	BOS-Operations; Carroll, John (BOS); BOS Legislation, (BOS); Calvillo, Angela (BOS); De Asis, Edward (BOS); Entezari, Mehran (BOS); Mchugh, Eileen (BOS); Ng, Wilson (BOS); Somera, Alisa (BOS)
Subject:	3 Letters Regarding File Nos. 250700, 250701, 250966, and 251072
Date:	Thursday, December 4, 2025 12:06:04 PM
Attachments:	3 Letters Regarding File Nos. 250700, 250701, 250966, and 251072.pdf

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Hello,

Please see attached 3 letters regarding File Nos.:

250700: Zoning Map - Family Zoning Plan
250701: Planning, Business and Tax Regulations Codes - Family Zoning Plan
250966: General Plan Amendments - Family Zoning Plan
251072: Planning, Business and Tax Regulations Codes - Family Zoning Plan

Regards,

John Bullock
Office of the Clerk of the Board
San Francisco Board of Supervisors
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102
(415) 554-5184
BOS@sfgov.org | www.sfbos.org

Disclosures: *Personal information that is provided in communications to the Board of Supervisors is subject to disclosure under the California Public Records Act and the San Francisco Sunshine Ordinance. Personal information provided will not be redacted. Members of the public are not required to provide personal identifying information when they communicate with the Board of Supervisors and its committees. All written or oral communications that members of the public submit to the Clerk's Office regarding pending legislation or hearings will be made available to all members of the public for inspection and copying. The Clerk's Office does not redact any information from these submissions. This means that personal information—including names, phone numbers, addresses and similar information that a member of the public elects to submit to the Board and its committees—may appear on the Board of Supervisors website or in other public documents that members of the public may inspect or copy.*

From:	Kathy Howard
To:	DorseyStaff (BOS); MahmoodStaff; MandelmanStaff (BOS); MelgarStaff (BOS); SauterStaff; SherrilStaff@sfgov.org; Board of Supervisors (BOS); WongStaff (BOS)
Subject:	You vote on the "Family" Zoning plan does not meet the needs of San Franciscans.
Date:	Thursday, December 4, 2025 11:00:41 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Supervisors who voted to approve the Mayor Rich Family Zoning Plan,

Please rethink your vote. There are so many problems with this plan! See my email below. Please stand up for San Franciscans!
Please vote NO next week and make these changes.

Katherine Howard
Sunset District

From: kh <kathyhoward@earthlink.net>
Date: Monday, December 1, 2025 at 9:11 PM
To: Supervisor Connie Chan <ChanStaff@sfgov.org>, <ChenStaff@sfgov.org>, <DorseyStaff@sfgov.org>, <Jackie.Fielder@sfgov.org>, <MahmoodStaff@sfgov.org>, Rafael Mandelman <MandelmanStaff@sfgov.org>, <MelgarStaff@sfgov.org>, <SauterStaff@sfgov.org>, Shamann Walton <Shamann.Walton@sfgov.org>, <SherrilStaff@sfgov.org>, A Clerk of the Board <Board.of.Supervisors@sfgov.org>, <daniel.lurie@sfgov.org>
Cc: <sean.mcgarry@sfgov.org>, <amy.campbell@sfgov.org>, Theresa Imperial <theresa.imperial@sfgov.org>, <kathrin.moore@sfgov.org>, <derek.braun@sfgov.org>, <lydia.so@sfgov.org>, <gilbert.a.williams@sfgov.org>, Jonas Ionin <jonas.ionin@sfgov.org>
Subject: BOS: Postpone vote on the 'Family' Zoning plan.

Dear Supervisors,

The entire City voted on District 4's Great Highway, but once again **District 4**, through no fault of our own, **has NO voice in the upzoning legislation**. This is despite the fact that the upzoning legislation could result in bulldozing our entire neighborhood. We have had a new Supervisor all of one day and no easy way to contact him. He has not had time to hold neighborhood meetings; he has not had the opportunity to find out what his district thinks.

You should **postpone this vote** until we have had the opportunity to meet with our new Supervisor. *We are tired of being ignored*.

As to the legislation, many changes must be made:

- **Eliminate in-lieu fees**. In-lieu fees delay affordable housing and create exclusive enclaves of luxury housing.
- **Dedicate all suitable public land – excluding parks and public open space - to 100% affordable housing.**
- **Preserve the Coastal Zone as it is today.**
- **Prohibit upzoning in the Tsunami Zone.** It is reckless to increase building heights or density in areas at high risk of tsunami inundation.
- **Repair and reactivate the local tsunami warning system**.
- **Protect historic and culturally significant buildings, districts and open space.** All **Category A and A-eligible historic buildings, districts, and open space** should be exempted from upzoning. District 4's mid-century homes and civic buildings reflect our community's unique cultural heritage and deserve preservation.
- **Prevent height increases near parks and schools.** Casting shadows on open spaces and classrooms undermines the very "well-resourced" character of our district that the City claims to value.
- **Install the emergency firefighting system before more density is built, or a major quake and the ocean winds could result in an unstoppable fire that will run from west to east over all of San Francisco.**

Thank you for your consideration of these points.

Sincerely,

Katherine Howard

Outer Sunset

District 4

From:	Stephen Torres
To:	Board of Supervisors (BOS)
Subject:	Letter Re: Family Zoning Plan
Date:	Tuesday, December 2, 2025 3:12:11 PM
Attachments:	2025.12.02.pdf.pdf

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Clerk of the Board,

Please see my attached letter regarding items 35-38 in today's agenda.

Best,

Stephen Torres

Stephen Torres
Mission District
San Francisco, California

December 2, 2025

The San Francisco Board of Supervisors
Legislative Chamber, City Hall
San Francisco, California 94102

Dear President Mandelman and Members of the Board of Supervisors,

I am writing today to implore you again not to pass the Family Zoning Plan in its current form. Far from an actual plan, it continues to lack the protections and guidance that should be in a plan for our City's future. Vital amendments that could have mitigated the egregious gaps have been rejected and instead this gives over our control wholesale to developers and private equity with very little in regulation and oversight.

Many of you have held that we can do nothing because our hands are being tied by the state or that we cannot stand in the way of progress. I would like to remind you that you were elected to challenge anything that may negatively impact our communities and to guide community determination over our future, not to acquiesce or remain passive. At a time when power is being consolidated to the most wealthy and private interests at every level of government, voting yes on this plan would send a troubling and dangerous signal to San Franciscans as well as Californians when they should have the most confidence in those who represent them closest to home.

Please vote no on this legislation and work for a more representative and integrative plan for all San Franciscans and challenge any mandate from Sacramento or anywhere that removes our City's voice and determination.

Sincerely,

Stephen Torres
District 8 & 9 Worker
District 9 Resident

From:	D7 Youth Council
To:	Board of Supervisors (BOS)
Cc:	Low, Jen (BOS)
Subject:	Letter of Support - File No. 250700 and File No. 250701
Date:	Tuesday, December 2, 2025 1:21:15 PM
Attachments:	Letter from D7 Youth Council.pdf

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Supervisors,

Please find attached a letter from the District 7 Youth Council for File No 250700 [Zoning Map - Family Zoning Plan] and File No. 250701 [Planning, Business and Tax Regulations Codes - Family Zoning Plan].

Thank you.

November 18, 2025

District 7 Youth Council
d7youthcouncil@gmail.com

Dear Supervisors,

On behalf of the District 7 Youth Council, we would like to express our support for the Family Zoning Plan. The District 7 Youth Council is a body of 15 youths who live or attend school in District 7. Created by former Supervisor Norman Yee, the District 7 Youth Council looks to provide the District 7 Supervisor with guidance on youth issues. Additionally, it works to improve the conditions for youth across District 7.

We all know it's vital to increase housing across the city. However, as a Youth Council representing San Francisco's youth, we especially recognize the importance of prioritizing increasing density around schools and transit corridors. This is crucial for a number of reasons, but above all, it would reduce commuting times for students and traffic on the street. Public transit thrives with more riders, neighborhood small businesses thrive with more neighbors, and local public schools thrive with more kids.

We would also like to express our support for facilitating 2-4-bedroom housing units to incentivize families to stay and thrive in San Francisco. Currently, developers often find smaller studio and one-bedroom units more financially viable, which makes it difficult for families with children to find appropriate housing in San Francisco. Offering density bonuses and implementing zoning modifications as incentives for developers to build 2-4-bedroom units creates financial incentives that align developers' interests and San Francisco's need for family housing. We support Supervisor Melgar's amendment to exempt buildings with three or more rent-controlled apartments from upzoning. This protection for approximately 84,000 rental units balances both safeguarding existing tenants and affordable housing, while still allowing the development necessary to address the city's housing crisis.

We recognize that development may impact local businesses, and we strongly support funds for small business relocation. We encourage creative solutions like Supervisor Melgar's small business construction relief fund, as well as community donations and fundraisers, to help small businesses relocate and continue serving our neighborhoods. Additionally, we need to prioritize finding affordable family housing strategies and implementing strong tenant protections to ensure that existing residents aren't displaced as we work to create more housing opportunities.

As young citizens of San Francisco, we want to be able to continue to live in our beautiful city. For that reason, the D7 Youth Council, on behalf of youth around the city, supports the family zoning plan.

Sincerely,
Sophia Shen, Andrew Martinovsky, Nicole Lee, Edward Naser, Konrad Kruszka
Housing & Transportation Committee, District 7 Youth Council

From:	Bullock, John (BOS)
To:	BOS-Supervisors; BOS-Legislative Aides
Cc:	BOS-Operations; Carroll, John (BOS); BOS Legislation, (BOS); Calvillo, Angela (BOS); De Asis, Edward (BOS); Entezari, Mehran (BOS); Mchugh, Eileen (BOS); Ng, Wilson (BOS); Somera, Alisa (BOS)
Subject:	7 Letters Regarding File Nos. 250700, 250701, 250966, and 251072
Date:	Tuesday, December 2, 2025 12:10:14 PM
Attachments:	7 Letters Regarding File Nos. 250700, 250701, 250966, and 251072.pdf

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Hello,

Please see attached 7 letters regarding File Nos.:

250700: Zoning Map - Family Zoning Plan
250701: Planning, Business and Tax Regulations Codes - Family Zoning Plan
250966: General Plan Amendments - Family Zoning Plan
251072: Planning, Business and Tax Regulations Codes - Family Zoning Plan

Regards,

John Bullock
Office of the Clerk of the Board
San Francisco Board of Supervisors
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102
(415) 554-5184
BOS@sfgov.org | www.sfbos.org

Disclosures: *Personal information that is provided in communications to the Board of Supervisors is subject to disclosure under the California Public Records Act and the San Francisco Sunshine Ordinance. Personal information provided will not be redacted. Members of the public are not required to provide personal identifying information when they communicate with the Board of Supervisors and its committees. All written or oral communications that members of the public submit to the Clerk's Office regarding pending legislation or hearings will be made available to all members of the public for inspection and copying. The Clerk's Office does not redact any information from these submissions. This means that personal information—including names, phone numbers, addresses and similar information that a member of the public elects to submit to the Board and its committees—may appear on the Board of Supervisors website or in other public documents that members of the public may inspect or copy.*

From:	Mchugh, Eileen (BOS)
To:	BOS-Operations
Subject:	Fw: San Francisco Eastern Neighborhoods Democratic Club (SFENDC) Support for Mayor Lurie"s Family Zoning Plan
Date:	Tuesday, December 2, 2025 9:57:18 AM

Get Outlook for iOS

From: Bruce Agid <bruce.h.agid@gmail.com>
Sent: Tuesday, December 2, 2025 9:02 AM
To: Melgar, Myrna (BOS) <myrna.melgar@sfgov.org>; Mahmood, Bilal (BOS) <bilal.mahmood@sfgov.org>; Chen, Chyanne (BOS) <Chyanne.Chen@sfgov.org>; Sherrill, Stephen (BOS) <Stephen.Sherrill@sfgov.org>; Walton, Shamann (BOS) <shamann.walton@sfgov.org>; Chan, Connie (BOS) <connie.chan@sfgov.org>; Sauter, Danny (BOS) <Danny.Sauter@sfgov.org>; Dorsey, Matt (BOS) <matt.dorsey@sfgov.org>; Fielder, Jackie (BOS) <Jackie.Fielder@sfgov.org>; Alan.Wong1@sfgov.org <Alan.Wong1@sfgov.org>; Mandelman, Rafael (BOS) <rafael.mandelman@sfgov.org>
Cc: Meaghan Mitchell <Meaghanmitchell@gmail.com>; Tyra Fennell <tyrafennellsf@gmail.com>; Sean Karlin <sean.karlin@gmail.com>; Amerika Sanchez <amerikasanchez@gmail.com>; Charley Goss <charlesbgoss@gmail.com>; Derek Lee <derekjlee27@gmail.com>; Kurt Grimes <kurtb.grimes@gmail.com>; Chris Chang <chriskchang@gmail.com>; Maika Pinkston <maikapinkston@gmail.com>; Latoya Pitcher <ltpitcher@gmail.com>; Spencer Lam <spencerl1296@gmail.com>; Eric Dew <edew@theizegroup.com>; Mark Malouf <mmalouf@teamsters665.org>; Alan Tsui <alant2k@yahoo.com>; Rachael Tanner <r.ann.tanner@gmail.com>; Gary Pegueros <garypegueros@sbcglobal.net>; Chanel Blackwell <chanelblackwell1@gmail.com>; Elijah Ball <elijahiball@gmail.com>; Courtney Sid <courtneysid@gmail.com>; sliubettencourt@gmail.com <sliubettencourt@gmail.com>; JiLon Li <jilonli@gmail.com>; Rupali Singhal <rupa9988@gmail.com>; Carroll, John (BOS) <john.carroll@sfgov.org>; Calvillo, Angela (BOS) <angela.calvillo@sfgov.org>; Herrera, Ana (BOS) <ana.herrera@sfgov.org>; Burch, Percy (BOS) <percy.burch@sfgov.org>; Yan, Calvin (BOS) <calvin.yan@sfgov.org>; Andrews, Michelle (BOS) <michelle.andrews@sfgov.org>; Tam, Madison (BOS) <madison.r.tam@sfgov.org>; Rosas, Lorenzo (BOS) <Lorenzo.Rosas@sfgov.org>; Low, Jen (BOS) <jen.low@sfgov.org>; Fieber, Jennifer (BOS) <jennifer.fieber@sfgov.org>; Cooper, Raynell (BOS) <raynell.cooper@sfgov.org>; Sciammas, Charlie (BOS) <charlie.sciammas@sfgov.org>; Ho, Calvin (BOS) <calvin.ho@sfgov.org>; DorseyStaff (BOS) <DorseyStaff@sfgov.org>; Waltonstaff (BOS) <waltonstaff@sfgov.org>; Mathew Castillon <mcastillon10@gmail.com>; Lurie, Daniel (MYR) <daniel.lurie@sfgov.org>; Thongsavat, Adam (MYR) <adam.thongsavat@sfgov.org>; Zou, Han (MYR) <han.zou@sfgov.org>
Subject: San Francisco Eastern Neighborhoods Democratic Club (SFENDC) Support for Mayor

Lurie's Family Zoning Plan

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December 2, 2025

RE: Support Mayor Lurie's Family Zoning Plan

Dear Members of the Board of Supervisors,

The Board of the Eastern Neighborhoods Democratic Club (ENDC) supports the passage and adoption of Mayor Lurie's Family Zoning Plan.

This proposal plans to build more housing for San Franciscans while ensuring we can control our own destiny by maintaining local land use controls. Without the Family Zoning Plan, San Francisco will face the Builder's Remedy as well as fines and loss of ~$100 million in funding for transit and housing. Furthermore, this plan incentivizes family-sized homes of at least two, three, or more bedrooms. These types of homes help more families stay in San Francisco.

The plan aligns with ENDC's Mission & Vision. The San Francisco Eastern Neighborhoods Democratic Club (ENDC) was established by residents of San Francisco's Supervisorial Districts 3, 6, and 10 to organize voters and provide a discussion and educational forum to address the most pressing issues facing the eastern neighborhoods of our City.

The ENDC provides a Democratic political voice to advocate an urbanist-equity platform (a focus on creating complete communities) with twin goals of keeping current residents and families in San Francisco while welcoming newcomers. The Family Zoning Plan aligns firmly with these values.

We are proud to support the Family Zoning Plan, which incorporates many important accepted amendments, and urge the Board of Supervisors to adopt the plan without delay.

Thanks in advance,

Bruce Agid
President, ENDC on behalf of the Board of ENDC

From:	Richard Drury
To:	Board of Supervisors (BOS); MandelmanStaff (BOS); ChanStaff (BOS); SherrillStaff; SauterStaff; MelgarStaff (BOS); ChenStaff; MahmoodStaff; DorseyStaff (BOS); FielderStaff; Waltonstaff (BOS); Carroll, John (BOS); CPC.SF.Housing.Choice; CPC.FamilyZoningCEQA; Shum, Ryan (CPC)
Cc:	Lori Brooke
Subject:	Family Zoning Plan Board File Nos. 250966, 250700, 251071, 250701, 251073 and 250985
Date:	Tuesday, December 2, 2025 9:02:54 AM
Attachments:	2025.12.02.SF Rezone Supoplemental BOS ComLtr-PDF w Exhibit.pdf

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Dear Board of Supervisors:
Attached please find the supplemental comments of Neighborhoods United SF concerning the San Francisco "Family Zoning Plan." Board of Supervisors December 2, 2025. Board File Nos. 250966, 250700, 251071, 250701, 251073 and 250985.
Thank you for considering our comments, and please include these comments in the record for this matter.
Richard Drury

--
Richard Drury
Lozeau Drury LLP
1939 Harrison Street, Suite 150
Oakland, CA 94612
(510) 836-4200
richard@lozeaudrury.com

LOZEAU DRURY LLP
T 510.836.4200
F 510.836.4205
1939 Harrison Street, Ste. 150
Oakland, CA 94612
www.lozeaudrury.com
richard@lozeaudrury.com

BY E-MAIL

December 2, 2025

Board President Rafael Mandelman and
Honorable Supervisors
San Francisco Board of Supervisors
Attn: Angela Calvillo, Clerk of the Board
Land Use and Transportation Committee c/o Clerk John Carroll
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102
Board.of.Supervisors@sfgov.org
mandelmanstaff@sfgov.org
ChanStaff@sfgov.org
SherrillStaff@sfgov.org
SauterStaff@sfgov.org
MelgarStaff@sfgov.org
ChenStaff@sfgov.org
MahmoodStaff@sfgov.org
DorseyStaff@sfgov.org
FielderStaff@sfgov.org
waltonstaff@sfgov.org
John.Carroll@sfgov.org
Lisa Chen, sf.housing.choice@sfgov.org
Ryan Shum, CPC, cpc.FamilyZoningCEQA@sfgov.org; ryan.shum@sfgov.org

RE: Comment on CEQA Addendum for San Francisco "Family Zoning Plan."
Board of Supervisors December 2, 2025.
Board File Nos. 250966, 250700, 251071, 250701, 251073 and 250985

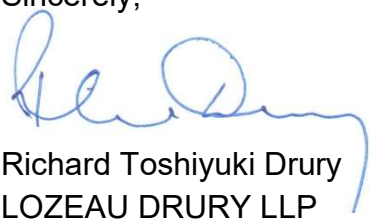
President Mandelman and Honorable Supervisors:

I am writing on behalf of Neighborhoods United SF, a consortium of San Francisco neighborhood and community groups representing thousands of San Francisco residents, concerning the so-called San Francisco "Family Zoning Plan" ("Rezone"). This letter supplements our filing yesterday in which we requested that the Board defer any decision on the Rezone until the City Planning Department prepares a Supplemental Environmental Impact Report ("SEIR").

We attach hereto the shadow "heat map" prepared by Adam Noble of FastCast showing that the Rezone will have dramatic shadow impacts on Joe DiMaggio Park. This is a zero-tolerance park under the City's Prop M (Planning Code Section 295). This is a new significant impact of the Rezone that must be analyzed in an SEIR, along with the

impacts discussed in yesterday's letter. We urge the City to prepare a SEIR to consider feasible mitigation measures to reduce the Rezone's impacts, and also to consider feasible alternatives, such as placing the proposed 4,000 additional units in specific locations, rather than upzoning entire swaths of the city in hopes that the 4,000 units will be built somewhere within the upzoned areas. We do not need to destroy the City to save it. Instead, the necessary new development can be place in areas of the City where it will not destroy rent-controlled housing and where it will not destroy functional, urban communities.

Sincerely,

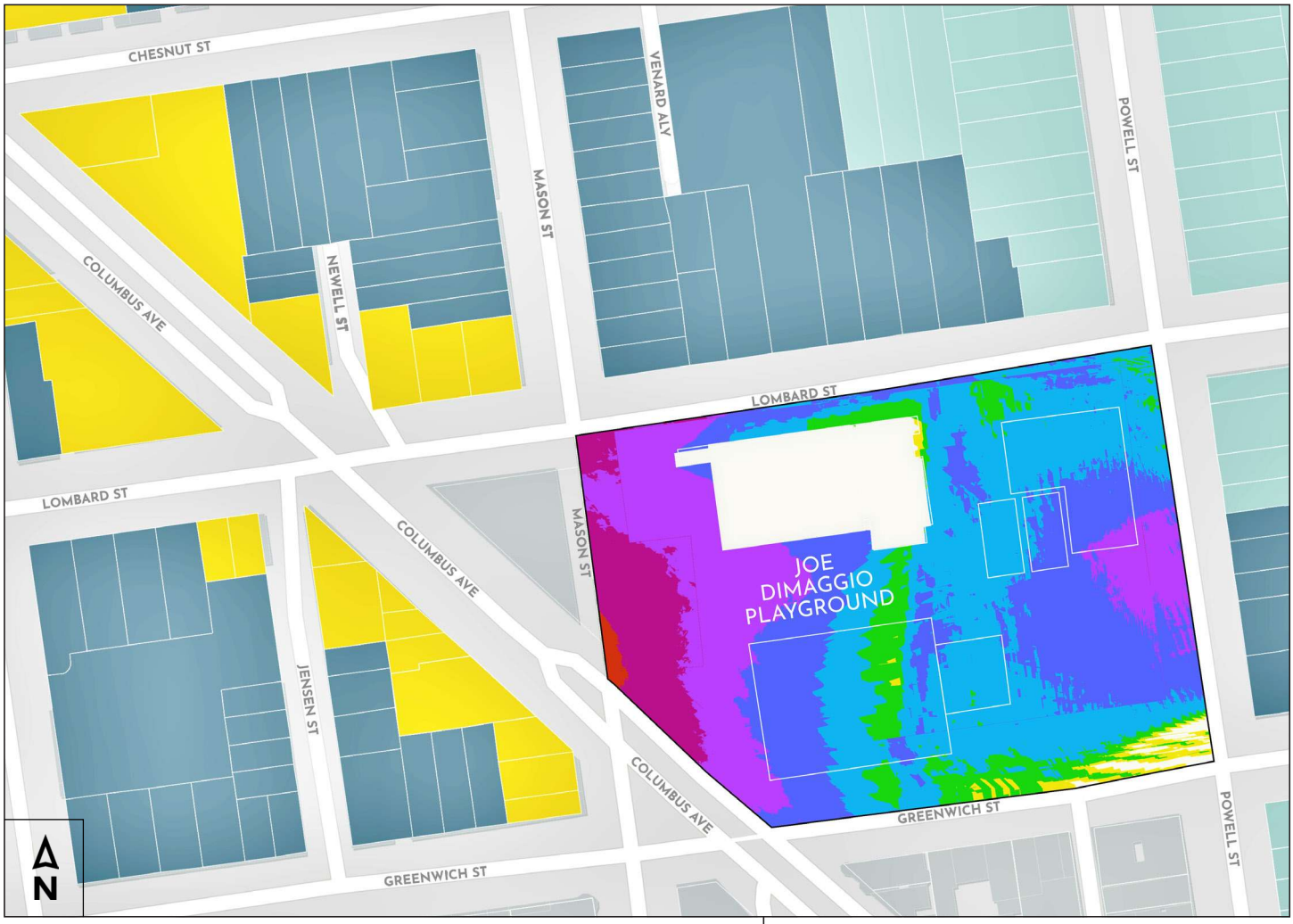


Richard Toshiyuki Drury
LOZEAU DRURY LLP

FAMILY ZONING SHADOW ANALYSIS

Joe DiMaggio Playground, Single Day

EXHIBIT B



NET NEW SHADOW LOCATIONS & DURATIONS

Full Year Distribution

Duration Range of Net New Shadow

Under 2 min/day	(under 13 hrs/year)
2 - 4 min/day	(13 - 25 hrs/year)
4 - 8 min/day	(25 - 49 hrs/year)
8 - 16 min/day	(49 - 98 hrs/year)
16 - 32 min/day	(98 - 195 hrs/year)
32 - 64 min/day	(195 - 390 hrs/year)
64 - 128 min/day	(390 - 779 hrs/year)
Over 128 min/day	(over 779 hrs/year)

FULL YEAR

SHADOW FAN ANALYSIS

Rec & Park Open Spaces

Joe DiMaggio Playground*

Proposed Local Program Height Limits

40’

50’

65’

Shadow Fan is cropped to park boundaries

FAMILY ZONING SHADOW ANALYSIS

Joe DiMaggio Playground, Single Day

NET NEW SHADOW LOCATIONS & DURATIONS

Single Day Distribution

Duration Range of Net New Shadow

- Over 16 hr
- 8 hr - 16 hr
- 4 hr - 8 hr
- 2 hr - 4 hr
- 1 hr - 2 hr
- 30 min - 1 hr
- 15 min - 30 min
- 1 min - 15 min

JUNE 21

SHADOW FAN ANALYSIS

Rec & Park Open Spaces

- Joe DiMaggio Playground

Proposed Local Program Height Limits

- 40’
- 50’
- 65’

FAMILY ZONING SHADOW ANALYSIS

Joe DiMaggio Playground, Single Day

NET NEW SHADOW LOCATIONS & DURATIONS

Single Day Distribution

Duration Range of Net New Shadow

- Over 16 hr
- 8 hr - 16 hr
- 4 hr - 8 hr
- 2 hr - 4 hr
- 1 hr - 2 hr
- 30 min - 1 hr
- 15 min - 30 min
- 1 min - 15 min

JUNE 28

SHADOW FAN ANALYSIS

Rec & Park Open Spaces

- Joe DiMaggio Playground

Proposed Local Program Height Limits

- 40’
- 50’
- 65’

FAMILY ZONING SHADOW ANALYSIS

Joe DiMaggio Playground, Single Day

NET NEW SHADOW LOCATIONS & DURATIONS

Single Day Distribution

Duration Range of Net New Shadow

- Over 16 hr
- 8 hr - 16 hr
- 4 hr - 8 hr
- 2 hr - 4 hr
- 1 hr - 2 hr
- 30 min - 1 hr
- 15 min - 30 min
- 1 min - 15 min

JULY 5

SHADOW FAN ANALYSIS

Rec & Park Open Spaces

- Joe DiMaggio Playground

Proposed Local Program Height Limits

- 40’
- 50’
- 65’

FAMILY ZONING SHADOW ANALYSIS

Joe DiMaggio Playground, Single Day

NET NEW SHADOW LOCATIONS & DURATIONS

Single Day Distribution

Duration Range of Net New Shadow

- Over 16 hr
- 8 hr - 16 hr
- 4 hr - 8 hr
- 2 hr - 4 hr
- 1 hr - 2 hr
- 30 min - 1 hr
- 15 min - 30 min
- 1 min - 15 min

JULY 12

SHADOW FAN ANALYSIS

Rec & Park Open Spaces

- Joe DiMaggio Playground

Proposed Local Program Height Limits

- 40’
- 50’
- 65’

FAMILY ZONING SHADOW ANALYSIS

Joe DiMaggio Playground, Single Day

NET NEW SHADOW LOCATIONS & DURATIONS

Single Day Distribution

Duration Range of Net New Shadow

- Over 16 hr
- 8 hr - 16 hr
- 4 hr - 8 hr
- 2 hr - 4 hr
- 1 hr - 2 hr
- 30 min - 1 hr
- 15 min - 30 min
- 1 min - 15 min

JULY 19

SHADOW FAN ANALYSIS

Rec & Park Open Spaces

- Joe DiMaggio Playground

Proposed Local Program Height Limits

- 40’
- 50’
- 65’

FAMILY ZONING SHADOW ANALYSIS

Joe DiMaggio Playground, Single Day

NET NEW SHADOW LOCATIONS & DURATIONS

Single Day Distribution

Duration Range of Net New Shadow

- Over 16 hr
- 8 hr - 16 hr
- 4 hr - 8 hr
- 2 hr - 4 hr
- 1 hr - 2 hr
- 30 min - 1 hr
- 15 min - 30 min
- 1 min - 15 min

JULY 26

SHADOW FAN ANALYSIS

Rec & Park Open Spaces

- Joe DiMaggio Playground

Proposed Local Program Height Limits

- 40’
- 50’
- 65’

FAMILY ZONING SHADOW ANALYSIS

Joe DiMaggio Playground, Single Day

NET NEW SHADOW LOCATIONS & DURATIONS

Single Day Distribution

Duration Range of Net New Shadow

- Over 16 hr
- 8 hr - 16 hr
- 4 hr - 8 hr
- 2 hr - 4 hr
- 1 hr - 2 hr
- 30 min - 1 hr
- 15 min - 30 min
- 1 min - 15 min

AUGUST 2

SHADOW FAN ANALYSIS

Rec & Park Open Spaces

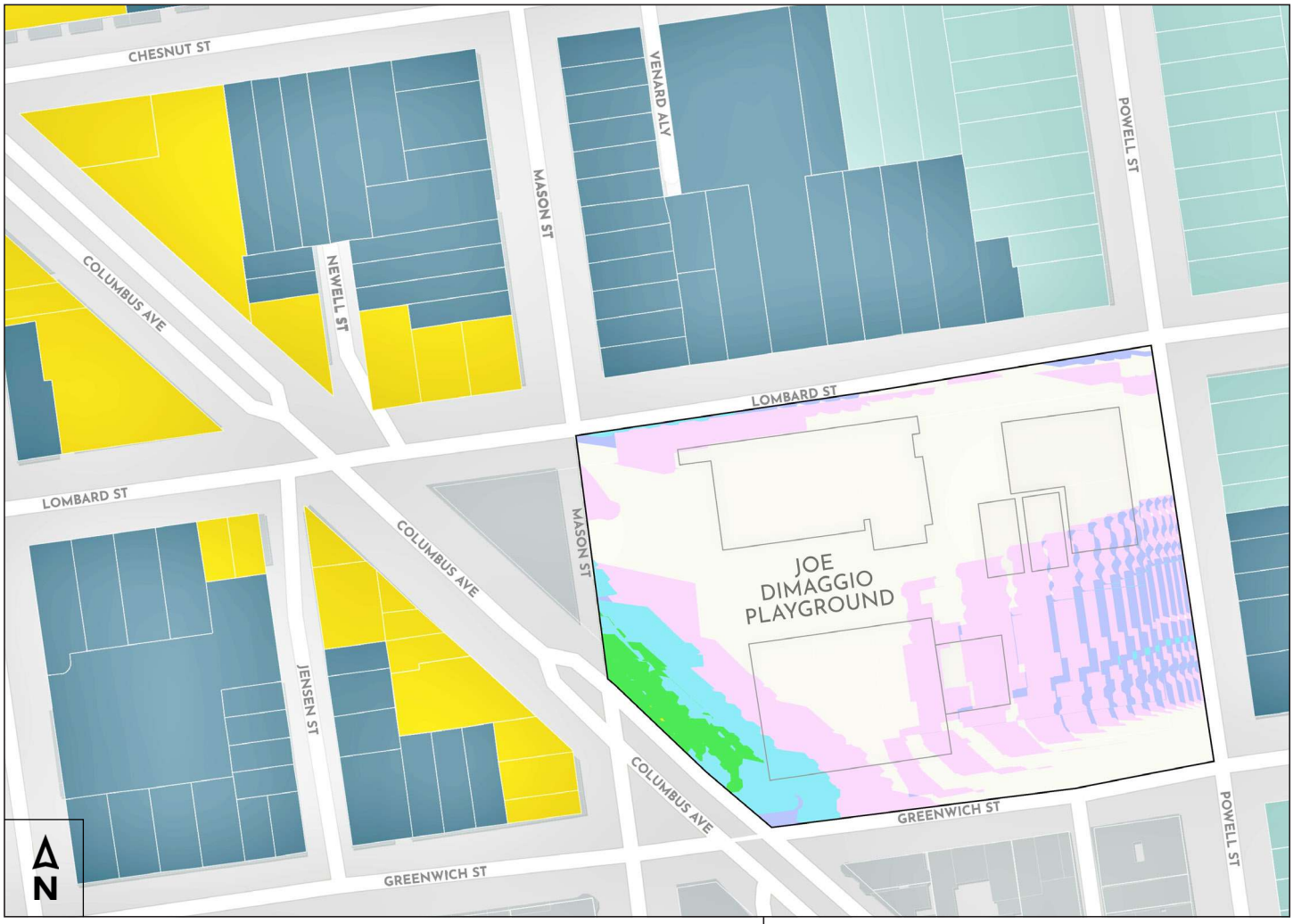
- Joe DiMaggio Playground

Proposed Local Program Height Limits

- 40’
- 50’
- 65’

FAMILY ZONING SHADOW ANALYSIS

Joe DiMaggio Playground, Single Day



NET NEW SHADOW LOCATIONS & DURATIONS

Single Day Distribution

Duration Range of Net New Shadow

- Over 16 hr
- 8 hr - 16 hr
- 4 hr - 8 hr
- 2 hr - 4 hr
- 1 hr - 2 hr
- 30 min - 1 hr
- 15 min - 30 min
- 1 min - 15 min

AUGUST 9

SHADOW FAN ANALYSIS

Rec & Park Open Spaces

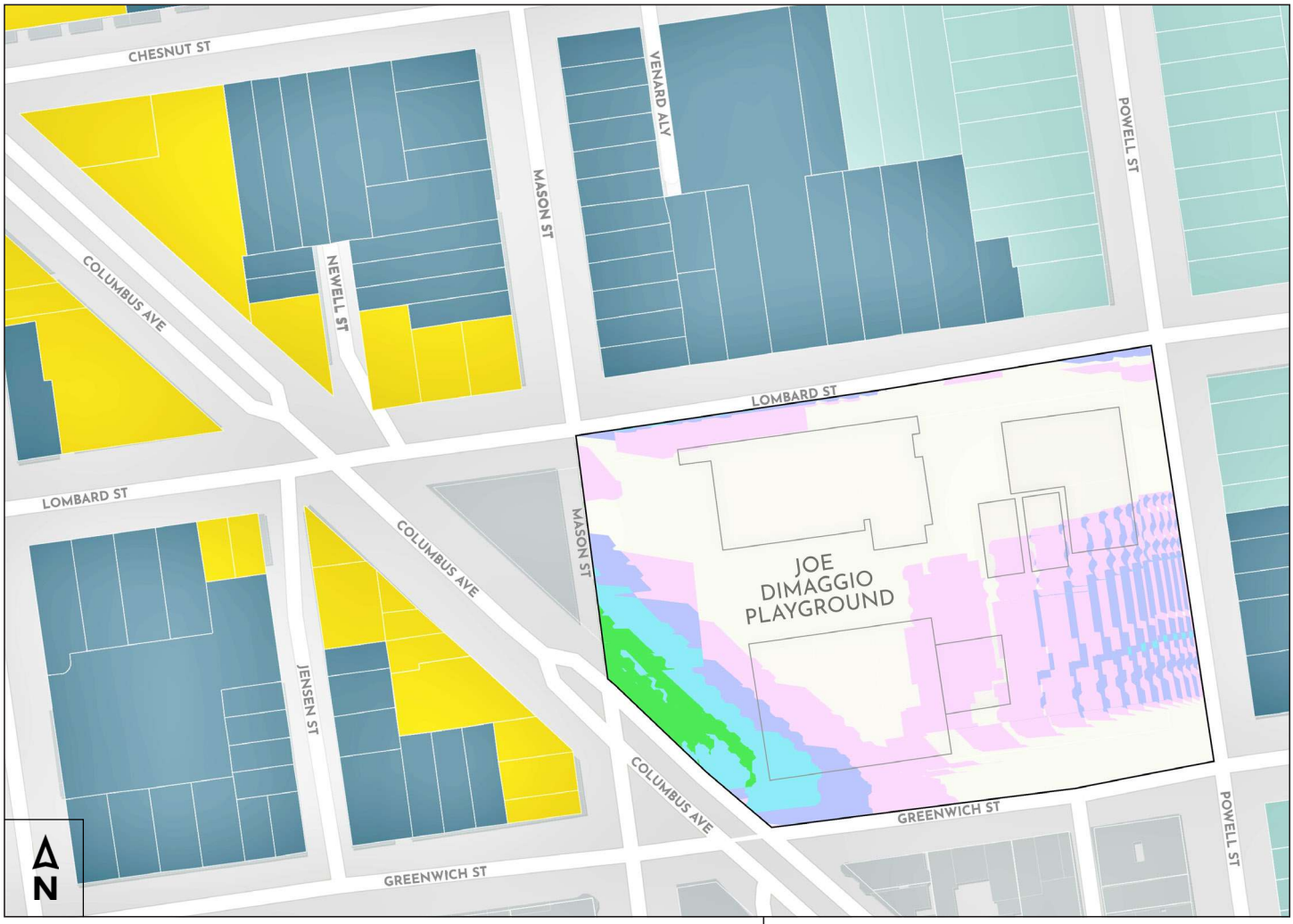
- Joe DiMaggio Playground

Proposed Local Program Height Limits

- 40’
- 50’
- 65’

FAMILY ZONING SHADOW ANALYSIS

Joe DiMaggio Playground, Single Day



NET NEW SHADOW LOCATIONS & DURATIONS

Single Day Distribution

Duration Range of Net New Shadow

- Over 16 hr
- 8 hr - 16 hr
- 4 hr - 8 hr
- 2 hr - 4 hr
- 1 hr - 2 hr
- 30 min - 1 hr
- 15 min - 30 min
- 1 min - 15 min

AUGUST 16

SHADOW FAN ANALYSIS

Rec & Park Open Spaces

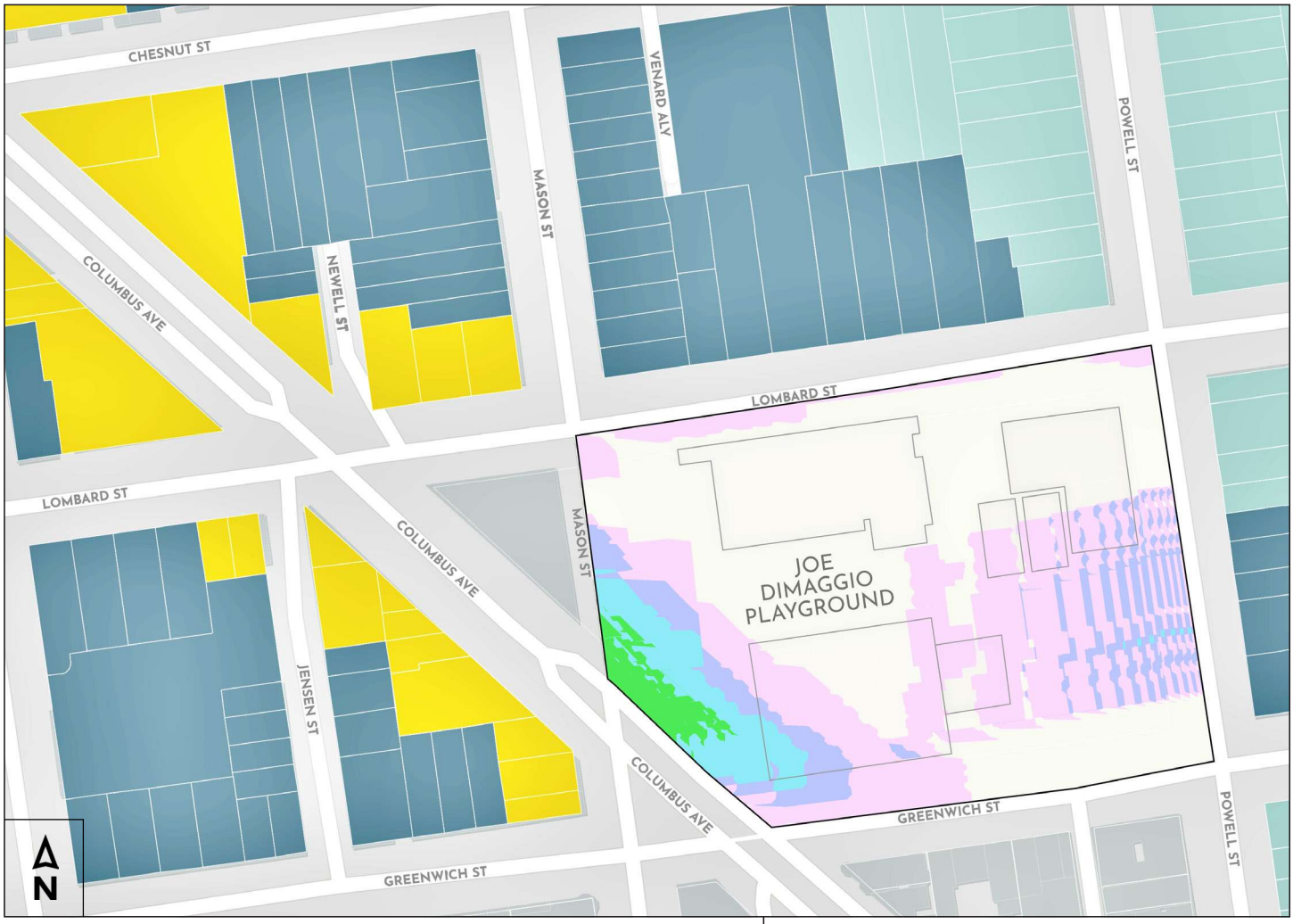
- Joe DiMaggio Playground

Proposed Local Program Height Limits

- 40’
- 50’
- 65’

FAMILY ZONING SHADOW ANALYSIS

Joe DiMaggio Playground, Single Day



NET NEW SHADOW LOCATIONS & DURATIONS

Single Day Distribution

Duration Range of Net New Shadow

- Over 16 hr
- 8 hr - 16 hr
- 4 hr - 8 hr
- 2 hr - 4 hr
- 1 hr - 2 hr
- 30 min - 1 hr
- 15 min - 30 min
- 1 min - 15 min

AUGUST 23

SHADOW FAN ANALYSIS

Rec & Park Open Spaces

- Joe DiMaggio Playground

Proposed Local Program Height Limits

- 40’
- 50’
- 65’

FAMILY ZONING SHADOW ANALYSIS

Joe DiMaggio Playground, Single Day

NET NEW SHADOW LOCATIONS & DURATIONS

Single Day Distribution

Duration Range of Net New Shadow

- Over 16 hr
- 8 hr - 16 hr
- 4 hr - 8 hr
- 2 hr - 4 hr
- 1 hr - 2 hr
- 30 min - 1 hr
- 15 min - 30 min
- 1 min - 15 min

AUGUST 30

SHADOW FAN ANALYSIS

Rec & Park Open Spaces

- Joe DiMaggio Playground

Proposed Local Program Height Limits

- 40’
- 50’
- 65’

FAMILY ZONING SHADOW ANALYSIS

Joe DiMaggio Playground, Single Day

NET NEW SHADOW LOCATIONS & DURATIONS

Single Day Distribution

Duration Range of Net New Shadow

- Over 16 hr
- 8 hr - 16 hr
- 4 hr - 8 hr
- 2 hr - 4 hr
- 1 hr - 2 hr
- 30 min - 1 hr
- 15 min - 30 min
- 1 min - 15 min

SEPTEMBER 6

SHADOW FAN ANALYSIS

Rec & Park Open Spaces

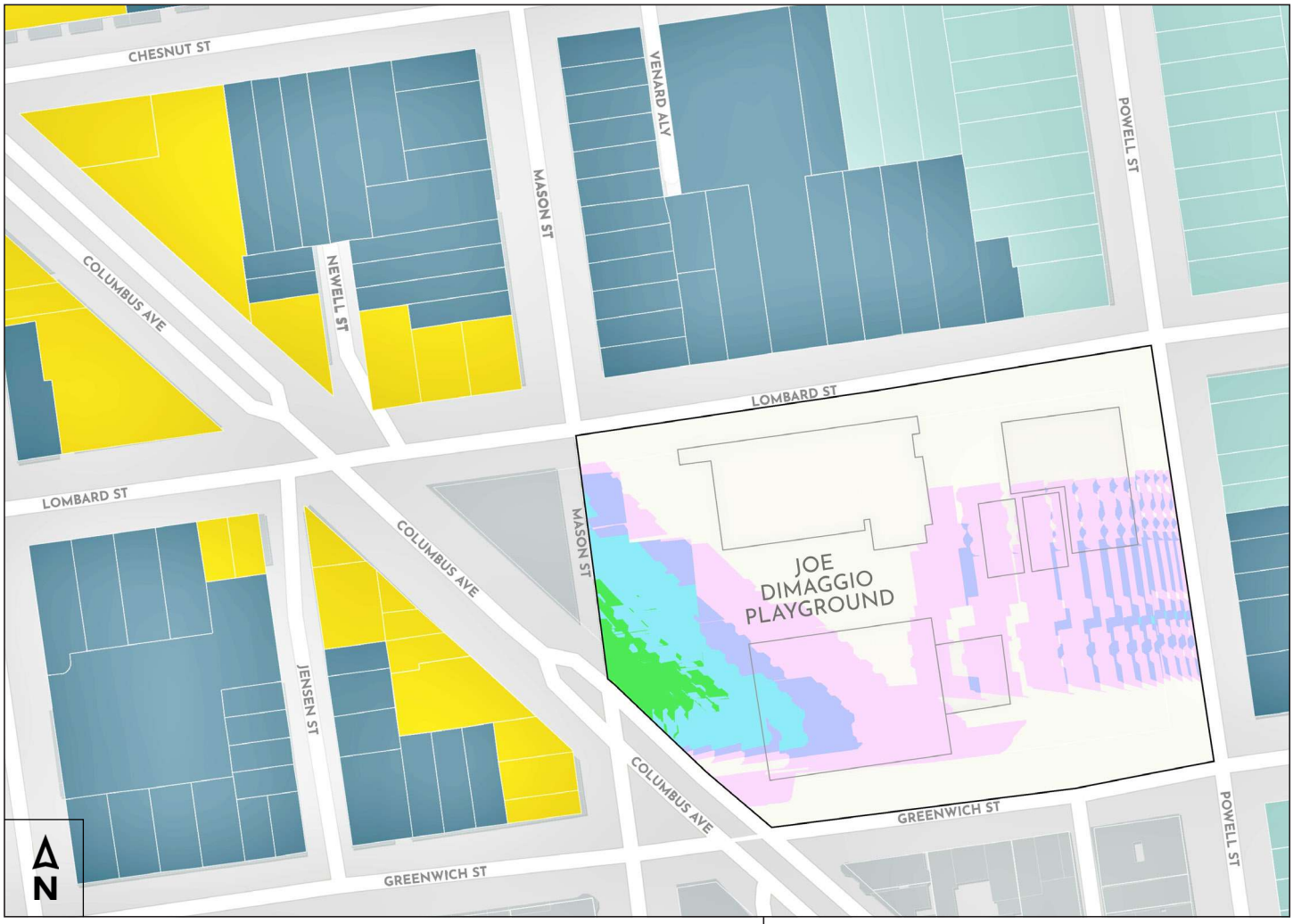
- Joe DiMaggio Playground

Proposed Local Program Height Limits

- 40’
- 50’
- 65’

FAMILY ZONING SHADOW ANALYSIS

Joe DiMaggio Playground, Single Day



NET NEW SHADOW LOCATIONS & DURATIONS

Single Day Distribution

Duration Range of Net New Shadow

- Over 16 hr
- 8 hr - 16 hr
- 4 hr - 8 hr
- 2 hr - 4 hr
- 1 hr - 2 hr
- 30 min - 1 hr
- 15 min - 30 min
- 1 min - 15 min

SEPTEMBER 13

SHADOW FAN ANALYSIS

Rec & Park Open Spaces

- Joe DiMaggio Playground

Proposed Local Program Height Limits

- 40’
- 50’
- 65’

FAMILY ZONING SHADOW ANALYSIS

Joe DiMaggio Playground, Single Day

NET NEW SHADOW LOCATIONS & DURATIONS

Single Day Distribution

Duration Range of Net New Shadow

- Over 16 hr
- 8 hr - 16 hr
- 4 hr - 8 hr
- 2 hr - 4 hr
- 1 hr - 2 hr
- 30 min - 1 hr
- 15 min - 30 min
- 1 min - 15 min

SEPTEMBER 20

SHADOW FAN ANALYSIS

Rec & Park Open Spaces

- Joe DiMaggio Playground

Proposed Local Program Height Limits

- 40’
- 50’
- 65’

FAMILY ZONING SHADOW ANALYSIS

Joe DiMaggio Playground, Single Day

NET NEW SHADOW LOCATIONS & DURATIONS

Single Day Distribution

Duration Range of Net New Shadow

- Over 16 hr
- 8 hr - 16 hr
- 4 hr - 8 hr
- 2 hr - 4 hr
- 1 hr - 2 hr
- 30 min - 1 hr
- 15 min - 30 min
- 1 min - 15 min

SEPTEMBER 27

SHADOW FAN ANALYSIS

Rec & Park Open Spaces

- Joe DiMaggio Playground

Proposed Local Program Height Limits

- 40’
- 50’
- 65’

FAMILY ZONING SHADOW ANALYSIS

Joe DiMaggio Playground, Single Day

NET NEW SHADOW LOCATIONS & DURATIONS

Single Day Distribution

Duration Range of Net New Shadow

- Over 16 hr
- 8 hr - 16 hr
- 4 hr - 8 hr
- 2 hr - 4 hr
- 1 hr - 2 hr
- 30 min - 1 hr
- 15 min - 30 min
- 1 min - 15 min

OCTOBER 4

SHADOW FAN ANALYSIS

Rec & Park Open Spaces

- Joe DiMaggio Playground

Proposed Local Program Height Limits

- 40’
- 50’
- 65’

FAMILY ZONING SHADOW ANALYSIS

Joe DiMaggio Playground, Single Day

NET NEW SHADOW LOCATIONS & DURATIONS

Single Day Distribution

Duration Range of Net New Shadow

- Over 16 hr
- 8 hr - 16 hr
- 4 hr - 8 hr
- 2 hr - 4 hr
- 1 hr - 2 hr
- 30 min - 1 hr
- 15 min - 30 min
- 1 min - 15 min

OCTOBER 11

SHADOW FAN ANALYSIS

Rec & Park Open Spaces

- Joe DiMaggio Playground

Proposed Local Program Height Limits

- 40’
- 50’
- 65’

FAMILY ZONING SHADOW ANALYSIS

Joe DiMaggio Playground, Single Day

NET NEW SHADOW LOCATIONS & DURATIONS

Single Day Distribution

Duration Range of Net New Shadow

- Over 16 hr
- 8 hr - 16 hr
- 4 hr - 8 hr
- 2 hr - 4 hr
- 1 hr - 2 hr
- 30 min - 1 hr
- 15 min - 30 min
- 1 min - 15 min

OCTOBER 18

SHADOW FAN ANALYSIS

Rec & Park Open Spaces

- Joe DiMaggio Playground

Proposed Local Program Height Limits

- 40’
- 50’
- 65’

FAMILY ZONING SHADOW ANALYSIS

Joe DiMaggio Playground, Single Day

NET NEW SHADOW LOCATIONS & DURATIONS

Single Day Distribution

Duration Range of Net New Shadow

- Over 16 hr
- 8 hr - 16 hr
- 4 hr - 8 hr
- 2 hr - 4 hr
- 1 hr - 2 hr
- 30 min - 1 hr
- 15 min - 30 min
- 1 min - 15 min

OCTOBER 25

SHADOW FAN ANALYSIS

Rec & Park Open Spaces

- Joe DiMaggio Playground

Proposed Local Program Height Limits

- 40’
- 50’
- 65’

FAMILY ZONING SHADOW ANALYSIS

Joe DiMaggio Playground, Single Day

NET NEW SHADOW LOCATIONS & DURATIONS

Single Day Distribution

Duration Range of Net New Shadow

- Over 16 hr
- 8 hr - 16 hr
- 4 hr - 8 hr
- 2 hr - 4 hr
- 1 hr - 2 hr
- 30 min - 1 hr
- 15 min - 30 min
- 1 min - 15 min

NOVEMBER 1

SHADOW FAN ANALYSIS

Rec & Park Open Spaces

- Joe DiMaggio Playground

Proposed Local Program Height Limits

- 40’
- 50’
- 65’

FAMILY ZONING SHADOW ANALYSIS

Joe DiMaggio Playground, Single Day

NET NEW SHADOW LOCATIONS & DURATIONS

Single Day Distribution

Duration Range of Net New Shadow

- Over 16 hr
- 8 hr - 16 hr
- 4 hr - 8 hr
- 2 hr - 4 hr
- 1 hr - 2 hr
- 30 min - 1 hr
- 15 min - 30 min
- 1 min - 15 min

NOVEMBER 8

SHADOW FAN ANALYSIS

Rec & Park Open Spaces

- Joe DiMaggio Playground

Proposed Local Program Height Limits

- 40’
- 50’
- 65’

FAMILY ZONING SHADOW ANALYSIS

Joe DiMaggio Playground, Single Day

NET NEW SHADOW LOCATIONS & DURATIONS

Single Day Distribution

Duration Range of Net New Shadow

- Over 16 hr
- 8 hr - 16 hr
- 4 hr - 8 hr
- 2 hr - 4 hr
- 1 hr - 2 hr
- 30 min - 1 hr
- 15 min - 30 min
- 1 min - 15 min

NOVEMBER 15

SHADOW FAN ANALYSIS

Rec & Park Open Spaces

- Joe DiMaggio Playground

Proposed Local Program Height Limits

- 40’
- 50’
- 65’

FAMILY ZONING SHADOW ANALYSIS

Joe DiMaggio Playground, Single Day

NET NEW SHADOW LOCATIONS & DURATIONS

Single Day Distribution

Duration Range of Net New Shadow

- Over 16 hr
- 8 hr - 16 hr
- 4 hr - 8 hr
- 2 hr - 4 hr
- 1 hr - 2 hr
- 30 min - 1 hr
- 15 min - 30 min
- 1 min - 15 min

NOVEMBER 22

SHADOW FAN ANALYSIS

Rec & Park Open Spaces

- Joe DiMaggio Playground

Proposed Local Program Height Limits

- 40’
- 50’
- 65’

FAMILY ZONING SHADOW ANALYSIS

Joe DiMaggio Playground, Single Day

NET NEW SHADOW LOCATIONS & DURATIONS

Single Day Distribution

Duration Range of Net New Shadow

- Over 16 hr
- 8 hr - 16 hr
- 4 hr - 8 hr
- 2 hr - 4 hr
- 1 hr - 2 hr
- 30 min - 1 hr
- 15 min - 30 min
- 1 min - 15 min

NOVEMBER 29

SHADOW FAN ANALYSIS

Rec & Park Open Spaces

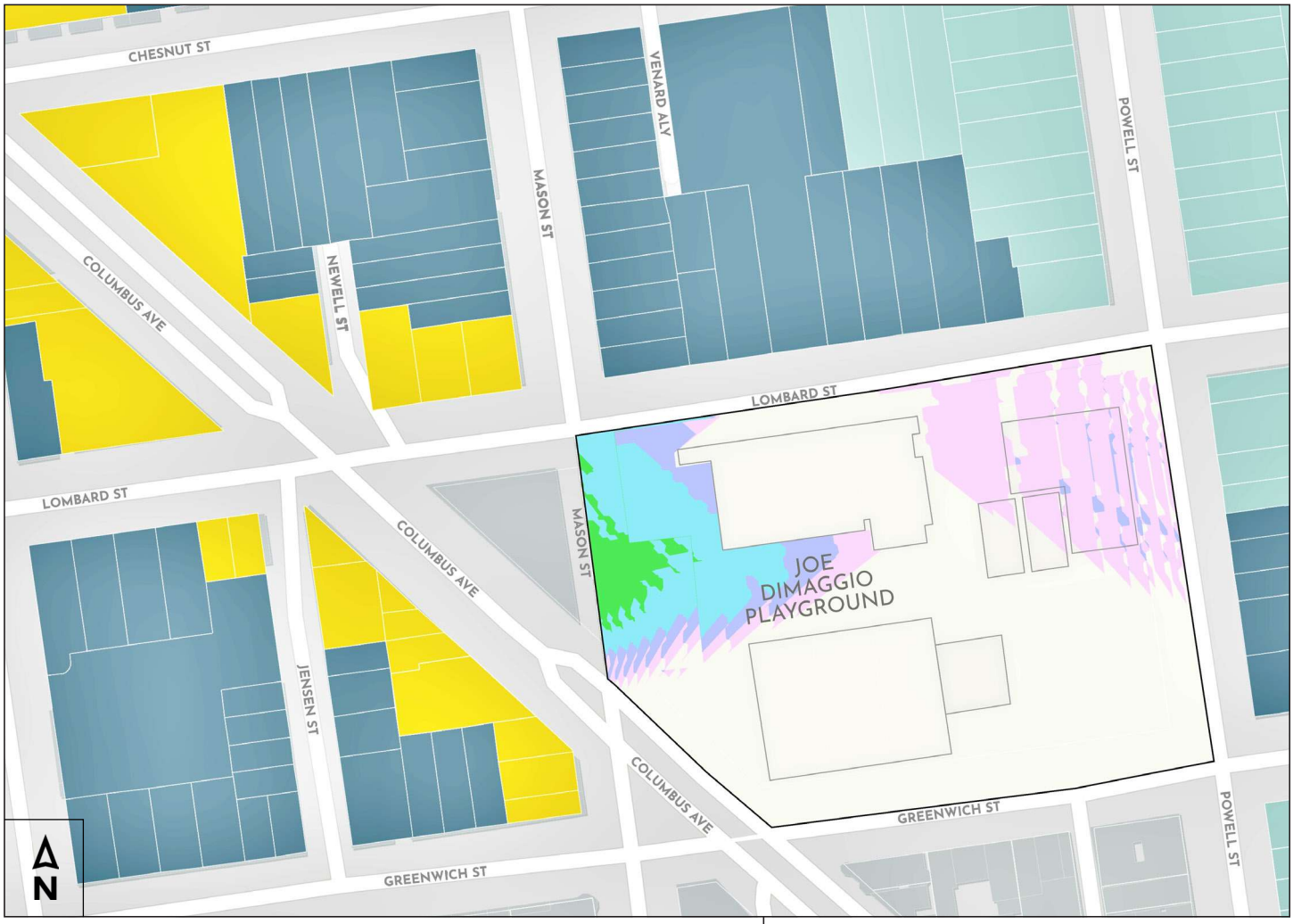
- Joe DiMaggio Playground

Proposed Local Program Height Limits

- 40’
- 50’
- 65’

FAMILY ZONING SHADOW ANALYSIS

Joe DiMaggio Playground, Single Day



NET NEW SHADOW LOCATIONS & DURATIONS

Single Day Distribution

Duration Range of Net New Shadow

- Over 16 hr
- 8 hr - 16 hr
- 4 hr - 8 hr
- 2 hr - 4 hr
- 1 hr - 2 hr
- 30 min - 1 hr
- 15 min - 30 min
- 1 min - 15 min

DECEMBER 6

SHADOW FAN ANALYSIS

Rec & Park Open Spaces

- Joe DiMaggio Playground

Proposed Local Program Height Limits

- 40’
- 50’
- 65’

FAMILY ZONING SHADOW ANALYSIS

Joe DiMaggio Playground, Single Day

NET NEW SHADOW LOCATIONS & DURATIONS

Single Day Distribution

Duration Range of Net New Shadow

- Over 16 hr
- 8 hr - 16 hr
- 4 hr - 8 hr
- 2 hr - 4 hr
- 1 hr - 2 hr
- 30 min - 1 hr
- 15 min - 30 min
- 1 min - 15 min

DECEMBER 13

SHADOW FAN ANALYSIS

Rec & Park Open Spaces

- Joe DiMaggio Playground

Proposed Local Program Height Limits

- 40’
- 50’
- 65’

FAMILY ZONING SHADOW ANALYSIS

Joe DiMaggio Playground, Single Day

NET NEW SHADOW LOCATIONS & DURATIONS

Single Day Distribution

Duration Range of Net New Shadow

- Over 16 hr
- 8 hr - 16 hr
- 4 hr - 8 hr
- 2 hr - 4 hr
- 1 hr - 2 hr
- 30 min - 1 hr
- 15 min - 30 min
- 1 min - 15 min

DECEMBER 20

SHADOW FAN ANALYSIS

Rec & Park Open Spaces

- Joe DiMaggio Playground

Proposed Local Program Height Limits

- 40’
- 50’
- 65’

From:	Kathryn Hyde
To:	Press Office, Mayor (MYR); Severiano.Christian@sen.ca.gov; Raayan.Mohtashemi@sen.ca.gov
Cc:	Carroll, John (BOS); Chan, Connie (BOS); MelgarStaff (BOS); Board of Supervisors (BOS); Hsieh, Frances (BOS); Mandelman, Rafael (BOS); Walton, Shamann (BOS); Andrews, Michelle (BOS); radhika.gawde@sen.ca.gov
Subject:	Re: housing SF
Date:	Monday, December 1, 2025 6:51:15 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Supervisors,

The City Economist's report shows clearly that Lurie's plan will not work and will trigger the State to hijack San Francisco's housing decisions. This is because zoning changes don't produce new affordable housing.

- We do not have the infrastructure, police force, roads, parking and water to support this plan.
- Structures should be limited to 5 stories to preserve lighting and wind

- Much of the new construction is poorly designed - i,e, Haight and Stanyan

- We are only 7 x 7 square miles. SF is not like cities that have space
- Concerns about earthquakes
- There is space to build on vacant lots, Walgreens sites, 7/11 on Clment/9th Ave., etc.
- No buildings close to the shoreline
- We still have 2 months to replace the Mayor's plan with one that will work. Here's a real strategy to solve the City's affordable housing crisis.

I favor producing housing out of existing vacancies and empty office space as much as possible, instead of building new units. New construction uses massive amounts of cement, wood, and diesel construction equipment, releasing more greenhouse gas emissions.

The Mayor's plan would build more excess housing for the wealthy, create more homelessness, and is an environmentally destructive giveaway to rapacious Wall Street and corporate real estate speculators.

Thank you!

Kathryn Hyde
130 Frederick St SF 94117

From:	Kathy Howard
To:	ChanStaff (BOS); ChenStaff; DorseyStaff (BOS); Fielder, Jackie (BOS); MahmoodStaff; MandelmanStaff (BOS); MelgarStaff (BOS); SauterStaff; Walton, Shamann (BOS); SherrilStaff@sfgov.org; Board of Supervisors (BOS); Lurie, Daniel (MYR)
Cc:	Mcgarry, Sean (CPC); Campbell, Amy (CPC); Imperial, Theresa (CPC); Moore, Kathrin (CPC); Braun, Derek (CPC); So, Lydia (CPC); Williams, Gilbert A (CPC); Ionin, Jonas (CPC)
Subject:	BOS: Postpone vote on the "Family" Zoning plan.
Date:	Monday, December 1, 2025 9:11:37 PM

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Dear Supervisors,

The entire City voted on District 4's Great Highway, but once again **District 4**, through no fault of our own, **has NO voice in the upzoning legislation**. This is despite the fact that the upzoning legislation could result in bulldozing our entire neighborhood. We have had a new Supervisor all of one day and no easy way to contact him. He has not had time to hold neighborhood meetings; he has not had the opportunity to find out what his district thinks.

You should **postpone this vote** until we have had the opportunity to meet with our new Supervisor. *We are tired of being ignored*.

As to the legislation, many changes must be made:

- **Eliminate in-lieu fees**. In-lieu fees delay affordable housing and create exclusive enclaves of luxury housing.
- **Dedicate all suitable public land – excluding parks and public open space - to 100% affordable housing.**
- **Preserve the Coastal Zone as it is today.**
- **Prohibit upzoning in the Tsunami Zone.** It is reckless to increase building heights or density in areas at high risk of tsunami inundation.
- **Repair and reactivate the local tsunami warning system**.
- **Protect historic and culturally significant buildings, districts and open space.** All **Category A and A-eligible historic buildings, districts, and open space** should be exempted from upzoning. District 4's mid-century homes and civic buildings reflect our community's unique cultural heritage and deserve preservation.
- **Prevent height increases near parks and schools.** Casting shadows on open spaces

and classrooms undermines the very “well-resourced” character of our district that the City claims to value.

- **Install the emergency firefighting system before more density is built, or a major quake and the ocean winds could result in an unstoppable fire that will run from west to east over all of San Francisco.**

Thank you for your consideration of these points.

Sincerely,

Katherine Howard

Outer Sunset

District 4

From: deejoyce@everyactioncustom.com on behalf of Marie D. Joyce
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701, 250966]
Date: Monday, December 1, 2025 9:37:39 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Board of Supervisors,

The Board of Supervisors now faces a Tuesday, 12/2 vote on the most massive zoning changes in San Francisco history. Yet without hearing a single public comment, less than a dozen people could allow sweeping redevelopment along our parks, beaches, waterfronts and thriving commercial corridors. Even more incredulously, one of those supervisors was just appointed today.

A proposal of this magnitude should go before voters on a citywide ballot. Back in 2013, voters resoundingly rejected a proposed "Wall on the Waterfront," which was merely one luxury project on the Embarcadero. But under the "Family Zoning Plan," huge swaths of our northern and western neighborhoods are now targeted - mainly for their potential high-rise iconic views. And this development can only be accomplished with a wrecking ball, which will also displace beloved small businesses and tenant neighbors.

As a 20-year San Francisco resident, I urge you to:.

- Drastically scale back the Mayor's upzoning maps
- Request a postponement of the arbitrary January 2026 upzoning deadline

Mayor Lurie's upzoning maps would impose permanent, irreversible changes to San Francisco's land use — going far beyond what is required, with zero affordability guarantees.

Together, these plans clear the way for mass demolition and luxury towers, prioritizing the interests of developers and billionaire investors while silencing the voices of the very communities they are supposed to represent. This is not planning — it is displacement disguised as progress.

Sincerely,
Marie D. Joyce
San Francisco, CA 94121

From:	Richard Drury
To:	Board of Supervisors (BOS); MandelmanStaff (BOS); ChanStaff (BOS); SherrillStaff; SauterStaff; MelgarStaff (BOS); ChenStaff; MahmoodStaff; DorseyStaff (BOS); FielderStaff; Waltonstaff (BOS); Carroll, John (BOS); FamilyZoningCEQA@sfgov.org
Subject:	CEQA comments for Family Zoning Plan (Board File Nos. 250966, 250700, 251071, 250701, 251073 and 250985)
Date:	Monday, December 1, 2025 12:44:59 PM
Attachments:	2025.12.01.SF Rezone BOS ComLtr-PDF w exhibits.pdf

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Board of Supervisors and Land Use and Transportation Committee:
Attached please find the comments of Neighbors United SF concerning the Family Zoning Plan, (Board File Nos. 250966, 250700, 251071, 250701, 251073 and 250985).
Thank you for considering these comments. Please include these comments in the record for this matter.
Richard Drury

--
Richard Drury
Lozeau Drury LLP
1939 Harrison Street, Suite 150
Oakland, CA 94612
(510) 836-4200
richard@lozeaudrury.com

LOZEAU DRURY LLP
T 510.836.4200
F 510.836.4205
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Oakland, CA 94612
www.lozeaudrury.com
richard@lozeaudrury.com

BY E-MAIL

December 1, 2025

Board President Rafael Mandelman and
Honorable Supervisors
San Francisco Board of Supervisors
Attn: Angela Calvillo, Clerk of the Board
Land Use and Transportation Committee c/o Clerk John Carroll
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102
Board.of.Supervisors@sfgov.org
mandelmanstaff@sfgov.org
ChanStaff@sfgov.org
SherrillStaff@sfgov.org
SauterStaff@sfgov.org
MelgarStaff@sfgov.org
ChenStaff@sfgov.org
MahmoodStaff@sfgov.org
DorseyStaff@sfgov.org
FielderStaff@sfgov.org
waltonstaff@sfgov.org
John.Carroll@sfgov.org
Lisa Chen, sf.housing.choice@sfgov.org
Ryan Shum, CPC, FamilyZoningCEQA@sfgov.org

RE: Comment on CEQA Addendum for San Francisco "Family Zoning Plan."
Board of Supervisors December 2, 2025.
Board File Nos. 250966, 250700, 251071, 250701, 251073 and 250985

President Mandelman and Honorable Supervisors:

I am writing on behalf of Neighborhoods United SF, a consortium of San Francisco neighborhood and community groups representing thousands of San Francisco residents, concerning the so-called San Francisco "Family Zoning Plan" ("Rezone"). We request that the Board defer any decision on the Rezone until the City Planning Department prepares a Supplemental Environmental Impact Report ("SEIR"). CEQA review would force the City to consider feasible mitigation measures to reduce the Rezone's impacts, and also to consider feasible alternatives, such as placing the proposed 4,000 additional units in specific locations (such as Park Merced, Stonestown, Treasure Island, Hunters Point, etc.), rather than upzoning entire swaths of the city in hopes that the 4,000 units will be built somewhere within the upzoned areas.

I. INTRODUCTION

The Rezone will forever change the face of the City. It will allow new development to accommodate 54,000 new housing units in so-called "well-resourced" areas of the City.[1] While the City prepared an environmental impact report ("EIR") for its Housing Element in 2022 (2022 EIR), the proposed Rezone is vastly different from the zoning studied in the 2022 Housing Element and its associated 2022 EIR. Nevertheless, the Planning Department proposes to rely on the 2022 EIR.

A rezoning of this magnitude requires thorough environmental review under the California Environmental Quality Act ("CEQA") so that the City's residents and decision-makers can be aware of its impacts, can consider all feasible mitigation measures and alternatives, and can have a robust and open discussion prior to making irreversible changes to San Francisco's landscape for all time. The California Court of Appeal recently held that a supplemental EIR ("SEIR") is required for a general plan amendment that allows taller buildings than allowed by a prior plan (as here), and that the SEIR must analyze all of the increased impacts caused by the taller buildings. (*Save Our Access v. City of San Diego*, 2025 WL 2945714, 115 Cal.App.5th 388 (Cal. Ct. App. Oct. 17, 2025) (*Save Our Access II*); *Save Our Access v. City of San Diego*, 92 Cal.App.5th 819 (2023) (*Save Our Access I*).) Under the *Save Our Access* line of cases, an SEIR is clearly required for the Rezone since it allows vastly taller building heights, and includes different geographic areas than the 2022 Plan.

The Rezone will have myriad significant new impacts that were not analyzed in the 2022 EIR or included in the Housing Element.

- HISTORIC RESOURCES: The Rezone, unlike the Housing Element, will allow new, high-rise development in the historic northeast neighborhoods of North Beach and the Northern Waterfront, including Fisherman's Wharf– something not allowed or analyzed the 2022 EIR or Housing Element.
- HEIGHT LIMITS INCREASED: The Rezone, unlike the Housing Element, includes amendments to base zoning and base height limits, and creating new zoning for many areas. The Rezone will allow the construction of buildings up to 350-feet taller than anything analyzed in the 2022 EIR, resulting in new wind, aesthetic, biological and shadow impacts not analyzed in the 2022 EIR.

---

[1] While the Rezone purports to address racial disparities in the City by targeting "well-resourced" areas, the Rezone seems to focus on largely Asian "well-resourced" areas, such as the Sunset District, Richmond District, and Northeast, while leaving largely untouched predominantly Caucasian "well-resourced" area such as Pacific Heights, Marina and Seacliff. As such, the Rezone may have discriminatory impacts, much like the development of the Western Addition, or the City's historic bans on wood-framed buildings that targeted Chinese-owned businesses. (See, *Yick Wo v. Hopkins*, 118 U.S. 356, 6 S. Ct. 1064, 1065, 30 L. Ed. 220 (1886).) The City should analyze the potentially racially discriminatory impacts of the Rezone.

- HOUSING SUSTAINABILITY DISTRICT: The Rezone, unlike the Housing Element, establishes a housing sustainability district.
- WIND: The Rezone will create significant new wind impacts from vastly taller buildings, while at the same time the Rezone ordinance proposes to weaken the City's wind ordinance to eliminate the requirement for mandatory wind mitigation, and to redefine significant wind impacts from 1-hour to 9-hours – all of which will conspire to create significant new wind impacts far greater than anything analyzed or contemplated in the 2022 EIR.
- DISPLACEMENT OF RENT-CONTROLLED HOUSING: The Rezone will result in the displacement of rent-controlled tenants and legacy businesses, by replacing rent-controlled and existing affordable units with luxury, high-rise condos and allowing development in the areas within the Priority Equity Geographies Special Use District – something avoided in the 2022 Housing Element.
- AIR POLLUTION: The Rezone will create significant airborne cancer risks in newly identified APEZ zones (air pollutant exposure zones), and will result in criteria air pollution far above CEQA significance threshold set by the Bay Area Air District .
- SHADOW: The Rezone will create significant new shadow impacts due to much taller buildings.
- CONTAMINATED SITES: The Rezone will allow development on contaminated sites not analyzed in the 2022 EIR.
- TRAFFIC: The Rezone will create new significant air quality impacts from increased vehicle miles travelled (VMT), and from construction emissions.
- SEWAGE TREATMENT PLANT: The Rezone will allow development on the site of the North Point Wet Weather Sewage Treatment Facility, which will require either a replacement facility or vast amounts of infrastructure to transport sewage to other plants.
- NORTH BEACH SUD: The Rezone will have cumulative impacts with the recent repeal of the North Beach Special Use District, which removes protections for almost all historic resources in the North Beach area.
- GREAT HIGHWAY CLOSURE CUMULATIVE IMPACTS: The City has failed to analyze new changed circumstances, particularly the closure of the Great Highway, which will exacerbate significant traffic and public transit impacts on the Rezone, which adds thousands of new residential units to the Sunset and Richmond neighborhoods.

It is legally improper for the City to bypass CEQA review for the Rezone. Addenda are only allowed where '(2) Only **minor technical changes** or additions are necessary to make the EIR under consideration adequate under CEQA." (CEQA Guidelines §15164, subd. (a); *Save Our Heritage Organization v. City of San Diego*, 28

Cal. App. 5th 656, 664–65 (2018) (emphasis added). The Proposed Rezone in this case allows **increased height of up to 350-feet above those analyzed in the 2022 EIR**. (Addendum No. 1 to 2022 Housing Element Environmental Impact Report, ("Addendum") at p. 11). The 2022 EIR analyzed building heights of up to 300 feet for proposed buildings, which the Rezone allows building heights of up to 500 to 650 feet – 350 feet taller than anything analyzed in the 2022 EIR. (Addendum 11). These are not "minor technical changes," but rather major substantive changes with significant environmental impacts.

For these reasons, we ask the City to prepare a Supplement EIR to analyze the Rezone, and to consider feasible mitigation measures and alternative to reduce its myriad impacts.

II. PROJECT DESCRIPTION

The Rezone proposes to add 54,000 new housing units to San Francisco, above levels that would occur without rezoning. The City contends that the Rezone is necessary to meet state-mandated Regional Housing Needs Assessment (RHNA) goals of 36,200 additional housing units. The 2022 Housing Element provided for 50,000 new units of housing, so the Rezone allows for significantly more housing – 4,000 additional units. The Rezone moves the proposed housing to different areas of the city where it will have far greater impacts to historic resources, air quality, transportation, displacement and other resources.

We are commenting on the version of the Rezone that has been provided to the public. However, we are aware that the Rezone is in a state of flux, as new amendments are being proposed on an almost daily basis. The Rezone is a moving target, which makes meaningful public comment all but impossible. "An accurate, stable and finite project description is the sine qua non of an informative and legally adequate EIR." (*County of Inyo v. City of Los Angeles* (1977) 71 Cal.App.3d 185, 192.) "[A] curtailed or distorted project description," on the other hand, "may stultify the objectives of the reporting process. Only through an accurate view of the project may affected outsiders and public decision-makers balance the proposal's benefit against its environmental costs, consider mitigation measures, assess the advantage of terminating the proposal (i.e., the "no project" alternative) and weigh other alternatives in the balance." (*Id.* See also, CEQA section 15124.) The City has abjectly failed to provide the public with an accurate and stable project description that would allow meaningful comment. At the very least, the City should allow a 30-day public comment period between the first reading of the Rezone Ordinance at the Board of Supervisors, anticipated to occur on December 2, 2025 and the second reading. The Project description will not be stable until the December 2, 2025 vote. This will allow a 30-day period for the public to review and comment on the stable project description.

The Project description in the 2022 EIR simply does not accurately describe the Rezone project. As such, the City may not rely on the 2022 EIR, which describes a very different Project. Some courts have allowed agencies to rely on prior EIRs when the revised project has the same footprint or the same or reduced environmental impacts.

(*Sw. Reg'l Council of Carpenters v. City of Los Angeles* (2022) 76 Cal. App. 5th 1154). However, when, as here, the project's footprint is expanded, the project's height is increased, and/or the project's impacts are increased, a supplemental EIR is required. (*Save Our Access I and II*).

The City largely ignores or mischaracterizes the Rezone's environmental impacts. For example, the Addendum does not even mention the fact that the Rezone (unlike the 2022 Housing Element) will allow redevelopment in the northeast districts of Telegraph Hill, North Beach and the Northern Waterfront, including Fisherman's Wharf. The City also ignores the fact that it has already approved 71,772 new units of housing that have yet to be built. The City' RHNA goal is 82,069. Therefore, the City only needs another 10,297 units to meet its RHNA goal – not 36,200, or 54,000.[2] Nor does the City discuss the fact that the Rezone is likely to displace low-income residents from rent-controlled units, while constructing new market-rate units without rent-control. The Rezone does not require any affordable housing and allows rent-controlled units to be replaced with luxury housing. The net result is likely to be less affordable housing – not more. The City's own calculations show that the Rezone will abjectly fail to meet RHNA's affordable housing goals.

The City fails to accurately describe the Rezone project. The City calculates that the "realistic" projected build-out as a result of the Rezone will be 54,000 additional housing units – 4,000 more than analyzed in the 2022 EIR. However, the Rezone actually creates a capacity for an additional 800,000 housing units. Full build-out would more than double the population of the City. Even the City's own calculations estimate that the Rezone could result in a range of additional housing ranging from 64,000 units (soft sites method); 39,000 units (citywide capacity method); to 19,000 units (financial feasibility method). (SF Planning Dept., Family Zoning Plan Rezoning Capacity Calculations Fact Sheet). Since the City's own staff admits that these are all realistic scenarios, a CEQA document should be prepared to compare the environmental impacts of these feasible outcomes, as well as the full build-out scenario.

The Rezone is vastly different from the Housing Element analyzed in the 2022 EIR. Supplemental CEQA review is required to analyze the impacts created by these vast changes to the Housing Element. These major modifications are discussed in the attached letter from Certified Urban Planner, Deborah Holley. (Exhibit A). Ms. Holley provides a map showing that the Rezone adds massive amounts of new development to District 3 (North Beach, Fisherman's Warf), and District 8 (Mission/Noe Valley), none of which was even mentioned in the 2022 EIR.

- The 2025 Rezone adds 6,938 parcels and 12,150 units, that were not in the 2022 Housing Element.

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[2] Housing and Community Development barely accounted for the capacity created by the 4-plex and 6-plex legislation passed in 2023. Roughly 120,000 parcels are eligible, and even a fraction of those converting to 4–6 units would generate hundreds of thousands of potential homes.

- The Rezone increases height on 7,580 parcels and 10,009 units, above heights analyzed in the 2022 EIR.
- The Rezone increases density on 16,135 parcels, with 16,135 units currently on those parcels.
- The Rezone adds 30,653 parcels with 38,692 units that were not analyzed in the 2022 EIR – mostly in District 3 and District 8.
- The Rezone almost doubles the square footage of developable land, increasing the amount by 254,211,574 square feet.

The Rezone opens up thousands of rent-controlled units for high density, market rate development, virtually ensuring that thousands of low-income residents will be displaced to make way for luxury housing. The Rezone includes 3,481 two-unit rent-controlled parcels with 32,237 units, increases height on 4,345 rent-controlled parcels with 26,784 units, an increases density on 1,341 rent-controlled parcels with 20,691 units. While the Board of Supervisors is considering amendments to protect rent-controlled units with 3 or more units, this leaves about 20,564 two-unit rent-controlled units (10,282 parcels) with absolutely no protection from displacement and redevelopment.

None of these impacts were proposed, discussed or analyzed in the 2022 EIR, and must be analyzed and mitigated in a supplemental EIR.

III. LEGAL STANDARD.

A. CEQA Addendum (Pub. Res. Code section 21166).

The City Planning Department proposes to approve the Rezone based on an Addendum to the 2022 Housing Element EIR. This is entirely inappropriate since, as discussed above, the Rezone adds 30,653 parcels that were not analyzed in the 2022 EIR. The proposed Rezone is vastly different from the project analyzed in the 2022 EIR, and will have significant new environmental impacts that must be analyzed in a Supplemental EIR. (SEIR).

The court of appeal has stated, "The addendum is the other side of the coin from the supplement to an EIR. This section provides an interpretation with a label and an explanation of the kind of document that does not need additional public review." "It must be remembered that an addendum is prepared where '(2) **Only minor technical changes or additions are necessary to make the EIR under consideration adequate under CEQA; and (3) The changes to the EIR made by the addendum do not raise important new issues about the significant effects on the environment.**' (CEQA Guidelines §15164 (a); *Save Our Heritage Organization v. City of San Diego*, 28 Cal. App. 5th 656, 664–65 (2018) (emphasis added).) Even a 15-foot increase in height for a residential building (increasing height from 75 feet to 90 feet) requires a supplemental EIR, not an addendum. "Accordingly, the appropriate protocol is to have the county draft and recirculate a focused supplemental EIR, limited solely to analysis of height and profile-related impacts of the medical clinic, as built and where built to a height of ninety feet." *Ventura Foothills Neighbors v. Cty. of Ventura*, 232 Cal. App. 4th 429, 434, (2014).

Section 15164(a) of the CEQA Guidelines states that "the lead agency or a responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary, but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred." Pursuant to Section 15162(a) of the State CEQA Guidelines, a subsequent EIR or Negative Declaration is only required when:

(1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
(2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
(3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any of the following:

    (A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;
    (B) Significant effects previously examined will be substantially more severe than shown in the previous EIR;
    (C) Mitigation measures or alternatives previously found not to be feasible would, in fact, be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
    (D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

The "fair argument" standard applies to analysis under Section 21166 when the proposed project is outside the scope of the prior EIR. As the Court of Appeal recently held:

> We similarly apply the **fair argument** test to review an agency's determination whether to prepare a **new** or **supplemental EIR** in a later **new project** following certification of a **program EIR**. [Citation.] The Legislature's use of similar language in sections 21151 and 21094 indicate "it intended to establish a similar **low threshold** for an agency's determination **whether to prepare a new EIR** on a later new project that follows certification of a program or plan EIR. In other words, **if** there is **substantial evidence** in the record that the **later project may arguably have** a **significant adverse effect** on the environment

> which was **not examined in the prior program EIR, doubts must be resolved in favor of environmental review** and the agency **must prepare** a **new tiered EIR, notwithstanding** the existence of **contrary evidence**." [Citation.]
>
> (*Save Our Access I*, 92 Cal.App.5th at 860 [citing *Sierra Club v. County of Sonoma* (1992) 6 Cal.App.4th 1307, 1320–1321] [emph. added].)

As the court held in *Save Our Access I*, a project that allows development of a greater height than analyzed in a prior programmatic EIR, is outside the scope of the prior EIR. (*Save Our Access I*, 92 Cal.App.5th at 845.) Therefore, the "fair argument" standard applies to subsequent projects that exceed the height limits in the program EIR. (*Id*. at 860). A project that includes geographic areas outside the scope of the prior program EIR is also subject to the fair argument standard. (*Sierra Club v. County of Sonoma* (1992) 6 Cal.App.4th 1307, 1320–1321). A subsequent project is not within the scope of a previous Program EIR if it is inconsistent with the plan addressed in the Program EIR. (14 CCR § 15168(c)(2); *see* PRC § 21094(b).) "**If the subsequent project is not consistent with the program or plan, it is treated as a new project and must be fully analyzed in a project—or another tiered EIR if it may have a significant effect on the environment.**" (*Friends of College of San Mateo Gardens v. San Mateo County Community College Dist*. (2016) 1 Cal.5th 937, 960 [emph. added]; *Save Our Access I,* 92 Cal.App.5th at 845.)

Since the Rezone allows vast swaths of development outside of geographic areas analyzed in the 2022 EIR, allows building heights of up to 350 taller than analyzed in the 2022 EIR, and allows development of historic resources and contaminated sites not analyzed in the 2022 EIR, the "fair argument" standard applies to the City's use of an Addendum. Under the fair argument standard, an EIR is required if there is a "fair argument" based on substantial evidence that the project may have any significant adverse environmental impacts. Pub. Res. Code § 21080(d).

B. SB 131.

The Addendum briefly argues that the recently passed SB 131 applies to some, but not all, of the Rezone. (Addendum 8). SB 131 exempts from CEQA review "a rezoning that implements the schedule of actions contained in an approved housing element pursuant to subdivision (c) of section 65583 of the Government Code." The City argues that this exemption applies to all but 3.4 percent of the parcels in the Rezone, which are excluded from SB 131 as "natural and protected lands." (Addendum 8).

The City misinterprets SB 131. First, the Rezone does not implement the approved 2022 Housing Element. In fact, the Rezone is flatly inconsistent with the 2022 Housing Element. Most obviously, the 2022 Housing Element included almost no new development in the historic Northeast sector of the city (800 units), while the Rezone allows 5,900 units in that area. (Addendum 19). The 2022 Housing Element provided for negative 1,800 units in Downtown, while the Rezone placed 500 units in the Downtown area. (Id.). The Rezone placed 2,800 additional units in the Western Addition. Also, the

Rezone allows construction of buildings up to 350 taller than allowed by the Housing Element. As discussed above, the Rezone adds 30,653 parcels that were not analyzed in the 2022 EIR. Since the Rezone is inconsistent with the 2022 Housing Element, SB 131 does not apply at all.

Second, SB 131 provides that it does not apply to "natural and protected lands," and the Rezone admittedly includes numerous parcels that meet this definition. (Pub. Res. Code § 21080.085).

> (a) This division does not apply to a rezoning that implements the schedule of actions contained in an approved housing element pursuant to subdivision (c) of Section 65583 of the Government Code.
> (b) (1) Subdivision (a) does not apply to either of the following:
> (B) A rezoning that would allow for construction to occur within the boundaries of any natural and protected lands as defined pursuant to Section 21067.5.
> (2) (A) (i) Subdivision (a) applies to a rezoning that contains within its boundaries any natural and protected lands as defined pursuant to Section 21067.5 if those natural and protected lands are excluded from the rezoning.
> (ii) The definition of "natural and protected lands" described in clause (i) does not include the lands described in subdivision (p) of Section 21067.5.
> (B) The rezoning of any parcel or portions of a parcel that is excluded from a rezoning under this paragraph shall be a separate project that is subject to this division.
>
> Public Resources Code §21067.5 defines "natural and protected land" as follows:
>
> "Natural and protected lands" means sites located within any of the following locations:
> (a) The state park system, as described in Article 1 (commencing with Section 5001) of Chapter 1 of Division 5.
> …
> (i) A hazardous waste site that is listed pursuant to Section 65962.5 of the Government Code or a hazardous waste site designated by the Department of Toxic Substances Control pursuant to Section 25356 of the Health and Safety Code, unless either of the following apply:
> (1) The site is an underground storage tank site that received a uniform closure letter issued pursuant to subdivision (g) of Section 25296.10 of the Health and Safety Code based on closure criteria established by the State Water Resources Control Board for the use proposed by the project. This paragraph does not alter or change the conditions to remove a site from the list of hazardous waste sites listed pursuant to Section 65962.5 of the Government Code.
> (2) The State Department of Public Health, State Water Resources Control Board, Department of Toxic Substances Control, or a local agency making a determination pursuant to subdivision (c) of Section 25296.10 of the Health and Safety Code has otherwise determined that the site is suitable for the use proposed by the project.

> (j) Within a regulatory floodway as determined by the Federal Emergency Management Agency in any official maps published by the Federal Emergency Management Agency, unless the development has received a no-rise certification in accordance with Section 60.3(d)(3) of Title 44 of the Code of Federal Regulations.
> …
> (m) An environmentally sensitive area within the coastal zone, as defined in Section 30107.5…

The Addendum admits that at least 3.4 percent of the Rezone area are "natural and protected lands," within the meaning of SB 131. The Upzoning Plan includes several Cortese List contaminated sites. Several of these sites are "active," meaning that they have not be remediated. We have retained a hazardous materials expert to identify all of the Cortese List sites covered by the Upzoning. But we have already identified at least nine active Cortese List sites in our informal review, including 1100 JUNIPERO SERRA BLVD; and 300 W PORTAL AVE. The Rezone also includes parcels in listed flood zones. The Rezone also includes environmentally sensitive areas in the Coastal zone. These areas are expressly excluded from SB 131 and render the entire Rezone project ineligible for an SB 131 exemption.[3]

IV. CEQA ANALYSIS.

A. HISTORIC RESOURCES.

The Rezone will have significant historic resources impacts that were not analyzed in the 2022 EIR. The 2022 EIR found significant and unmitigated impacts to historic resources, (Addendum 60), but the Rezone's impacts are far greater and also significant and unmitigated. (Addendum 61). Since "significant effects previously examined will be substantially more severe than shown in the previous EIR," a Supplemental EIR is required. (CEQA Guidelines 15162(a)(1)(3)(B).)

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[3] The Addendum suggests that it can review the Rezone using a hybrid approach – reviewing the natural and protected lands under CEQA section 21166, and the remainder of the Project under SB 131. However, CEQA prohibits such a schizophrenic analysis. Under CEQA, the agency must review the "whole of the action" in a single document. A "project" is "the whole of an action" directly undertaken, supported, or authorized by a public agency "which may cause either a direct physical change in the environment, or a reasonably foreseeable ***indirect*** physical change in the environment." (PRC § 21065; CEQA Guidelines, 14 CCR § 15378(a).) A public agency is not permitted to subdivide a single project into smaller individual subprojects in order to avoid the responsibility of considering the environmental impact of the project as a whole. "The requirements of CEQA, 'cannot be avoided by chopping up proposed projects into bite-size pieces which, individually considered, might be found to have no significant effect on the environment or to be only ministerial.' [Citation.]" (*Topanga Beach Renters Assn.* v. *Department of General Services* (1976) 58 Cal.App.3d 188, 195-196 [129 Cal.Rptr. 739].)

We submit herewith the comments of Architectural Historian Bridget Maley, former President of the San Francisco Landmarks Advisory Board. (Exhibit B). She states:

> The Rezone would result in a myriad of significant new impacts that were not analyzed in the 2022 EIR or included in the Housing Element, not the least of which are impacts to historic resources. The Rezone will have significant historic resources impacts that were not analyzed in the 2022 EIR. The 2022 EIR found significant and unmitigated impacts to historic resources, but the Rezone's impacts are far greater, with significant and unmitigated impacts. Since "significant effects previously examined will be substantially more severe than shown in the previous EIR," a Supplemental EIR is required. (CEQA Guidelines 15162(a)(1)(3)(B).)
>
> The Rezone allows high-rise development on, near, or within areas that contain historic resources. Many of these areas were not included for development in the 2022 Housing Element, and the impacts of this potential development on historic resources was not analyzed in the 2022 EIR.
>
> Further, the Rezone includes the following language related to Bonuses for "Historic Preservation." However, these bonuses, as shown below, encourage height increases, facadism, and other over-scaled additions that would result in diminished historic fabric and result in unintended impacts to historic resources. Additionally, this proposed legislation added at the last minute in the September 11, 2025 version of the legislation, and has not been evaluated in the Addendum or in a SEIR.
>
> (Maley at 2-3).

Maley goes on to discuss provisions of the Rezone that encourage development of historic buildings. She states, "This late addition to the legislation has the great potential to cause impacts to historic resources, instead of preserving them, as it would allow large sections of historic buildings to be demolished and over scaled additions and height increases to be implemented as bonuses. For the reasons listed above, it is my professional opinion that the Rezone, if approved, would have potentially significant environmental impacts that must be analyzed and mitigated under the California Environmental Quality Act ("CEQA") through a full recirculated SEIR." (Id. at 4).

The 2022 EIR assumed that historic buildings (Category A resources) would not be redeveloped for housing. (2022 EIR, App. C, pp. 10, 17). The 2022 EIR stated, "The department's housing growth projection factored in the locations of known historic districts in San Francisco and assumed that future development would primarily occur outside those districts." (2022 EIR p. 4.2-82). The HE EIR conceded that its "analysis cannot anticipate the exact manner in which future construction may be designed or whether such projects will propose altering or demolishing historic resources." (2022 EIR p. 4.2-85.) The 2022 EIR stated:

> The representative pattern of growth depicted in the department's projection of future housing units under the Housing Element 2022 Update takes into account

> the presence of individual built-environment historic resources and historic districts identified as of 2021 (including resources designated or found eligible for listing in local, state, and federal historic resource registers). Specifically, the projection assumes future housing construction would be less likely to occur on parcels that currently contain Category A resources (i.e., properties that are already known to qualify as historic resources)... This assumption reflects that Category A resource status would act as a development constraint for future housing development construction. Additionally, the planning department did not increase height limits in historic districts identified in [the Planning Code]. (2022 EIR, App. C, pp. 10, 17.)

However, the Rezone now identifies numerous historic resources for upzoning for residential development, contrary to the analysis in the 2022 EIR.

The 2022 EIR concluded that any impacts to historic resources would be significant even after mitigation. By increasing impacts to historic resource, the 2025 Rezone will have "significant effects previously examined will be substantially more severe than shown in the previous EIR," and a Supplemental EIR is required. (CEQA Guidelines 15162(a)(1)(3)(B).) The 2022 EIR concluded that even with the implementation of mitigation, impacts to "project-level and cumulative: built-environment historic resources" would be significant and unmitigated. (2022 EIR p. S-4.) "Because demolition of built-environment historic resources or alteration in an adverse manner could still occur, the impact would be significant and unavoidable with mitigation." (2022 EIR, p. 4.2-100.)

In *Communities for a Better Environ. v. Calif. Resources Agency* (2002) 103 Cal.App.4th 98 at 122-125 (*CBE v. CRA*), the court held that when a "first tier" EIR admits a significant, unavoidable environmental impact, a lead agency must prepare second tier EIRs for later projects to ensure that those unmitigated impacts are "mitigated or avoided." (Id.) The court reasoned that the unmitigated impacts were not "adequately addressed" in the first tier EIR since they were not "mitigated or avoided." (Id.) Thus, significant effects disclosed in first tier EIRs will trigger second tier EIRs unless such effects have been "adequately addressed," in a way that ensures the effects will be "mitigated or avoided." (Id.) Such a second tier EIR is required even if the impact still cannot be fully mitigated and a statement of overriding considerations will be required. The court explained, "The requirement of a statement of overriding considerations is central to CEQA's role as a public accountability statute; it requires public officials, in approving environmentally detrimental projects, to justify their decisions based on counterbalancing social, economic or other benefits, and to point to substantial evidence in support." (Id. at 124-125.) Since the 2022 EIR determined that impacts to historic resources would be significant and unmitigated, supplemental CEQA review is required for the 2025 Rezone, which increases impacts to historic resources.

The Rezone allows high-rise development in the Northeast Sector of the City, including in the historic district of North Beach. These areas were not included for development in the 2022 Housing Element, and the impacts of this development on historic resources was not analyzed in the 2022 EIR. By moving over 5000 units of new housing to this area, the Rezone exacerbates the impact on historic resources. Since this

is “one or more significant effects not discussed in the previous EIR,” (CEQA Guidelines 15162(a)(3)(A)), a supplemental EIR is required to analyze and mitigate this impact. Since this impact is beyond the scope of the 2022 EIR, it is subject to the fair argument standard.

The Housing Element EIR Addendum fails to analyze impacts of additional height and density increases, as well as changes in zoning use districts, on designated historic resources or historic districts or areas with known concentrations of “A” rated historic resources, but not yet designated as historic districts. Bridget Maley’s letter includes a listing of historic resources adversely affected by the Rezone. Impacts to these historic resources were not analyzed in the 2022 EIR and must be analyzed in a Supplemental EIR. That list included herein by reference. It includes, but is not limited to:

- Fully documented North Beach National Register Historic District submitted to the State Historic Preservation Office and awaiting hearing by the State Historical Resource Commission was not included in the 2022 Housing Element or analyzed in the 2022 EIR .The Rezone could have significant impacts to this identified historic district, including heights rezoned from 40 feet to 50 feet in block Block 0076.
- Designated Northeast Waterfront Article 10 Historic District.
- Eligible Washington Square Historic District, an eligible California Register Historic District. This area was not included in the 2022 Housing Element or analyzed in the 2022 EIR.
- Eligible Upper Grant Avenue Historic District, an eligible California Register Historic District. This area was not included in the 2022 Housing Element or analyzed in the 2022 EIR .
- Designated Otis Elevator Company National Register No. 99001265 (1 Beach Street; Parcel 0018/001).
- Designated Grabhorn Press Building National Register No. 97000349 (1335 Sutter Street; Parcel 0690/012A).
- Designated Thomas Payne House National Register No. 80000847 (1409 Sutter Street; Parcel 0689/025). This parcel is rezoned from its existing height limit of 130 feet to 500 feet.
- Designated Washington Square Article 10 Landmark No. 226 (1651 Stockton Street and Filbert Street; 0102/022001) . The parcels on the northern edge of Washington Square are now within the Rezone but were not included in the 2022 Housing Element or analyzed in the 2022 EIR . This could result in significant impacts to this park.
- Temple Sherith Israel National Register #10000114 (2266 California St., Parcel 0637/011).

- Designated Cable Car National Register Historic District No. 66000233. The Cable Car lines located within areas being upzoned and/or density decontrolled by the Upzone Plan could be significantly impacted.
- Designated Grace Cathedral Article 10 Landmark No. 170 (1100 California Street; Parcel 0246/001). This parcel and area of Nob Hill are now within the Rezone but were not included in the 2022 Housing Element or analyzed in the EIR.
- Designated Old Flood Mansion, Pacific Union Club, both Article 10 Landmark No. 64 and National Register No. 66000230 (1000 California Street; Parcel 0245/001).
- Historic Category "A" rated buildings across the city would be impacted by the Rezone as it affords no protection for these previously identified but not designated historic resources. The City of San Francisco Planning Department has previously required full Historic Resource Evaluations for projects involving Category "A" rated buildings. This policy change was not included in the 2022 Housing Element or analyzed in the 2022 EIR.
- Casebolt House Article 10 Landmark No 51 (2727 Pierce Street, Parcel 0560/005). The Rezone includes this parcel, which was not included in the 2022 Housing Element or analyzed in the 2022 EIR.
- Spreckels Residence Article 10 Landmark No. 197 (2080 Washington Street, Parcel 0601/005. The Rezone includes this parcel, which was not included in the 2022 Housing Element or analyzed in the EIR.
- Haas-Lilienthal House Article 10 Landmark No. 69 and National Register No 730000438 (2007 Franklin St. 0600/002). The Rezone includes this parcel, which was not included in the 2022 Housing Element or analyzed in the EIR.
- Sacred Heart Parish Complex Article 10 Landmark No.316 and National Register 10000112 (660 Oak Street, Parcel 0828/012; 735 Fell Street, Parcel 0828/022A; 554 Filmore Street, Parcel 0828/22; and 546-548 Filmore Street, Parcel 0828/21). The Rezone includes these parcels, which were not included in the 2022 Housing Element or analyzed in the EIR.
- Many other historic buildings listed in letter of Bridget Maley.

B. HEIGHT AND RELATED IMPACTS.

The Rezone will allow construction of buildings up to 350-feet taller than analyzed in the 2022 EIR. The 2022 EIR analyzed building height ranging from 55 feet to 300 feet high. (Addendum 11). The Rezone allows building heights up to 500 feet high, and up to 650 feet high in two areas. (Addendum 11). These taller buildings are beyond the scope of the 2022 EIR, triggering the fair argument standard of review, as in the *Save Our Access* cases, discussed above. As the court of appeal held in *Save Our Access II*, supplemental CEQA review is required to analyze all of the impacts stemming from the greater building heights allowed by the Rezone.

1. Biological Impacts.

The Addendum admits that taller buildings may have biological impacts by obstructing flight paths of birds and impacting movement of special status species. (Addendum 48-49). The 2022 EIR found biological impacts to be less than significant. Since the Rezone will have significant biological impacts, the project will have "one or more significant effects not discussed in the previous EIR," (CEQA Guidelines 15162(a)(3)(A),) and a supplemental EIR is required.

The 2022 EIR did not analyze biological impacts since it found the impact to be less than significant. (2022 EIR, p. 4.1-1.) Since the EIR found biological impacts to be less than significant, it imposed no mitigation measures. (2022 EIR, p. 4.1-149.) Since biological impacts were not examined as significant effects in the 2022 EIR, CEQA review is now mandated because the project will have one or more significant effects not discussed in the previous EIR or negative declaration. (CEQA Guildelines 15163(a)(3)(A)).

Expert wildlife biologist Dr. Smallwood, Ph.D., concludes that the 2025 Rezone will have significant biological impacts not analyzed in the 2022 EIR. (Exhibit C). Dr. Smallwood concludes that by adding 4,000 additional residential units, changing the spatial distribution of the buildings, and increasing building heights, that the Rezone will have greater impacts on birds than the 2022 Plan. In particular, he concludes that the Rezone will have greater impacts on bird-window collisions, and that these impacts will not be adequately mitigated by the City's bird-safe window requirements. (Smallwood at 2-3). Dr. Smallwood states, "the additional 4,000 residential units could result in very large numbers of collision fatalities despite implementation of the City's Standards for Bird-Safe Buildings." (Id. at 3).

Dr. Smallwood notes that San Francisco includes areas in the Pacific Flyway and areas that are rich in biological diversity. He states, "San Francisco is situated within the Pacific Flyway, which is one of the most intensely used bird migration pathways in the world." (Id. at 13). He states that "there are 147 special-status species of wildlife documented near enough to the project site to warrant a closer look at their occurrence likelihoods for the purpose of predicting potential project impacts." (Id.at 3). Dr. Smallwood concludes that the 2025 Rezone will result in 7,095 additional bird fatalities each year compared to the 2022 Plan, to a 95% confidence level. (Id. at 12). Dr. Smallwood concludes:

> Nearly all predicted deaths would be of birds protected under the Migratory Bird Treaty Act and under the California Migratory Bird Protection Act, thus causing significant impacts. Given the predicted level of bird-window collision mortality, it is my opinion that the proposed project would result in potentially significant adverse biological impacts, including the unmitigated take of aerial habitats of birds, bats and other volant wildlife. Not only would the project take habitat of rare and sensitive species of birds, but it would transform the building's airspace into a lethal collision trap to birds. (Id. at 13).

Dr. Smallwood concludes that CEQA review is required to analyze patterns of bird movement through the City and to propose feasible mitigation measures and alternatives to avoid impacts. (Id. at 17).

2. Wind.

The 2022 EIR concluded that the Housing Element would have significant and unmitigated wind impacts. (Addendum 99). The 2022 EIR did not analyze the impacts of the taller buildings allowed in the 2025 Rezone. The 2022 EIR assumed that projects would "stay within existing height limits." (2022 EIR, App. C, p. 17, 3.)

The Addendum admits that the Rezone will have significant unmitigated wind impacts. (Addendum 108). It concluded that buildings over 85-feet tall would have significant wind impacts. (Addendum 104). The Rezone will add taller buildings over 85-feet to more areas of the City, resulting in much greater wind impacts. Since "significant effects previously examined will be substantially more severe than shown in the previous EIR," (CEQA Guidelines 15162(a)(3)(B)), a supplemental EIR is required.

The Rezone allows buildings of up to 650-feet tall in certain areas. It allows increased heights along Market Street between Castro and Van Ness. Up to 160 feet. (Addendum 100). The Rezone allows 85-feet heights along Geary, and up to 300 feet at Geary and Masonic. (Addendum 101). The height difference between the rezoned blocks and the surrounding blocks with low heights would result in wind speeds that would likely exceed the hazard criteria. (Addendum 102).

The 2022 EIR stated, "Wind impacts are generally caused by large building masses that are substantially taller than their surroundings." (2022 EIR, p. 4.7-2.) The 2022 EIR states, "All projects greater than 85 feet In height would require a screening-level assessment conducted by a qualified wind expert in consultation with the department to determine their potential to result in a new wind hazard exceedance or aggravate an existing pedestrian-level wind hazard exceedance defined as the one-hour wind hazard criterion with a 26 mph equivalent wind speed." (2022 EIR, p. 4.7-11.) Since the Rezone will allow much taller buildings, well over 85-feet tall and up to 650-feet tall, it will have significant wind impacts under the standards set forth in the 2022 EIR, and an SEIR is required to analyze and mitigate these impacts.

The Rezone includes a change to the City's wind ordinance that requires CEQA review for buildings over 85 feet. The Rezone proposes to change the hazard criterion such that proposed development must not create any net new exceedance of 26 MPH wind speed for nine hours or more in a year, rather than one hour. (Addendum 104). In other words, after the Rezone, a building may cause hazardous wind conditions for a full workday, which is not currently allowed. The Rezone also eliminates an existing code requirement for "landscaping and/or wind baffling measure shall be installed on the windward side .. of the areas of concern.:" (Addendum 109).

By allowing vastly greater building heights, and eliminating previously existing mitigation standards and mitigation measures, the Rezone will have much greater wind

impacts that were never analyzed in the 2022 EIR. A supplemental EIR is required to analyze these wind impacts because "significant effects previously examined will be substantially more severe than shown in the previous EIR," (CEQA Guidelines section 15162(a)(3)(B)), and "Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative." (CEQA Guidelines section 15162(a)(3)(D)).

3. Shadow.

The vastly taller buildings allowed by the Rezone will have significant shadow impacts exceeding the City's CEQA significance thresholds. The 2022 Housing Element had significant unmitigated shadow impacts on Duboce Park, Larsen Playgrond, and Laurel Hill Playground.(Addendum 110-111). The Rezone creates new significant unmitigated shadow impacts on public parks including but not limited to, Noe Valley Town Square and Helen Wills Park, (Addendum 111, 113, 119) and on other parks and open spaces in areas added by the Rezone to the Northeast District including Washington Square, Joe DiMaggio Playground, and Levi Plazza Park. A supplemental EIR is required to analyze these impacts because "significant effects previously examined will be substantially more severe than shown in the previous EIR," (CEQA Guidelines section 15162(a)(3)(B))

We submit herewith the analysis of shadow expert Adam Noble of the consulting firm FastCast. (Exhibit D). Mr. Noble concludes that the Rezone will result in net new shadow impacts on Joe DiMaggio Playground not analyzed in the 2022 EIR. This is a zero-tolerance park, not allowed to have any additional shadow under CEQA and Measure M (Planning Code Section 295). Mr. Noble's analysis shows that on certain periods of the year and times of day, the Rezone will more than double the amount of shadow on Joe DiMaggio Park.

The City contends that a project that adds new shadow to sidewalks or a publicly accessible open space (whether subject to Section 295 or not) does not necessarily result in a significant impact under CEQA. The shadow impact analysis described in the city's Initial Study CEQA Checklist examines whether a project would "***create new shadow that substantially and adversely affects the use and enjoyment of publicly accessible open spaces***".

Under planning code section 295 and the joint Planning Commission/Recreation and Park Commission criterion, the impact of any amount of shadow cast by a project on public parks, open spaces, or recreational facilities under the jurisdiction of SFRPD would be considered "significant" if it would affect a facility with an established quantitative limit.

Joe DiMaggio Playground has an established quantitative limit of zero, and as detailed below, the proposed rezoning would have a net increase in shadow cast on the playground, and would therefore, result in a significant impact.

In assessing impacts per the City's CEQA significance criterion, the environmental review requires evaluation of quantitative and qualitative factors but requires ***use and enjoyment of the park or public space to be substantially and adversely affected for the impact to be "significant."*** Therefore, the City contends that in certain situations, new shadow effects on an open space might not be a significant environmental impact under CEQA but could be found to be significant under planning code section 295. (Housing Element EIR p 4.8-17)[4]

Because Joe DiMaggio playground is heavily used throughout all periods of the day throughout the year by residents from the neighborhood and nearby neighborhoods, as well as schools for P.E. classes, the additional shadow would adversely and substantially impact the use and enjoyment of the park.

As detailed in Mr. Noble's analysis, this would be particularly true for fall periods when shadow impacts would be the most significant and lower temperatures create a greater need for sunlight to be able to enjoy the park.

C. DISPLACEMENT.

The Addendum admits that the Rezone will result in displacement of low-income residents, small businesses, and legacy businesses. (Addendum 37-38). The Addendum states, "new market-rate housing development may contribute to indirect displacement of lower-income communities in San Francisco." (Addendum 37). It continues, "there could be a connection between market rate housing development and displacement." (Addendum 38). By allowing more market rate housing in the Rezone than in the 2022

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[4] Commenter disputes the City's shadow impacts methodology because it conflicts with well-established court of appeal precedent. Where a local or regional policy of general applicability, such as an ordinance, is adopted in order to avoid or mitigate environmental effects, a conflict with that policy in itself indicates a potentially significant impact on the environment. (*Pocket Protectors v. Sacramento* (2005) 124 Cal.App.4th 903.) Indeed, any inconsistencies between a proposed project and applicable plans must be discussed in an EIR. (14 CCR § 15125(d); *City of Long Beach v. Los Angeles Unif. School Dist.* (2009) 176 Cal. App. 4th 889, 918*; Friends of the Eel River v. Sonoma County Water* Agency (2003) 108 Cal. App. 4th 859, 874 (EIR inadequate when Lead Agency failed to identify relationship of project to relevant local plans).) A Project's inconsistencies with local plans and policies constitute significant impacts under CEQA. (*Endangered Habitats League, Inc. v. County of Orange* (2005) 131 Cal.App.4th 777, 783-4; *Georgetown Preservation Society v. County of El Dorado* (2018) 30 Cal.App.5th 358.) Since the Rezone Project has significant impacts under Prop M (Section 295), it also has significant impacts under CEQA. However, because the Rezone Project has significant shadow impacts even under the City's improperly narrow interpretation of the law, the issue is moot.

Housing Element, this displacement impact will be exacerbated. According to an economic analysis prepared by the San Francisco Office of the Controller, as a result of Rezone 500 to 1,000 additional units would be demolished over 20 years. Many of these units will be rent-controlled (pre-1979) units since these properties will have the lowest land value. This is very different than the 2022 Housing Element, which avoided Priority Equity Geographies (PEGs), where lower income residents live. By contrast, the Rezone includes large PEG areas, where displacement is inevitable.

While the Supervisors are considering measures to provide some protection for rent-controlled properties with 3 or more units, this does nothing to protect the thousands of duplex rent-controlled properties found throughout the Richmond and Sunset Districts and elsewhere in the City. Ms. Holley calculates that the Rezone will affect 3,838 2-unit rent-controlled parcels with 7,676 rent-controlled units. Holley states (Exhibit A):

> under the rezoning, there are a significant number of two-unit rent-controlled buildings on parcels with an existing height limit of 40 feet that would be rezoned to allow heights of 50', 65' and 85', and would no longer require setbacks, creating greater incentives and likelihood that they would be redeveloped under the proposed rezoning.

Also, the Rezone allows increased development in North Beach and the Western Addition (Addendum 19), which include high levels of rent-controlled units and Priority Equity Geographies, which were excluded from development in the 2022 Housing Element. San Francisco Planning Code states that "The Priority Equity Geographies SUD is comprised of areas or neighborhoods with a higher density of vulnerable populations" and that the 2022 Update of the Housing Element of the General Plan ((2022 Housing Element) identifies them as "areas…where zoning changes must be tailored to serve the specific needs of the communities that live there; and where programs that stabilize communities and meet community needs need to be prioritized."

The Rezone shifts 5,100 units of housing to the Northeast District, (Addendum 19) which is home to the highest percentage of rent-controlled units in the City. The Rezone adds 939 parcels in PEG areas, with 2,321 units, including 70 two-unit rent-controlled buildings with 140 units.

Urban Planner Deborah Holley states, "The inclusion of parcels in the Priority Equity Geographies SUD and the associated displacement impacts need to be identified and assessed in a supplemental EIR."

Allowing this development and displacement in the Priority Equity Geographies SUD is flatly inconsistent with the 2022 EIR and the 2022 Plan since the stated purpose of the 2022 Plan was to focus development on "well-resourced areas" and away from Priority Equity Geographies. The 2025 Rezone does the exact opposite of the stated goal of the 2022 Plan, which is an obvious inconsistency requiring supplemental CEQA review.

Ms. Holley also points out that the Rezone for the first time adds Laguna Honda Hospital. Redevelopment of this parcel would result in massive displacement. Ms. Holley

states, "The 62-acre Laguna Honda hospital and rehabilitation center located 375 Laguna Honda Boulevard was added to the rezoning plan, and if redeveloped would result in significant displacement impacts for the long-term nursing home residents. Laguna Honda has 769 beds and offers short-term rehab and long-term nursing care…The FEIR did not address the impacts of redevelopment of Laguna Honda with housing because this site was not designated for rezoning. The rezoning program changes the allowable height limit on this site from 40' which covers the majority of the 62 acres under existing height limits, to 85' for the entire site, and increases the likelihood that it would be redeveloped with housing."

Displacement is an environmental issue under CEQA. (*Save Berkeley Neighborhoods v. Regents* (2020) 51 Cal.App.5th 226, 233 (displacement of tenants is a CEQA impact)). CEQA requires the lead agency to determine whether the "environmental effects of a project will cause substantial adverse effects on human beings, either directly or indirectly," (PRC § 21083(b)(3), (d)). CEQA Guidelines Appendix G, Section XII provides that a project will have significant impacts where it will:

- Induce substantial population growth or concentration of population in an area, either directly (for example, by proposing new housing or businesses), or indirectly (for example, through extension of roads or other infrastructure);
- Displace substantial numbers of existing housing necessitating the construction of replacement housing elsewhere; or
- Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere. See CEQA Guidelines Appendix G, Section XII.

The Addendum suggests vague mitigation measures such as "advancing equitable housing access, promoting racial and social equity, and eliminating displacement with strategies such as tenant protections, preservation of affordability, production of affordable housing, and advancing equitable access to housing resources and affordable units." However, these are vague and unenforceable measures. The Addendum fails to propose any binding and enforceable mitigation measures, such as requiring the mandatory construction of affordable housing, requiring payment for the construction of affordable housing, or requiring public lands to be used for 100% affordable housing. In fact, the city is reversing or weakening all of these requirements. The 2025 Rezone requires absolutely no affordable housing.

A public agency may not rely on mitigation measures of uncertain efficacy or feasibility. (*Kings County Farm Bureau v. City of Hanford* (1990) 221 Cal.App.3d 692, 727.) "Feasible" means capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, legal, social and technological factors. (14 CCR § 15364.) Mitigation measures must be fully enforceable through permit conditions, agreements or other legally binding instruments. (14 CCR § 15126.4(a)(2).) In fact, proposals to provide benefits to legacy businesses, may not be legally allowable, let alone, legally enforceable. (*City of Santa Barbara v. Adamson* (1980) 27 Cal.3d 123, 134.)

The Rezone is reminiscent of the City's "urban renewal" of the Western Addition in the 1960s and 1970s, which wiped out what was at that time one of the most ethnically diverse communities in the United States and displaced much of the City's African-American community. Like the current "Family Zoning Plan," the urban renewal of the Western Addition was justified by the alleged need for more affordable housing. However, to make way for the new housing, the City destroyed a thriving African-American, Latino and Asian-American community, which never fully recovered, and the new housing was occupied largely by wealthier, white residents. The main difference is that the 2025 Family Zoning Plan is now targeting the City's Chinese Community, in the Richmond and Sunset Districts, which will undoubtedly face widescale displacement under the Rezone. This form of "White Urbanism" is now well-documented. (See, e.g,, Goetz, Whiteness and Urban Planning, *Journal of the American Planning Association*, Vol 86 (2020).)

The Federal Reserve Bank has concluded that supply-side constraints such as zoning and environmental regulation have absolutely no impact on housing costs. The single most significant factors driving high housing costs are extreme wealth disparities, and remote work. (Federal Reserve Bank of San Francisco, J. Mondragon, Supply Constraints Do Not Explain House Price and Quantity Growth Across U.S. Cities (2025), https://www.frbsf.org/research-and-insights/publications/working-papers/2025/03/supply-constraints-do-not-explain-house-price-and-quantity-growth-across-u-s-cities/); Federal Reserve Bank, J. Mondragon, Housing Demand and Remote Work (2025), https://www.nber.org/papers/w30041). Building more luxury housing does not decrease housing costs and in fact often leads to gentrification of previously affordable neighborhoods. Trickle-down economics did not work in the Reagan Administration and it will not work now.

Since the Rezone will displace both existing housing and people, it will have a significant impact that must be analyzed in a supplemental EIR. The SEIR must consider mitigation measures and feasible alternatives to reduce this impact.

D. AIR QUALITY AND CANCER RISK.

The Addendum admits that the Rezone will create significant air quality impacts, including additional cancer risk from fine particulate matter, known as PM-2.5. (Addendum 95). The Housing Element EIR admitted significant unmitigated PM-2.5 cancer risk (Addendum 90), but the Rezone will have even greater air quality and cancer risks since it allows more development and taller buildings, and will result in more vehicle miles traveled (VMT). (Addendum 90, 92-93).

The 2022 EIR concluded that buildings under 240-feet and 495 units would have less than significant construction air quality impacts. (Addendum 89). Taller buildings have significant PM-2.5 and nitrogen oxide impacts. (Addendum 94). But allowing taller and larger buildings, the Rezone will create more significant construction air quality impacts, including emissions of cancer-cause PM-2.5. The Rezone will have significant unmitigated cancer risk from PM-2.5 and the Rezone will change the distribution of those risks compared to the Housing Element. (Addendum 95).

The 2022 EIR concluded that even with the implementation of mitigation, air quality impacts would be significant and unmitigated. (2022 EIR, p. S-4, 4.6-56, 4,6-70.) By adding another 4,000 housing units, the 2025 Rezone will have "Significant effects previously examined will be substantially more severe than shown in the previous EIR." (CEQA Guidelines §15164(a)(3)(B).)

Attached hereto are the comments of Dr. Paul Rosenfeld and Matthew Hagemann, P.G., C. Hg., of the environmental consulting firm Soil, Water, Air Protection Enterprise (SWAPE). (Exhibit E). SWAPE notes that the Addendum erroneously states, "The proposed rezoning program and subsequent development is expected to result in the same significant criteria air pollutant impacts from construction but not substantially more severe impacts than those disclosed in the EIR" (Addendum 93). However, SWAPE points out that by adding 4,000 additional residential units, the Rezone vastly exceeds air quality significance threshold set by the Bay Area Air District ("BAAD").

The Bay Area Air District has published screening thresholds to determine whether proposed projects will have significant impacts to air quality. (https://www.baaqmd.gov/~/media/files/planning-and-research/ceqa/ceqa-guidelines-2022/ceqa-guidelines-chapter-4-screening_final-pdf.pdf?rev=ac551d35a52d479dad475e7d4c57afa6&sc_lang=en) Under the official BAAQMD thresholds, construction of 416 apartments is expected to have significant air quality impacts from the construction phase, and 638 apartments are expected to have significant operational air quality impacts. The addition of 4,000 residential units will vastly exceed these significance thresholds, and will therefore have a significant impacts on air quality that must be analyzed under CEQA. (SWAPE at 4).

SWAPE calculates that the additional 4,000 units of housing will create emissions of Reactive Organic Gases (ROGs) of 148 pounds per day (ppd) for the construction phase (far above the CEQA significance threshold of 54 ppd) and 145 ppd of operation ROG emissions (far above the CEQA significance threshold of 54 ppd). (SWAPE at 5). SWAPE concludes, "This finding indicates a potentially significant air quality impact that the Addendum did not identify or address. In our opinion, a subsequent EIR should be conducted to provide a more substantial calculation of the Project's emissions and a more detailed evaluation of the Project's potential air quality impacts." (SWAPE at 5).

When a project exceeds an Air District CEQA significance threshold, as here, this alone establishes substantial evidence that the project will have a significant adverse environmental impact. Indeed, in many instances, such air quality thresholds are the only criteria reviewed and treated as dispositive in evaluating the significance of a project's air quality impacts. (See, e.g. *Schenck v. County of Sonoma* (2011) 198 Cal.App.4th 949, 960 [County applies Air District's "published CEQA quantitative criteria" and "threshold level of cumulative significance"]; see also *Communities for a Better Environment v. California Resources Agency* (2002) 103 Cal.App.4th 98, 110-11 ["A 'threshold of significance' for a given environmental effect is simply that level at which the lead agency finds the effects of the project to be significant"].) The California Supreme Court has shown the importance an air district significance threshold has in providing substantial

evidence of a significant adverse impact. (*Communities for a Better Environment v. South Coast Air Quality Management Dist*. (2010) 48 Cal.4th 310, 327 [estimated emissions in excess of air district's significance thresholds "constitute substantial evidence supporting a fair argument for a significant adverse impact"].)

Also, in 2025 city released a new APEZ (air pollutant exposure zone) map showing areas with high cancer risk. The Rezone allows development in some of these newly identified areas. This is a significant new information and a changed circumstance that was not known at the time of the 2022 EIR. (Addendum 95). The new APEZ areas include Sunset Blvd, and Lake Merced. These areas will receive significant development under the Rezone. This impact must be analyzed. (Addendum 96). The Addendum admits that the cancer risks created by the Rezone in the new APEZ areas are significant and unmitigated. (Addendum 97). The Northeast District is within the APEZ area. By moving over 5000 units of new housing to this area, the Rezone exacerbates cancer risks from airborne pollutants.

A supplemental EIR is required because "significant effects previously examined will be substantially more severe than shown in the previous EIR." (CEQA Guidelines section 15162(a)(3)(B).) Also, the new APEZ map constitutes, "new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete." (CEQA Guidelines section 15162(a)(3).)

SWAPE states,

> The Addendum proposes development in the Downtown, Marina, Mission, Northeast, and Western Addition planning districts, which have areas within the City's air pollutant exposure zones ("APEZ"). The Addendum states that "the proposed rezoning program may result in a small proportion of additional rezoned parcels being in the APEZ, which could increase the number of people exposed to the generally high pollutant concentrations in the APEZ" (p. 97).
>
> In 2025, the City identified new APEZ areas, defined as locations "where particulate matter (PM2.5) is greater than or equal to 9 µg/m3 or where the risk of cancer from air pollutants is greater than or equal to 100 in a million." (SWAPE at 5).

The Addendum concludes that this impact is "significant and unavoidable." (Addendum 97). SWAPE disagrees with this conclusion and proposes numerous feasible mitigation measures to reduce air pollution impacts that should be analyzed in a supplemental EIR. (SWAPE at 7-9). Among the mitigation measures suggested by SWAPE are requiring the use of ultra-low VOC paints, advanced air filtration units, emissions controls on backup generators, and many other measures. These mitigation measures should all be analyzed and imposed through a supplemental EIR process.

E. TRANSIT DELAY.

The Addendum admits that the Rezone will create significant impacts related to public transit delay, particularly along the busy 19th Avenue corridor, and on the 38-Geary and 19-Polk lines. (Addendum 71, 78, 84). The Addendum concludes that Rezone would contribute considerably to significant and unavoidable bus loading impacts. (Addendum 84). These impacts, particularly along the 19th Avenue corridor, will be exacerbated by the recent closure of the Great Highway, which has caused congestion on 19th Avenue by closing a major thoroughfare in the Western side of the City. The closure of the Great Highway is a changed circumstance that was unknown at the time of the 2022 EIR.

A supplemental EIR is required because "substantial changes [have] occur[ed] with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects." (CEQA Guidelines §15162(a)(2).) The closure of the Great Highway is clearly a significant changed circumstance that was not analyzed in the 2022 EIR and that will impact the Transportation analysis for the Rezone.

F. PUBLIC SERVICES.

The Rezone will allow residential development on the site of the North Point Wet Weather Sewage Treatment Facility. This site was not slated for development in the 2022 Plan. This amendment will require either a replacement facility or vast amounts of infrastructure to transport sewage to other plants. The sewage currently treated by the North Point Plant must go somewhere. Urban Planner Deborah Holley states, "This City-owned and -operated sewage treatment plant is one of three facilities in San Francisco that treats wastewater. It is only active during wet weather and treats up to 150 million gallons a day (MGD) during rainstorms, or 26 percent of the wastewater treated on a rainy day." She continues, "The FEIR did not address the impacts of redevelopment of this treatment plant with housing because this site was not designated for rezoning. The rezoning program changes the allowable height limit on this site from 40' to 85' and increases the likelihood that it would be redeveloped with housing. The site is in the P (Public) District where residential uses in 100 percent Affordable Housing Projects and Educator Housing Projects are permitted, and other residential uses are conditional. There is no reason the City would include this site in the rezoning program other than the fact that the City believes rezoning this site will increase the likelihood of housing development at this location. Since it is inconceivable that a developer would build housing on top of a sewage treatment plant, the City needs to analyze the impacts associated with elimination of the sewage treatment plant." Ms. Holley states:

> Elimination of the sewage treatment plant would result in reduced sewage treatment capacity during wet weather. This would require (a) the construction of a new sewage treatment facility in this area of the city, or (b) the construction of new infrastructure to convey wastewater from the northeast quadrant of the city to the Oceanside Treatment Plant or the Southeast Treatment Plant in Bayview/Hunters

Point and expansion of one of these facilities to expand the treatment capacity by 150 MGD to compensate for the loss of the North Point facility.

The potential public health and hazardous materials impacts of redeveloping the site with housing must be identified and analyzed and mitigation measures must be identified in a supplemental EIR. This includes but would not be limited to testing and classification of contaminants, calculations of health risk, specific remediation measures, associated secondary impacts due to the excavation of contaminated soil, transportation and disposal of infrastructure, and treatment and disposal of contaminated water and soil.

CEQA does not allow the City to defer analysis of obvious sewage treatment needs. When a project will require construction of additional sewage treatment infrastructure, the CEQA document must analyze and mitigate the impacts of that necessary new construction. (*Sundstrom v. Cnty. of Mendocino* (1988) 202 Cal. App. 3d 296; *San Joaquin Raptor/Wildlife Rescue Ctr. v. Cnty. of Stanislaus* (1994) 27 Cal. App. 4th 713 (EIR was also inadequate with respect to project description by its lack of reference to wastewater treatment plant which was necessary element of project).)

V. GENERAL PLAN ANALYSIS.

The Rezone is legally prohibited because it is inconsistent with the General Plan. "The Legislature has mandated that every county and city must adopt a 'comprehensive, long-term general plan for the physical development of the county or city, and of any land outside its boundaries which in the planning agency's judgment bears relation to its planning.'" (*Citizens of Goleta Valley v. Bd. of Sups*. (1990) 52 Cal.3d 553, 570 (quoting Gov. Code §65300).) The Supreme Court has described the general plan as "the constitution for all future developments within the city or county." *Id*. (internal quotation marks omitted). The "propriety of virtually any local decision affecting land use and development depends upon consistency with the applicable general plan and its elements." (*Id. DeVita v. Cty. of Napa*, 9 Cal. 4th 763, 803 (1995).) The "propriety of virtually any local decision affecting land use and development depends upon consistency with the applicable general plan and its elements." (*Citizens of Goleta Valley v. Bd. of Sups.* (1990) 52 C.3d 553, 570.)

The Rezone is flatly inconsistent with the adopted General Plan, and its adopted Housing Element. The Rezone allows development in historic districts, such as North Beach and Telegraph Hill, which were protected from development in the General Plan. The Rezone allows development in Priority Equity Geographies that were protected from development in the General Plan. The Rezone allows building heights and density throughout the City that vastly exceed limits set forth in the General Plan. As such, the Rezone is legally prohibited unless and until the City amends its General Plan.

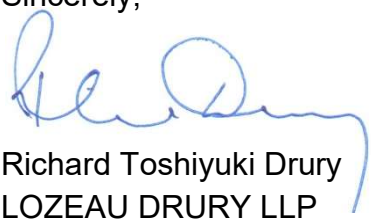
In addition, each of these General Plan inconsistencies is a significant impact that must be analyzed in an EIR. Any inconsistencies between a proposed project and applicable plans must be discussed in an EIR. (14 CCR § 15125(d); *City of Long Beach v. Los Angeles Unif. School Dist*. (2009) 176 Cal. App. 4th 889, 918; *Friends of the Eel*

River v. Sonoma County Water Agency (2003) 108 Cal. App. 4th 859, 874 (EIR inadequate when Lead Agency failed to identify relationship of project to relevant local plans).) A Project's inconsistencies with local plans and policies constitute significant impacts under CEQA. (*Endangered Habitats League, Inc. v. County of Orange* (2005) 131 Cal.App.4th 777, 783-4.)

VI. CONCLUSION.

For the foregoing reasons, we respectfully request that the Planning Commission direct the Planning Staff to prepare a Supplement EIR to analyze the Rezone and to consider feasible mitigation measures and alternatives to reduce its significant environmental impacts that were not analyzed in the 2022 EIR for the Housing Element. We further request that the Planning Commission conclude that the Rezone is prohibited since it is inconsistent with the City's General Plan.

Sincerely,



Richard Toshiyuki Drury
LOZEAU DRURY LLP

EXHIBIT A

December 1, 2025

Richard Drury
Lozeau | Drury LLP
1939 Harrison St., Suite 150
Oakland, CA 94612

RE: Adequacy of the San Francisco Housing Element 2022 Update FEIR Addendum

Dear Mr. Drury,

The San Francisco Planning Department published an Addendum to the Final Environmental Impact Report for the 2022 Housing Element ("Housing Element FEIR") on September 3, 2025, stating that no supplemental or subsequent environmental review was required for the Family Housing Rezoning Program ("proposed rezoning program, Family Zoning Plan, FZP, rezoning plan").

Because there are potential new or more severe environmental impacts that would result from the proposed rezoning program that were not identified and analyzed in the Housing Element FEIR, a supplemental EIR should have been prepared instead of an Addendum.

Such impacts include, but are not limited to the following:

A. The rezoning plan would result in new impacts associated with the potential redevelopment of the North Point Wet Weather Sewage Treatment Facility which was not included and therefore not analyzed in the Housing Element FEIR but which, as a result of the rezoning plan, is now designated as a site for the development of housing.

B. The rezoning plan would result in more severe displacement impacts, particularly those associated with the addition of numerous parcels within the Priority Equity Geographies SUD that were added to the rezoning plan but not included, and therefore not analyzed, in the Housing Element FEIR.

My qualifications for preparing this analysis include over 25 years of professional experience in land use and environmental planning, including the management and preparation of CEQA documents, and a Master of Science degree in Urban Planning

from Columbia University. My resume can be accessed via this link: https://www.holleyconsulting.com/resume/.

The Addendum to the Housing Element FEIR maintains that no supplemental or subsequent environmental review is required for the proposed rezoning program because the environmental impacts were adequately identified and analyzed in the Housing Element FEIR, and the rezoning program "…would not result in any new or more severe environmental impacts than were identified previously."

Specifically, the Addendum states that "…no additional environmental review is required under CEQA Section 21166 and CEQA Guideline Sections 15162-15164 for the following reasons:

(1) the Family Housing Rezoning Program would not involve new significant environmental effects or a substantial increase in the severity of significant effects previously identified in the Housing Element EIR;
(2) no substantial changes have occurred that would require major revisions to the Final EIR due to the involvement of new environmental effects or a substantial increase in the severity of effects identified in the Housing Element EIR; and
(3) no new information of substantial importance has become available which would indicate that (i) the Family Housing Rezoning Program will have significant effects not discussed in the Final EIR; (ii) significant environmental effects will be substantially more severe; (iii) mitigation measure or alternatives found not feasible that would reduce one or more significant effects have become feasible, or (iv) mitigation measures or alternatives that are considerably different from those in the Housing Element EIR would substantially reduce one or more significant effects on the environment."

2022 FEIR compared to Proposed Rezoning

Baseline Map. In order to understand what was analyzed in the 2022 FEIR, and what was added in subsequent policy changes, I reconstructed "Figure 2-7 Projected Heights and Density Controls Under the Proposed Action" from page 2-25 of Vol. 1 of the FEIR. ***Figure 1***, below, provides the most detailed description of the parcel-level impacts of the proposed rezoning for parcels analyzed in the 2022 Final EIR.

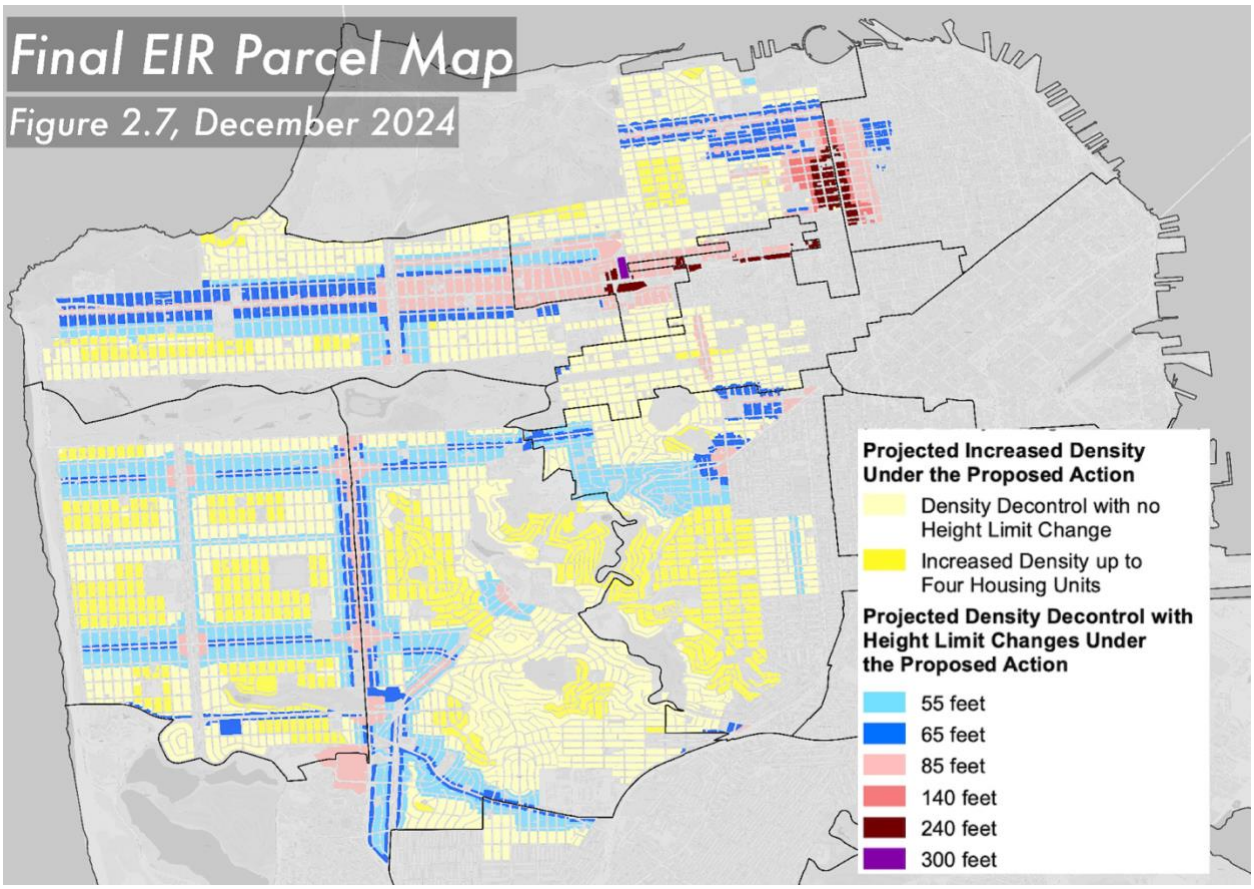


Figure 1. Baseline Map: 2022 FER Map Compared to the September 2025 Map, plus removing 3-unit+ Rent-Controlled Buildings and Hotels

The September 2025 map, based on the rezoning legislation introduced in board file 250700, was the most recent parcel-level map released by the Planning Department. The most significant amendments passed include exempting rent-controlled buildings of three units or larger from the local program, and exempting hotel parcels. *Planning recently released a November 17th map but it is not accurate as it does not yet exclude three-units+ rent controlled buildings.*

Figure 2 below shows that 6,938 new parcels were added in the proposed rezoning plan, 7,580 parcels have increased heights, and 16,135 parcels allow for greater densities. Associated unit counts were also estimated and are provided in the table following Figure 2.

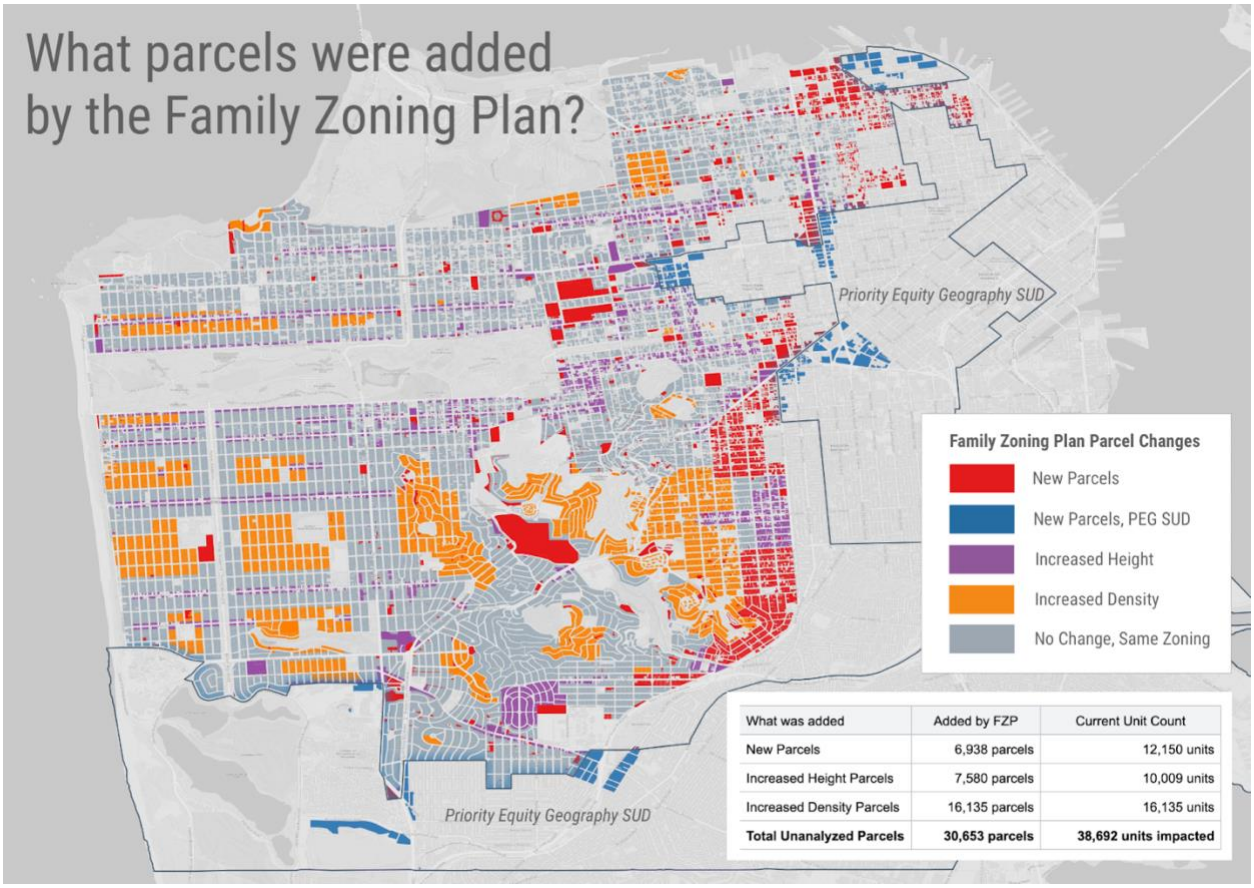


Figure 2. Parcels added and parcels with increased heights and densities under the rezoning

1. **What was added to the Family Zoning Plan from the FEIR?**

What was added	Added by FZP	Current Unit Count
New Parcels	6,938 parcels	12,150 units
Increased Height Parcels	7,580 parcels	10,009 units
Increased Density Parcels	16,135 parcels	16,135 units
Total Unanalyzed Parcels	**30,653 parcels**	**38,692 units impacted**

2) Scope of Family Zoning Plan vs. 2022 Final EIR

Total Count	Final EIR - 2022	Family Zoning Plan - 2025
Parcel Count	82,834	79,932
Current Units Count*	150,031	94,281
Area Added (sq ft)	257,461,954	254,211,574

** Residential and non-residential "units" (commercial spaces) impacted*

3. **Existing Parcels with increased height limits**

a. **7,580 parcels** with increased height limits
b. **10,009 currently existing units** in parcels with increased height limits
c. **31,424,690 sq ft** of total lot area in parcels with increased height limits

Height Limit Increase	Parcels	Current Unit Count
100' +	73	201
60' - 100'	34	31
40' - 60'	667	823
20' - 40'	3,244	4,906
< 20'	3,562	4,048

The following discussion describes potential impacts that were not analyzed in the CEQA document for the rezoning project. The Addendum is inadequate under CEQA and a supplemental EIR must be prepared to identify and analyze the potentially new and more severe impacts described below.

A. Rezoning of the North Point Wet Weather Sewage Treatment Facility

There are new potentially significant impacts associated with the proposed rezoning plan that were not identified and assessed in the Housing Element EIR or Addendum including impacts associated with development of the North Point Wet Weather Facility located at Bay Street and the Embarcadero. This City-owned and -operated sewage treatment plant is one of three facilities in San Francisco that treats wastewater. It is only active during wet weather and treats up to 150 million gallons a day (MGD) during rainstorms, or 26 percent of the wastewater treated on a rainy day.

The 2022 FEIR did not address the impacts of redevelopment of this treatment plant with housing because this site was not designated for rezoning at that time. The rezoning program changes the allowable height limit on this site from 40' to 85' and increases the likelihood that it would be redeveloped with housing. The site is in the P (Public) District where residential uses in 100 percent Affordable Housing Projects and Educator Housing Projects are permitted, and other residential uses are conditional.

There is no reason the City would include this site in the rezoning program other than the fact that the City believes rezoning this site will increase the likelihood of housing development at this location. Since it is inconceivable that a developer would build housing on top of a sewage treatment plant, the City needs to analyze the impacts associated with elimination of the sewage treatment plant.

Moreover, although the Addendum states that "It is likely that the Oceanside Water Pollution Control Plant would experience reduced pollutant loads under the proposed rezoning program compared to the adopted housing element because housing growth distribution under the proposed rezoning program would be more evenly distributed in the western and northern parts of the city and along transit corridors, instead of heavily concentrated in the Inner Sunset, Outer Sunset, and Richmond planning districts as assumed under the adopted housing element; thus pollutant load generation, would be more evenly distributed throughout the city rather than concentrated in the western portion of the city," there is no mention at all of the North Point treatment plant. (See pages 127-128 of the Addendum.)

Potentially significant impacts that should have been identified and analyzed in a supplemental EIR include, but are not limited to the following:

1. Elimination of the sewage treatment plant would result in reduced sewage treatment capacity during wet weather. This would require (a) the construction of a new sewage treatment facility in this area of the city, or (b) the construction of new infrastructure to convey wastewater from the northeast quadrant of the city to the Oceanside Treatment Plant or the Southeast Treatment Plant in Bayview/Hunters Point and expansion of one of these facilities to expand the treatment capacity by 150 MGD to compensate for the loss of the North Point facility.

2. The potential public health and hazardous materials impacts of redeveloping the site with housing must be identified and analyzed and mitigation measures must be identified in a supplemental EIR. This includes but would not be limited to

testing and classification of contaminants, calculations of health risk, specific remediation measures, associated secondary impacts due to the excavation of contaminated soil, transportation and disposal of infrastructure, and treatment and disposal of contaminated water and soil.

B. More severe displacement Impacts would result from the proposed rezoning program than were assumed in the Housing Element FEIR

Potentially significant displacement impacts that should have been identified and analyzed in a supplemental EIR include, but are not limited to the following:

1. ***Rezoning and displacement of tenants in two-unit rent-controlled buildings***. As shown below, under the proposed rezoning, there are a significant number of two-unit rent-controlled buildings on parcels with an existing height limit of 40 feet that would be rezoned to allow heights of 50', 65' and 85', and would no longer require setbacks, creating greater incentives and likelihood that they would be redeveloped under the proposed rezoning. In other words, it is reasonably foreseeable that they would be redeveloped and therefore should have been considered in the CEQA review for the project.

<u>Rent Controlled Parcels</u>

What was added	Parcels affected	Existing units affected
New Parcels	1,237 parcels	2,474 units
Increased Height Parcels	1,818 parcels	3,636 units
Increased Density Parcels	783 parcels	1,566 units
Total Rent Controlled Parcels	3,838 parcels	7,676 units

It is widely accepted that tenants of two-unit rent-controlled buildings already have fewer protections than tenants who live in buildings with three or more units because a two-unit building can more easily be converted into condos. In two-unit buildings, all an owner needs to do is move in, and they can evict a tenant to do so.

The inclusion of parcels with two-unit rent controlled buildings in the rezoning plan and the associated displacement impacts need to be identified and assessed in a supplemental EIR.

2. ***Rezoning and displacement in the Priority Equity Geographies Special Use District.*** Section 249.97 (b) of the San Francisco Planning Code states that "The Priority Equity Geographies SUD is comprised of areas or neighborhoods with a higher density of vulnerable populations" and that the 2022 Update of the Housing Element of the General Plan ((2022 Housing Element) identifies them as "***areas***…***where zoning changes must be tailored to serve the specific needs of the communities that live there; and where programs that stabilize communities and meet community needs need to be prioritized***."

   As shown in ***Figure 2*** above and quantified below, close to 1,000 parcels in the proposed rezoning program that were not analyzed in the Housing Element FEIR are located within the PEG SUD. Displacement impacts for residents in these areas are more severe than for residents outside of the SUD.

   New Priority Equity Geography Parcels
   a. 939 parcels
   b. 2,321 current existing units (including RC and non-RC)
   c. 70 two-unit RC buildings, 140 units

   The inclusion of parcels in the Priority Equity Geographies SUD and the associated displacement impacts need to be identified and assessed in a supplemental EIR.

3. ***Rezoning and displacement of Laguna Hospital and Rehabilitation Center occupants***. As shown in ***Figure, 2*** above, the 62-acre Laguna Honda hospital and rehabilitation center located 375 Laguna Honda Boulevard was added to the rezoning plan, and if redeveloped would result in significant displacement impacts for the long-term nursing home residents.

   Laguna Honda has 769 beds and offers short-term rehab and long-term nursing care. in the Forest Hill neighborhood of San Francisco.

   The FEIR did not address the impacts of redevelopment of Laguna Honda with housing because this site was not designated for rezoning. The rezoning program changes the allowable height limit on this site from 40' which covers the majority of the 62 acres under existing height limits, to 85' for the entire site, and increases the likelihood that it would be redeveloped with housing. The site is in the P (Public) District where residential uses in 100 percent Affordable Housing Projects and Educator Housing Projects are permitted, and other residential uses are conditional.

There is no reason the City would include this site in the rezoning program other than the fact that the City believes rezoning this site will increase the likelihood of housing development there.

Because the impacts of redevelopment of Laguna Honda Hospital and Rehabilitation Center was not analyzed in the Housing Element FEIR, a supplemental EIR is needed to determine the impacts and required mitigation measures.

EXHIBIT B

November 30, 2025

Mr. Richard Drury
Lozeau | Drury LLP
1939 Harrison St., Suite 150
Oakland, CA 94612

RE: Family Zoning Plan (Rezone) – Impacts on Historic Resources

Dear Mr. Drury,

This letter sets forth my professional opinion concerning the impacts on historic resources from the proposed San Francisco Rezoning Plan ("Rezone"), also known as the "Family Zoning Plan."

As a professional with 32 years of experience in historic preservation and with the California Environmental Quality Act (CEQA), I meet the Secretary of the Interior's Professional Qualification Standards in History and Architectural History. I also have the following credentials: received a Master of Arts Degree in Architectural History from the University of Virginia's School of Architecture; previously served as president of the San Francisco Landmarks Advisory Board (appointed by Mayor Newsom); since 2012 have continuously been on the City of San Francisco Planning Department's approved consultant pool for historic resources consultants; and certified by the San Francsico Contract Monitoring Division (CMD) as a woman-owned Local Business Enterprise (LBE). I have written innumerable historic resource and historic district designation and evaluation reports throughout the course of my career.

While the City of San Francisco (City) prepared and certified an Environmental Impact Report (EIR) for its 2022 Housing Element, the proposed Rezone is vastly different from the rezoning scenarios studied in the 2022 EIR. Nevertheless, the Planning Department proposes to rely on an Addendum (September 3, 2022) to the previously certified EIR. A rezoning of this magnitude requires thorough environmental review under CEQA so that the City's residents and decision-makers can be aware of its impacts, can consider all feasible mitigation measures and alternatives, and can have a robust and open discussion prior to making irreversible changes to San Francisco's landscape for all time.

The Rezone would result in a myriad of significant new impacts that were not analyzed in the 2022 EIR or included in the Housing Element, not the least of which are impacts to historic resources. The Rezone would result in significant impacts to historic resources that have not yet been analyzed. The 2022 EIR found significant and unmitigated impacts to historic resources, but the Rezone's impacts are far greater and substantially more severe than shown in the previous EIR, with significant and unmitigated impacts. Since "significant effects previously examined will be substantially more severe than shown in the previous EIR," a Supplemental EIR is required. (CEQA Guidelines 15162(a)(1)(3)(B).)

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As set forth in the Attachments to this letter, the Rezone would allow the demolition and redevelopment on, near, or within areas containing historic resources. Many known and designated, either locally under Article 10 of the Planning Code, or through state or federal historic designation programs, are within areas that were not included for rezoning in the 2022 Housing Element or analyzed in the 2022 EIR, while others were included in the analysis, but have since been upzoned or changed to form based density or have significantly higher heights on or around them by the Upzone. None of the potentially significant impacts that could result from redevelopment of these historic resources were analyzed in the 2022 EIR. See the following attachments for further analysis: Attachment 1 - Historic Resource Impact Analysis of Rezone and Attachment 2 - North Beach National Register of Historic Places Historic District Parcel Analysis.

Since this new information provided in the Attachments constitute significant and substantially more severe effects not discussed in the 2022 EIR, a Supplemental EIR is required to analyze and mitigate these impacts. The newly identified impacts are beyond the scope of the 2022 EIR. The Addendum barely mentions additional historic resources impacts and fails to analyze impacts of the drastically additional height and density increases as they relate to known historic resources. Further, the Addendum fails to analyze changes in zoning use districts on designated historic resources or historic districts or areas with known concentrations of "A" rated historic resources, which are identified, but not yet designated resources.

Further, the Rezone now includes the following language related to Bonuses for "Historic Preservation." However, these bonuses, as shown below, encourage height increases, facadism, and other over-scaled additions that would result in diminished historic fabric and result in unintended impacts to historic resources. Additionally, this proposed legislation, added in the September 11, 2025 version of the legislation, has not been evaluated for its potentially significant impacts on historic resources.

The following language has been added to Section 206.10(e) of the Rezone legislation providing additional height and square footage bonuses for the "preservation" of Historic Building.

> *(e)* ***Additional Height, Square Footage, and Other Bonuses.*** *HC-SF Projects that contain certain uses, amenities, or other building features are eligible for additional bonuses and code modifications, as described below.*

****

(6) ***Preservation of Historic Buildings.*** *In districts other than Residential districts, projects proposing an alteration to a Historic Building and/or constructing new buildings on sites that contain a Historic Building shall be permitted to include additional square footage, as provided below:*

(A) up to 1.5 times the gross floor area foregone by retaining the Historic Building and complying with Objective Standards pertaining to Historic Buildings, including through setting back building additions and/or new construction in relation to the Historic Building. For the purposes of this subsection (e)(56)(A), the foregone gross floor area shall be equal to the gross floor area within the volume that would otherwise be permitted under the Planning Code and all applicable Objective Standards, inclusive of modifications allowed pursuant to this Section 206.10, but is not being constructed in order to accommodate a reduced building mass above or around a Historic Building and that complies with or exceeds the setbacks or mass reductions required by the Objective Standards pertaining to Historic Buildings. The Zoning Administrator may publish further guidance on the calculation of foregone gross floor area; and

(B) for Historic Buildings with storefronts that contain character-defining features, an additional 0.25 square feet for every square foot of space in the storefront, provided that the project preserves the storefront in compliance with Objective Standards pertaining to Historic Buildings; and

(C) *horizontal or vertical additions to accommodate this extra square footage, except that any such additions shall not:*

(i) exceed 20 feet above the Housing Choice-SF height limit (Section 263.19); or

(ii) reduce the required rear yard above the ground floor to less than 15 feet where the site abuts the rear yard of adjacent parcels containing residential uses.

(D*) The Historic Building* and/or historic storefront *shall be maintained in compliance with the Preservation Design Standards for the life of the project, and the requirement shall be recorded in a Notice of Special Restrictions.*

This late addition of the above language to the legislation has the great potential to cause impacts to historic resources, instead of preserving them, as it would allow large sections of historic buildings to be demolished and over scaled additions and height increases to be implemented as bonuses.

For the reasons listed above, and as set forth in the Attachments, it is my professional opinion that the Rezone, if approved, would have additional and substantially more severe impacts to historic resources than were analyzed in the certified EIR. These potentially significant environmental impacts must be analyzed and mitigated under the California Environmental Quality Act ("CEQA") through a full recirculated Supplemental EIR.

Sincerely,

Bridget Maley
Principal

Attachment 1: Historic Resource Impact Analysis of Rezone
Attachment 2: North Beach National Register of Historic Places Historic District Parcel Analysis

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Attachment 1: Historic Resource Impact Analysis of Family Zoning Plan (Rezone)
November 30, 2025
Compiled by Bridget Maley, architecture + history, llc

The Family Zoning Plan (Rezone) would result in significant new impacts on historic resources that were not included in the 2022 Housing Element or analyzed in its associated Environmental Impact Report (2022 EIR). The area of the Rezone is significantly larger than the area included in the 2022 Housing Element and analyzed in the 2022 EIR.

It should be noted that all projects using the Rezone would be subject to form-based density (i.e. density decontrol) regardless of height limit or underlying zoning district. These height and density changes would encourage demolition of smaller-scale historic resources throughout the Rezone area.

In addition, for many parcels within the Rezone area, increases to the existing base height limits and/or changes from density limited to form based density (i.e. density decontrol) would be allowed for projects NOT using the Rezone, which would encourage demolition and development using the State Density Bonus or other State programs that provide density or development bonuses.

The Housing Element EIR Addendum No. 1 (September 3, 2025) fails to analyze impacts of additional height and density increases described above, as well as changes in zoning use districts, on designated historic resources and historic districts or on areas with known concentrations of “A” rated historic resources, but not yet designated as historic districts, including, but not limited to those resources listed below.

The list below includes landmarks and contributors to historic districts designated pursuant to Article 10 of the San Francisco Planning Code that may be removed from the Upzone by a pending amendment to the Upzone legislation.

Historic Resources Not Evaluated in 2022 Housing Element EIR

The following districts and individual historic resources were not included in the 2022 Housing Element or analyzed in the 2022 EIR, but are now included in the Rezone as of November 2025.

- Fully documented North Beach National Register Historic District submitted to the State Historic Preservation Office and awaiting hearing by the State Historical Resource Commission was not included in the 2022 Housing Element or analyzed in the 2022 EIR. The Rezone could have significant impacts to this identified historic district, including heights rezoned from 40 feet to 50 feet in block Block 0076. (See Attachment 2: List of Historic Resources in North Beach Historic District in Rezone.)

- Designated Northeast Waterfront Article 10 Historic District. Sansome Street Area Revision contained in “Appendix D: Memorandum Regarding Potential Zoning Map Changes in Supervisor District 3” disclosed the intent to include in the Rezone Plan areas within this Historic District centered along Sansome Street include the following seventeen parcels: Block 0085/Lots 005 and 048; Block 0106/Lots 001, 002, 003, 004, and 042; Block 0112/Lots 008 and 009; Block 0113/Lots 006, 041, 040, and 063; Block 0134/Lot 001; and Block 0135/Lots 007, 008, and 009. This area was not included in the

2022 Housing Element or analyzed in the 2022 EIR and could result in significant impacts to this Historic District.

- Eligible Washington Square Historic District, an eligible California Register Historic District. This area was not included in the 2022 Housing Element or analyzed in the 2022 EIR. The Rezone now includes six parcels on Filbert Street between Powell Street and Stockton Street, including the Church of Saints Peter and Paul and the Priests' Residence, which could result in significant impacts to this Historic District.

- Eligible Upper Grant Avenue Historic District, an eligible California Register Historic District. This area was not included in the 2022 Housing Element or analyzed in the 2022 EIR. The Rezone now includes seven contributory buildings in this District along Filbert Street, Medau Place, and Grant Avenue (Blk 0088/Lots 5, 41-57, and 9), which could result in significant impacts to this Historic District.

- Designated Otis Elevator Company National Register No. 99001265 (1 Beach Street; Parcel 0018/001). This parcel is rezoned from its existing height limit of 40 feet to 65 feet. This was not included in the 2022 Housing Element or analyzed in the 2022 EIR and could result in significant impacts to this historic site.

- Designated Grabhorn Press Building National Register No. 97000349 (1335 Sutter Street; Parcel 0690/012A). This parcel was rezoned from its existing height limit of 130 feet to to 500 feet. The Rezone also increases the base height limit from 130 feet to 200 feet and changes the density to form-based, which would encourage demolition and development using the State Density Bonus or other State programs that provide density or development bonuses.This drastic upzoning was not included in the 2022 Housing Element or analyzed in the 2022 EIR and could result in significant impacts to this historic site.

- Designated Thomas Payne House National Register No. 80000847 (1409 Sutter Street; Parcel 0689/025). This parcel is rezoned from its existing height limit of 130 feet to 500 feet. The Rezone also increases the base height limit from 130 feet to 200 feet and changes the density to form-based, which would encourage demolition and development using the State Density Bonus or other State programs that provide density or development bonuses. This drastic upzoning was not included in the 2022 Housing Element or analyzed in the 2022 EIR and could result in significant impacts to this historic site.

- Designated Myrtle Street Flats Building, both National Register No. 76000520 and Article 10 Landmark No. 71 (234-248 Myrtle Street; Parcel 0714/020), sometimes referred to as part of the Goodman Building. This parcel is rezoned from its existing height limit of 130 feet to 650 feet. The Rezone also increases the base height limit from 130 feet to 260 feet and changes the density to form-based, which would encourage demolition and development using the State Density Bonus or other State programs that provide density or development bonuses.This was not included in the 2022 Housing Element or analyzed in the 2022 EIR and could result in significant impacts to this historic site.

- Designated Washington Square Article 10 Landmark No. 226 (1651 Stockton Street and Filbert Street; 0102/022001). The parcels on the northern edge of Washington Square are now within the Rezone but were not included in the 2022 Housing Element or analyzed in the 2022 EIR. This could result in significant impacts to this park.
- Designated Article 10 "Structure of Merit" The Cannery (600 Beach Street; Parcel 0010/001). This parcel is rezoned from its existing height limit of 40 feet to 65 feet. As the density is form-based, the use of the State Density Bonus or other State programs that provide development bonuses would be allowed. This was not included in the 2022 Housing Element or analyzed in the 2022 EIR and could result in significant impacts to this site.
- Designated Building at 1840-1842 Eddy Street National Register No. 73000437 (1840-1842 Eddy Street, Parcel 1127/015). This parcel is rezoned from its existing height limit of 65 feet to 85 feet and changed to form-based density (density decontrol). This was not included in the 2022 Housing Element or analyzed in the 2022 EIR and could result in significant impacts to this historic site.
- Designated Building at 45-57 Beideman Place National Register No. 73000436 (45-57 Beideman Place, Parcel 1100/118). This parcel is included in the Rezone and changed to form-based density (density decontrol) and rezoned from RM-1 to RTO-C which allows commercial uses on the ground floor. These changes were not included in the 2022 Housing Element or analyzed in the 2022 EIR and could result in significant impacts to this historic site.
- Designated Building at 33-35 Beideman Place National Register No. 73000435 (33-35 Beideman Place, Parcel 1100/095). This parcel is included in the Rezone and changed to form-based density (density decontrol) and rezoned from RM-1 to RTO-C which allows commercial uses on the ground floor. These changes were not included in the 2022 Housing Element or analyzed in the 2022 EIR and could result in significant impacts to this historic site.
- Designated House at 1331-1335 Scott Street National Register No. 73000440 (1331-35 Scott Street, Parcel 1100/120). This parcel is included in the Rezone and changed to form-based density (density decontrol) and rezoned from RM-1 to RTO-C which allows commercial uses on the ground floor. These changes were not included in the 2022 Housing Element or analyzed in the 2022 EIR and could result in significant impacts to this historic site.
- Designated House at 1321 Scott Street National Register No. 7300439 (1321 Scott Street, Parcel 1100/049). This parcel is included in the Rezone and changed to form-based density (density decontrol) and rezoned from RM-1 to RTO-C which allows commercial uses on the ground floor. These changes were not included in the 2022 Housing Element or analyzed in the 2022 EIR and could result in significant impacts to this historic site.

- Designated House at 1249-1251 Scott Street National Register No. 73000442 (1249-51 Scott Street, Parcel 1127/035). This parcel now included in the Rezone and changed to form-based density (density decontrol) and rezoned from RM-1 to RTO-C which allows commercial uses on the ground floor. These changes were not included in the 2022 Housing Element or analyzed in the 2022 EIR and could result in significant impacts to this historic site.
- Designated House at 1239-1245 Scott Street National Register No. 7300441 (1239-45 Scott Street, Parcel 1127/043). This parcel now included in the Rezone and changed to form-based density (density decontrol) and rezoned from RM-1 to RTO-C which allows commercial uses on the ground floor. These changes were not included in the 2022 Housing Element or analyzed in the 2022 EIR and could result in significant impacts to this historic site.
- Temple Sherith Israel National Register #10000114 (2266 California St., Parcel 0637/011). Now included in the Rezone, this parcel is being upzoned from its existing 40 feet to 85 feet with a new base height of 50 feet. It is also changed to form based density and rezoned to RTO-C which allows commercial uses on the ground floor. These changes were not included in the 2022 Housing Element or analyzed in the 2022 EIR and could result in significant impacts to this historic site.
- Dallam-Merritt House National Register #84001185 (2355 Washington Street, Parcel 0613/021). Now in the Rezone, this parcel was not included in the 2022 Housing Element or analyzed in the 2022 EIR.
- Designated site of Third Baptist Church California Registered Historical Landmark No. 1010 (483 Greenwich Street, Parcel 0087047). Now in the Rezone, this parcel was not included in the 2022 Housing Element or analyzed in the 2022 EIR.
- Designated Fillmore-Pine Building National Landmark No. 82002247 (1940-1946 Fillmore Street, Parcel 0660/023). Now in the Rezone, this parcel is being rezoned from its existing height limit of 40 feet to 65 feet. This parcel was not included in the 2022 Housing Element or analyzed in the 2022 EIR and could result in significant impacts to this historic site.
- Designated Park View Hotel National Register No. 83001235 (750 Stanyan Street, Parcel 1250/025). Now in the Rezone, this parcel is being rezoned from its existing height limit of 50 feet to 65 feet. This parcel was not included in the 2022 Housing Element or analyzed in the 2022 EIR and could result in significant impacts to this historic site.
- Designated Delane House National Register No. 82000984 (70 Buena Vista Terrace, Parcel 2608/013). Now in the Rezone, this parcel was not included in the 2022 Housing Element or analyzed in the 2022 EIR and could result in significant impacts to this historic site.

- Designated House at 584 Page Street National Register No. 85002195 (584 Page Street, Parcel 0842/017). Now in the Rezone, this parcel was not included in the 2022 Housing Element or analyzed in the 2022 EIR and could result in significant impacts to this historic site.

- Designated Moss Beach House National Register No. 83001232 (1626 Great Highway, Parcel 1895/038). Now in the Rezone, this parcel was not included in the 2022 Housing Element or analyzed in the 2022 EIR and could result in significant impacts to this historic site.

- Designated Real Estate Associates (TREA) Houses National Register No. 85000705 (2503, 2524, 2530 and 2536 Clay Street (Parcel 0630/032, 0611/008, 0611/009 and 0611/010). Now in the Rezone, the house at 2503 Clay is upzoned from 40 feet to 65 feet. These 4 historic houses were not included in the 2022 Housing Element or analyzed in the 2022 EIR.

- Wilford Houses National Register No.85001914 (2121 & 2127 Vallejo Street, Parcels 0565/021and 0565/022). Now in the Rezone, these parcels adjoin parcels upzoned to 65 feet. These 2 historic houses were not included in the 2022 Housing Element or analyzed in the 2022 EIR.

- Sinton House National Register No. 11000944(1020 Francisco Street, Parcel 0476002C).Now in the Rezone, this parcel was not included in the 2022 Housing Element or analyzed in the 2022 EIR.

- Designated Russian Hill Paris Block Architectural Historic District National Register of Historic Places Historic District No. 87002288. The Rezone includes four parcels in this District between Green Street and Macondray Lane (Block 0121/Lots 005, 006, 049, and 056), which were not included in the 2022 Housing Element or analyzed in the 2022 EIR. This could result in significant impacts to this Historic District.

- Designated Russian Hill Macondray Lane National Register Historic District No. 87002286. The Rezone includes this entire Historic District, which was not included in the 2022 Housing Element or analyzed in the 2022 EIR. This could result in significant impacts to this Historic District, especially corner parcels that could be up to 65 feet in height in this residential district.

- Designated Port of San Francisco Embarcadero National Register Historic District No. 06000372. The Rezone includes increased height and density along the Embarcadero, especially on Bay, North Point, Beach and Jefferson Streets, which could impact this Historic District. These heights, not included in the 2022 Housing Element or analyzed in the 2022 EIR, could result in significant impacts to this Historic District.

- Designated Golden Gate Park National Register Historic District No. 04001137. The Rezone includes height increases along Fulton Street and Lincoln Boulevard bordering the north and south sides of Golden Gate Park and Stanyon Street bordering the east side. The heights along Fulton Street are increased from 40 feet to 85 feet and along

Lincoln from 40 feet to 65 feet, both streets are changed to form-based density (density decontrol) and rezoned to RTO-C that allows commercial uses on the ground floors. Heights along a portion of Stanyan Street are rezoned from 50 feet to 65 feet. Heights are also increased in places along Fell and Oak Streets in the Panhandle of the Park. These proposed height, density, and use changes in the Rezone were not included in the 2022 Housing Element or analyzed in the 2022 EIR and would have significant impacts on this designated historic district.

- Designated Presidio of San Francisco National Historic Landmark Historic District No. 66000232. Development proposed in the Rezone adjacent to the Presidio of San Francisco at 300 Lake Street; Parcel No. 1354/001, upzoned from 40 feet to 65 and from 65 feet to 85 feet. Also upzoned at the Lombard Gate from 40 feet to 65 feet. Additionally, development in the residential zoned areas of Presidio Terrace and Sea Cliff heights would be allowed to 65 feet on 8,000 square foot parcels. These Rezone heights were not included in the 2022 Housing Element or analyzed in the 2022 EIR.

- Designated Lower Nob Hill Apartment Hotel National Register Historic District No. 91000957. Height increases along the edges would impact this designated Historic District. The increased heights at Bush and Leavenworth Streets from the existing height limit of 65 feet to 120 feet and Polk Street between Geary and Sutter Streets from the existing height limit of 80 feet to 240 feet. These heights were not included in the 2022 Housing Element or analyzed in the 2022 EIR and could impact this Historic District.

- Designated Veterans Affairs Medical Center National Register Historic District No. 05001112 (4150 Clement Street). Along the southern edge of this District the Rezone includes increases from the existing height limit of 40 feet to 65 feet on Clement Street. This was not included in the 2022 Housing Element or analyzed in the 2022 EIR and could impact this Historic District.

- Designated Cable Car National Register Historic District No. 66000233. The Cable Car lines located within areas being upzoned and/or density decontrolled by the Upzone Plan could be significantly impacted. These include, without limitation, those lines along the following routes: Hyde between Beach and Washington, Washington between Hyde and Mason, Jackson between Leavenworth and Hyde, California between Van Ness and Mason, Mason between Green and Columbus, Columbus between Mason and Taylor, and Taylor between Chestnut and Francisco. Height increases adjacent to these streets could impact these linear transit historic resources, and construction activities resulting from development incentivized by the Upzone could cause extensive service interruptions. Impacts to the Cable Car National Register Historic District were not included in the 2022 Housing Element or analyzed in the 2022 EIR.

- Designated Geneva Office Building and Power House (S.F. & San Mateo Railroad Co.Office Building), both National Register No. 10000111 and Article 10 Landmark No. 180 (500 Geneva; Parcel 6972/036). The Rezone Plan upzones this publicly owned site from the existing height of 40 feet to 85 feet and includes it in the Non-Contiguous SFMTA Special Use District, which allows the site to be developed for mixed use residential development. The Rezone Plan also increases the base height limit from 40

feet to 50 feet and changes the density to form-based, which would allow development using the State Density Bonus or other State programs that provide density or development bonuses. New development on and adjacent to this historic site could result in significant impacts. These changes were not included in the 2022 Housing Element or analyzed in the 2022 EIR.

- Eligible Hayes Valley Residential Historic District, an eligible California Register Historic District. The current Rezone includes a significant portion of the District. This area of Hayes Valley was not included in the 2022 Housing Element or analyzed in the 2022 EIR and could result in significant impacts to this Historic District.

- Eligible Northpoint Sewage Treatment Plant Historic District, an eligible National Register and California Historic District. The District includes 101 North Point (Parcel 0033/005), 66 Bay Street (0034/002) and 160 Bay Street (0033/003). This entire site is increased from the existing height limit of 40 feet to 85 feet. The Rezone of this eligible district was not included in the 2022 Housing Element or analyzed in the 2022 EIR and could have significant impacts to this District.

- Designated Dietle Residence Article 10 Landmark No.48 (294 Page Street, Parcel 0839/017). Located within and adjacent to the Hayes Valley Residential Historic District, an eligible California Register Historic District, the Rezone includes this parcel which is rezoned to RTO-1.This parcel was not included in the 2022 Housing Element or analyzed in the 2022 EIR and could result in significant impacts to this Historic District.

- Designated Nightingale House Article 10 Landmark No. 47 (201 Buchanan Street, Parcel 0858/002). Located within and adjacent to the Hayes Valley Residential Historic District, an eligible California Register Historic District, the Rezone includes this parcel which is rezoned to RTO-1.This parcel was not included in the 2022 Housing Element or analyzed in the 2022 EIR and could result in significant impacts to this Historic District.

- Designated McMorry-Lagan Building Article 10 Landmark No.164 (188-198 Haight Street, Parcels 0852/033 and 0852/034). Located within and adjacent to the Hayes Valley Residential Historic District, an eligible California Register Historic District, the Rezone includes this parcel which is rezoned to RTO-1.This parcel was not included in the 2022 Housing Element or analyzed in the 2022 EIR and could result in significant impacts to this Historic District.

- Designated Duboce Park Article 10 Historic District, specifically the contributory buildings located along Waller and Steiner Streets being rezoned RTO-1. Although certain parcels within the Duboce Park Historic District are proposed for removal from the Rezone by a pending amendment to the Upzone legislation (see list below), the contributory buildings located along Waller and Steiner Streets would remain in the Rezone. This Historic District was not included in the 2022 Housing Element or analyzed in the 2022 EIR.

Historic Resources Evaluated in 2022 Housing Element and 2022 EIR, But Now with Significant Height Increases

- Designated St. Luke's Episcopal Church, National Register No. 100009644 (1755 Clay; Parcel 0622/013). Included in the 2022 EIR as being upzoned from its existing height limit of 80 feet to 240 feet, but height increased by the Rezone to 350 feet with a base height of 140 feet. These increased heights were not studied in the 2022 EIR and could have significant impacts to this historic site. Further, as the density is form-based, the use of the State Density Bonus or other State programs that provide development bonuses would be allowed from the new base height.

- Designated Paige Motor Company National Register No. 83001234 (1699 Van Ness Parcel 0642/001). Included in the 2022 EIR as being upzoned from existing height limit of 80 feet to 240 feet, but height increased by the Rezone to 350 feet with a base height of 140 feet. These increased heights were not studied in the 2022 EIR and could have significant impacts to this historic site. Further, as the density is form-based, the use of the State Density Bonus or other State programs that provide development bonuses would be allowed from the new base height.

- Eligible Ocean Avenue Commercial Historic District, a documented eligible California Register Historic District under review by the Planning Department. The EIR analyzed the height along Ocean Avenue at a height of 65 feet, which was increased by the Rezone to 85 feet. This increased height was not studied in the 2022 EIR and could have significant impacts to this Historic District.

- Eligible fully documented Ingleside Terraces National Register Historic District submitted to the State Historic Preservation Office and awaiting hearing by the State Historical Resource Commission. The EIR analyzed the height along Ocean Avenue, Block 6915, with a height of 65 feet, which was increased by the Rezone to both 85 feet and 140 feet. These increased heights were not included in the 2022 Housing Element or analyzed in the 2022 EIR and could have significant impacts on this fully documented historic district.

- Designated St. Francis Wood National Register Historic District No. 100007846 was listed on June 30, 2022. This historic district was not included in the 2022 Housing Element or analyzed in the 2022 EIR. The Rezone could have significant impacts on this historic district.

- *The Gardens in the City; San Francisco Residence Parks, 1906-1940, Historic Context Statement* identified 8 residence parks neighborhoods as eligible historic districts. Since this was last heard by the Historic Preservation Commission in April 2021, St. Francis Wood has been listed on the National Register of Historic Place No. 100007846 and Ingleside Terraces has been fully documented as a National Register Historic District and submitted to the State Historic Preservation Office. Six other neighborhoods Jordan Park, West Clay Park, Forest Hill and Forest Hill Extension, Sea Cliff, Lincoln Manor and

Balboa Terrace are identified as potential historic districts. These six neighborhoods would be impacted by upzoning in and along the edges.

- Historic Category "A" rated buildings across the city would be impacted by the Rezone as it affords no protection for these previously identified, but not designated historic resources. The City of San Francisco Planning Department has previously required full Historic Resource Evaluations for projects involving Category "A" rated buildings. This policy change was not included in the 2022 Housing Element or analyzed in the 2022 EIR.

The following landmarks and contributors to historic districts designated pursuant to Article 10 of the San Francisco Planning Code may be removed from the Upzone by a pending amendment to the Upzone legislation:

- Designated Telegraph Hill Article 10 Historic District. The Rezone includes this entire Historic District, which was not in the 2022 Housing Element or analyzed in the 2022 EIR.
- Designated Alamo Square Article 10 Historic District. The Rezone includes most of this Historic District, including increased heights from 40 feet to 50 feet along Scott Street. This District was not in the 2022 Housing Element or analyzed in the EIR and could result in significant impacts to the District.
- Designated Webster Street Article 10 Historic District. The Rezone includes this entire Historic District, which was not in the 2022 Housing Element or analyzed in the EIR.
- Designated Haslett Warehouse, both National Register No. 75000172 and Article 10 Landmark No. 57 (680 Beach Street; Parcel 0010/002). he Rezone includes this parcel, owned by the United States National Park Service, upzoning it from its existing height of 40 feet to 65 feet. This was not included in the 2022 Housing Element or analyzed in the EIR.
- Designated San Francisco Art Institute Article 10 Landmark No 85 including the Diego Rivera Gallery Landmark No 284 (800 Chestnut Street; Parcel 0049/001). This parcel is rezoned from its existing height of 40 feet to 50 feet. This was not included in the 2022 Housing Element or analyzed in the EIR.
- Designated Ghiradelli Square, both National Register No. 82002249 and Article 10 Landmark No. 36 (920 North Point; Parcel 0452/002). This parcel is rezoned from its existing height limit of 40 feet to 65 feet. This was not included in the 2022 Housing Element or analyzed in the EIR.
- Designated Goodman Building/Emeric Building, both National Register No. 75000473 and Article 10 Landmark No. 71 (1117 Geary Blvd; Parcel 0714/018). This parcel is rezoned from its existing height limit of 130 feet to 650 feet. The Rezone also increases the base height limit from 130 feet to 260 feet and changes the density to form-based, which would encourage demolition and development using the State Density Bonus or

other State programs that provide density or development bonuses. This was not included in the 2022 Housing Element or analyzed in the EIR and could result in significant impacts to this historic site. Even if this parcel is removed from the Rezone, it is surrounded by parcels zoned to 650 feet, which could result in significant impacts to this historic resource.

- Designated First Unitarian Church Article 10 Landmark No. 40 (1187 Franklin Street; Parcel 0713/034). This parcel is rezoned from its existing height limit of 130 feet to 500 feet. The Rezone also increases the base height limit from 130 feet to 200 feet and, as the density is form-based, use of the State Density Bonus or other State programs that provide development bonuses would be encouraged. This was not included in the 2022 Housing Element or analyzed in the EIR and could result in significant impacts to this historic site. Even if this parcel is removed from the Rezone, it is surrounded by parcels zoned to 650 feet, which could result in significant impacts to this historic resource.

- Designated Earl C. Anthony Packard Showroom Article 10 Landmark No. 153 (901 Van Ness Avenue; Parcel 0719/002). The parcel is rezoned from its existing height limit of 130 feet to 500 feet. The Rezone also increases the base height limit from 130 feet to 200 feet and, as the density is form-based, use of the State Density Bonus or other State programs that provide development bonuses would be encouraged. This was not included in the 2022 Housing Element or analyzed in the EIR and could result in significant impacts to this historic site. Even if this parcel is removed from the Rezone, it is surrounded by parcels zoned to 500 feet and 350 feet, which could result in significant impacts to this historic resource.

- Designated Don Lee Auto Showroom, both National Register No. 01001179 and Article 10 Landmark No.152 (1000 Van Ness Avenue; Parcel 0715/014). This parcel is rezoned from its existing height limit of 130 feet to 500 feet. The Rezone also increases the base height limit from 130 feet to 200 feet and as the density is form-based, use of the State Density Bonus or other State programs that provide development bonuses would be encouraged. This was not included in the 2022 Housing Element or analyzed in the EIR and could result in significant impacts to this historic site. Even if this parcel is removed from the Rezone, it is surrounded by parcels zoned to 500 feet and 650 feet, which could result in significant impacts to this historic resource.

- Designated Stradtmuller House, both National Register No. 76000523 and Article 10 Landmark No. 35 (819 Eddy Street; Parcel 0743/015). This parcel is rezoned from its existing height limit of 130 feet to 300 feet. This was not included in the 2022 Housing Element or analyzed in the EIR and could result in significant impacts to this historic site. Even if this parcel is removed from the Rezone, it is surrounded by parcels zoned to 350 feet, which could result in significant impacts to this historic resource.

- Designated Engine Company Number 31 Fire House Article 10 Landmark No. 220 (1088 Green St (0121/010). This parcel is now within the Rezone but was not included in the 2022 Housing Element or analyzed in the EIR and could result in significant impacts to this historic building.

- Designated Clay Theater Article 10 Landmark No. 302 (2261 Fillmore Street; Parcel 0630/002). This parcel and area of Fillmore Street are rezoned from their existing height limit of 40 feet to 65 feet. This was not included in the 2022 Housing Element or analyzed in the EIR and this could result in significant impacts to this historic site. Even if this parcel is removed from the Rezone, it is surrounded by parcels zoned to 65 feet, which could result in significant impacts to this historic resource.
- Designated Calvary Presbyterian Church National Register No 78000755 and Article 10 Landmark No. 103 (2501 Fillmore Street; Parcel 0587/027). This parcel and area of Fillmore are now within the Rezone but were not included in the 2022 Housing Element or analyzed in the 2022 EIR. This could result in significant impacts to this historic site.
- Designated Grace Cathedral Article 10 Landmark No. 170 (1100 California Street; Parcel 0246/001). This parcel and area of Nob Hill are now within the Rezone but were not included in the 2022 Housing Element or analyzed in the EIR. This could result in significant impacts to this site.
- Designated Chambord Apartments, both Article 10 Landmark No. 106 and National Register No. 84001184 (1298 Sacramento Street; Parcel 0221/125). This parcel and area of Nob Hill are now within the Rezone but were not included in the 2022 Housing Element or analyzed in the EIR. This could result in significant impacts to this site.
- Designated Old Flood Mansion, Pacific Union Club, both Article 10 Landmark No. 64 and National Register No. 66000230 (1000 California Street; Parcel 0245/001). This parcel and area of Nob Hill are now within the Rezone but were not included in the 2022 Housing Element or analyzed in the EIR. This could result in significant impacts to this site.
- Designated Westfield House Article 10 Landmark No. 135 (1198 Fulton Street, Parcel 0777/015) located in the Alamo Square Article 10 Historic District. The Rezone includes this parcel, which was not included in the 2022 Housing Element or analyzed in the EIR. The Rezone could result in significant impacts to this historic site and the Alamo Square Historic District.
- Designated Third Baptist Church Complex Article 10 Landmark No. 275 (1399 McAllister Street, Parcel 0778/013). The Rezone includes this parcel, which was not included in the 2022 Housing Element or analyzed in the EIR. The Rezone could result in significant impacts to this historic site.
- Designated Archbishop's Mansion Article 10 Landmark No. 151 (1000 Fulton Street, Parcel 0778/006) located in the Alamo Square Article 10 Historic District. The Rezone includes this parcel, which was not included in the 2022 Housing Element or analyzed in the 2022 EIR. The Rezone could result in significant impacts to this historic site and the Alamo Square Historic District.
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- Designated Abner Phelps House, both National Register No. 71000187 and Article 10 Landmark No. 32 (1111 Oak Street; Parcel 1218/050). This parcel is rezoned from its existing height limit of 40 feet to 50 feet. This was not included in the 2022 Housing Element or analyzed in the 2022 EIR and could result in significant impacts to this historic site. Even if this parcel is removed from the Rezone, because it is adjacent to parcels zoned up to 85 feet, this could result in significant impacts to this historic resource.

- Designated Sarah Mish House, both National Register No. 79000534 and Article 10 Landmark No. 62 (1153 Oak Street; Parcel 1218/029). This parcel is rezoned from its existing height limit of 40 feet to 50 feet. This was not included in the 2022 Housing Element or analyzed in the 2022 EIR and could result in significant impacts to this historic site.

- Designated Firehouse Engine Company No. 2, both Article 10 Landmark No. 89 (1152 Oak Street, Parcel 1215/010) and a contributor to the Buena Vista North Historic District, an eligible California Register Historic District. The inclusion of this parcel in the Rezone was not included in the 2022 Housing Element or analyzed in the EIR and could result in significant impacts to this historic site. Even if this parcel is removed from the Rezone, because it is surrounded by parcels zoned 65 feet and 85 feet, this could result in significant impacts to this historic resource.

- Designated Richard Doolan/Norman Larson Residence Article 10 Landmark No. 253 (557 Ashbury Street, Parcel 1231/009). As the density is form-based, the use of the State Density Bonus or other State programs that provide development bonuses would be allowed. Even if this parcel is removed from the Rezone, because it is surrounded by parcels zoned to 65 feet with form-based density and rezoned to RTO-C, this could result in significant impacts to this historic resource.

- Designated Theodore Green Apothecary Article 10 Landmark No. 182 (500 Divisadero Street, Parcel 1203/017A). This parcel is rezoned from its existing height limit of 65 feet to 85 feet. This was not included in the 2022 Housing Element or analyzed in the EIR and could result in significant impacts to this historic site. Even if this parcel is removed from the Rezone, because it is surrounded by parcels zoned up to 85 feet, this could result in significant impacts to this historic resource.

- Designated Charles L. Hinkel House and Carriage House Article 10 Landmark No. 190 (280 Divisadero Street; Parcel 1238/023). This parcel is rezoned from its existing height limit of 40 feet to 85 feet. This was not included in the 2022 Housing Element or analyzed in the EIR and could result in significant impacts to this historic site. Even if this parcel is removed from the Rezone, because it is adjacent to parcels zoned up to 85 feet, this could result in significant impacts to this historic resource.

- Designated Old Saint Patrick's Church Article 10 Landmark No. 6 (1820 Eddy Street, Parcel 1127/007A). This parcel now included in the Rezone and changed to form-based density (density decontrol) and rezoned from RM-3 to RTO-C which allows commercial uses on the ground floor. These changes were not included in the 2022 Housing

Element or analyzed in the EIR and could result in significant impacts to this historic site. Even if this parcel is removed from the Rezone, because it is surrounded by parcels zoned to 65 feet with form-based density and rezoned to RTO-C, this could result in significant impacts to this historic resource.

- Glazer-Keating House Article 10 Landmark No. 251 (1110 Taylor Street, Parcel 0222/018). The Rezone now includes this parcel, which was not included in the 2022 Housing Element or analyzed in the EIR.

- Merryvale Antiques (S.F. Gas Light Co.) Article 10 Landmark No 58 (3640 Buchanan Street, Parcel 0459/003) This parcel is included in the Rezone and changed to form-based density (density decontrol). The Rezone now includes this parcel, which was not included in the 2022 Housing Element or analyzed in the EIR.

- Ladies Protection and Relief Society Article 10 Landmark No 320 (3400 Laguna Street, Parcel 0471/003). The Rezone now includes this parcel, which was not included in the 2022 Housing Element or analyzed in the EIR.

- Blackstone Court Article 10 Historic District (30 Blackstone Court, 1545 Lombard Street, and 1549 Lombard Street (Parcels 0504/003, 0504/003H & 0504/019). The Rezone increases the height of two of the parcels in this District from 40 feet to140 feet and the density is changed to form-based. This Historic District was not included in the 2022 Housing Element or analyzed in the EIR. Even if this parcel is removed from the Rezone, because it is surrounded by parcels zoned to 140 feet with form-based density, this could result in significant impacts to this historic resource.

- North End Police Station and Garage Article 10 Landmark No. 218 (2475 Greenwich, Parcel 0513/015). The Rezone includes this parcel, which was not included in the 2022 Housing Element or analyzed in the 2022 EIR.

- Filbert Street Cottages Article 10 Landmark No 232 (1338 Lombard Street, Parcel 0524/031). This parcel is rezoned from its existing height limit of 40 feet to 85 feet. This was not included in the 2022 Housing Element or analyzed in the 2022 EIR and could result in significant impacts to this historic site. Even if this parcel is removed from the Rezone, because it is adjacent to parcels zoned up to 85 feet, this could result in significant impacts to this historic resource.

- Metro Theater Article 10 Landmark No 261 (2055 Union Street, Parcel 0541/018. The Rezone includes this parcel, which is upzoned from its existing height limit of 40 feet to 65 feet. This site was not included in the 2022 Housing Element or analyzed in the 2022 EIR.

- The Colonial Dames (McElroy) Octagon House Article 10 Landmark No. 17 and National Register No 720000250 (2645 Gough Street, Parcels 0544/001 and 0544/001C. This historic site, included in the Upzone, is rezoned from its existing height limit of 40 feet to 65 feet and its density changed to form-based. This was not included in the 2022 Housing Element or analyzed in the 2022 EIR.

- Alhambra Theater Article 10 Landmark No. 21 (2320-366 Polk Street, Parcel 0548/022). The Rezone includes this parcel, which is upzoned from its existing height limit of 65 to 85 and now form-based. This was not included in the 2022 Housing Element or analyzed in the 2022 EIR.

- The Burr Mansion Article 10 Landmark No.31 and National Register #14000967 (1772 Vallejo Street, Parcel 0552/029). The Rezone includes this parcel, which is upzoned from its existing height limit of 40 feet to 85 feet. This was not included in the 2022 Housing Element or analyzed in the 2022 EIR. Even if this parcel is removed from the Rezone, because it is adjacent to parcels zoned up to 85 feet, this could result in significant impacts to this historic resource.

- Golden Gate Valley Carnegie Library Article 10 Landmark No. 300 (1801 Green Street, Parcel 0554/001). The Rezone includes this parcel, which was not included in the 2022 Housing Element or analyzed in the 2022 EIR.

- Casebolt House Article 10 Landmark No 51 (2727 Pierce Street, Parcel 0560/005). The Rezone includes this parcel, which was not included in the 2022 Housing Element or analyzed in the 2022 EIR.

- Church For The Fellowship of All People Article 10 Landmark No. 309 (2041 Larkin Street, Parcel 0572/003). The Rezone includes this parcel, which is upzoned from its existing height limit of 40 feet to 65 feet. This was not included in the 2022 Housing Element or analyzed in the 2022 EIR. Even if this parcel is removed from the Rezone, because it is adjacent to parcels zoned up to 85 feet, this could result in significant impacts to this historic resource.

- Engine Company No. 8 Truck No. 4 Article 10 Landmark No. 188 (1648 Pacific St., Parcel 0574/011). The Rezone includes this parcel, which is upzoned from its existing height limit of 65 feet to 350 feet. This extreme upzoning was not included in the 2022 Housing Element or analyzed in the 2022 EIR. Even if this parcel is removed from the Rezone, because it is adjacent to parcels zoned up to 350 feet, this could result in significant impacts to this historic resource.

- Talbot-Dutton House Article 10 Landmark No. 57 (2200 Franklin/1782 Pacific Avenue, Parcel 0575/010). The Rezone includes this parcel, which is upzoned from its existing height limit of 80 feet to 240 feet, its density is changed form-based, and rezoned from residential to RTO-C. This extreme rezoning was not included in the 2022 Housing Element or analyzed in the2022 EIR. Even if this parcel is removed from the Rezone, because it is adjacent to parcels zoned up to 240 feet to 350 feet, this could result in significant impacts to this historic resource.

- St. Brigid's Church Article 10 Landmark No. 252 (2151 Van Ness Avenue, Parcel 575/015). The Rezone includes this parcel, which is upzoned from its existing height limit of 80 feet to 350. Even if this parcel is removed from the Rezone, because it is adjacent to parcels zoned up to 240 feet to 350 feet, this could result in significant impacts to this historic resource.

- Bourne Mansion Article 10 Landmark No 38 (2550 Webster Street, Parcel 0580/013). The Rezone includes this parcel, which is upzoned from its existing height limit of 40 feet to 65 feet, and rezoned from residential to RTO-C. Even if this parcel is removed from the Rezone, because it is adjacent to parcels zoned up to 65 feet, this could result in significant impacts to this historic resource.

- Leale House Article 10 Landmark No. 45 (2475 Pacific Avenue, Parcel 0587/018). The Rezone includes this parcel, which was not included in the 2022 Housing Element or analyzed in the EIR.

- Whittier Mansion Article 10 Landmark No. 75 and National Register No 76000524 (2090 Jackson St, Parcel 0591/007). The Rezone includes this parcel, which was not included in the 2022 Housing Element or analyzed in the EIR.

- Haas-Lilienthal House Article 10 Landmark No. 69 and National Register No 730000438 (2007 Franklin St. 0600/002). The Rezone includes this parcel, which was not included in the 2022 Housing Element or analyzed in the EIR.

- Spreckels Residence Article 10 Landmark No. 197 (2080 Washington Street, Parcel 0601/005. The Rezone includes this parcel, which was not included in the 2022 Housing Element or analyzed in the EIR.

- Sacred Heart Parish Complex Article 10 Landmark No.316 and National Register 10000112 (660 Oak Street, Parcel 0828/012; 735 Fell Street, Parcel 0828/022A; 554 Filmore Street, Parcel 0828/22; and 546-548 Filmore Street, Parcel 0828/21). The Rezone includes these parcels, which were not included in the 2022 Housing Element or analyzed in the EIR.

- Market Street Masonry Historic District Article 10 Historic District and listed in the California Register of Historical Resources (7 non-contiguous historic buildings on Market Street Between Franklin Street and Valencia Street, including Parcels 3504/038, 3504/040, 3504/046, 3504/001, 0854/004 and 0854/005, and the Miramar Apartments at 1582 Market Street, Parcel 0836/010. The Rezone includes the parcels in this District, which are upzoned from their existing height limit of 85 feet to 140 feet. Even if these parcels are removed from the Upzone, because they are surrounded by parcels rezoned to 140 feet, this could result in significant impacts to this historic resource.

- Health Sciences Library Article 10 Landmark No. 115 (2395 Sacramento Street, Parcel 0637/016). The Rezone includes this parcel, which was not included in the 2022 Housing Element or analyzed in the 2022 EIR.

- William Vale House Article 10 Landmark No. 168 (2226 California Street, Parcel 0637/040). The Rezone includes this parcel, which is upzoned from its existing height limit of 40 feet to 85 feet, and the density is changed to form-based. Even if this parcel is removed from the Upzone, because it is surrounded by parcels rezoned to 85 feet, this could result in significant impacts to this historic resource.

- Chambers Mansion Article 10 Landmark No.119 (2220-2222 Sacramento Street, Parcel 0627/054). The Rezone includes this parcel, which was not included in the 2022 Housing Element or analyzed in the 2022 EIR.

- Richard E. Queen House Article 10 Landmark No. 198 (2212 Sacramento Street, Parcel 0627/004). The Rezone includes this parcel, which was not included in the 2022 Housing Element or analyzed in the 2022 EIR.

- Atherton House Article 10 Landmark No. 70 and National Register No. 79000527 (1990 California Street, Parcel 0640/010). The Rezone includes this parcel, which is upzoned from its existing height limit of 40 feet to 85 feet, and rezoned from residential to RTO-C. Even if this parcel is removed from the Upzone, because it is surrounded by parcels rezoned to 85 feet, this could result in significant impacts to this historic resource.

- Isaac Wormser House/John C. Coleman House Article 10 Landmark No. 53 (1834 California Street, Parcel 0641/005). The Rezone includes this parcel, which was not included in the 2022 Housing Element or analyzed in the 2022 EIR.

- Lilienthal-Orville Pratt House Article 10 Landmark No. 55 (1818-1820 California Street, Parcel 0641/004). The Rezone includes this parcel, which was not included in the 2022 Housing Element or analyzed in the 2022 EIR.

- Golden Gate Commandery of the Knights Templar (Macedonia Missionary Baptist Church Article 10 Landmark No. 202 (2135 Sutter Street, Parcel 0682/006). The Rezone includes this parcel, which is upzoned from its existing height limit of 50 feet to 85 feet and is now form-based. This was not included in the 2022 Housing Element or analyzed in the 2022 EIR.

- Richardson Hall Article 10 Landmark Nos. 256, 257, and 258 (55 Laguna Street, Parcel 0870/001). The Rezone includes these Landmarks, which are upzoned from their existing height limits to 85 feet and their density has been changed to form-based. These buildings were not included in the 2022 Housing Element or analyzed in the 2022 EIR.

- Carmel Fallon Building Article 10 Landmark No. 223 and Contributor to the designated Hayes Valley Residential Historic District listed on the California Register of Historic Resources (1800-1806 Market Street, Parcel 0871/014). The Rezone includes this parcel, which is upzoned from its existing height limit of 85 feet to 120 feet and its density has been changed to form-based. This was not included in the 2022 Housing Element or analyzed in the 2022 EIR. Even if this parcel is removed from the Upzone,

because it is surrounded by parcels rezoned to 140 feet, this could result in significant impacts to this historic resource.

- Roos Residence both Article 10 Landmark No. 56 and National Register 09000805 (3500 Jackson Street, Parcel 0970/002). The Rezone includes this parcel, which was not included in the 2022 Housing Element or analyzed in the 2022 EIR.
- Ellingwood House Article 10 Landmark No. 207 (2799 Pacific Ave, Parcel 0978/010) and within the California Register eligible Presidio Heights Historic District. The Rezone includes this parcel, which was not included in the 2022 Housing Element or analyzed in the 2022 EIR.
- Koshland House Article 10 Landmark No. 95 and National Register No. 84001186, within the CA eligible Presidio Heights Historic District. (3800 Washington, Parcel 0989/028). The Rezone includes this parcel, which was not included in the 2022 Housing Element or analyzed in the 2022 EIR.
- Ortman-Shumate House Article 10 Landmark No. 98 (1901 Scott Street, Parcel 1027/003). The Rezone includes this parcel, which was not included in the 2022 Housing Element or analyzed in the 2022 EIR.
- Theodore Roosevelt Jr. High School Article 10 Landmark No. 285 (460 Arguello Street, Parcel 1061/049). The Rezone includes this parcel, which was not included in the 2022 Housing Element or analyzed in the 2022 EIR.
- San Francisco Memorial Columbarium Article 10 Landmark No. 209 (1 Loraine Court, Parcel 1084/002).The Rezone includes this parcel, which was not included in the 2022 Housing Element or analyzed in the 2022 EIR.
- Clunie House Article 10 Landmark No. 128 (301 Lyon Street, Parcel 1207/008). The Rezone includes this parcel, which was not included in the 2022 Housing Element or analyzed in the 2022 EIR.
- Alfred G. Hanson Residence Article 10 Landmark No. 196 (128 27th Avenue, Parcel 1332/049). The Rezone includes this parcel, which was not included in the 2022 Housing Element or analyzed in the 2022 EIR.
- St. John's Presbyterian Church Article 10 Landmark No. 83 (201 Arguello Boulevard, Parcel 1361/001). The Rezone includes this parcel, which was not included in the 2022 Housing Element or analyzed in the 2022 EIR.
- Campfire Girls Building Article 10 Landmark No. 169 (325 Arguello Boulevard), Parcel 1432/003). The Rezone includes this parcel, which was not included in the 2022 Housing Element or analyzed in the 2022 EIR.
- Richmond Branch Library Article 10 Landmark No. 247 (351 9th Avenue, Parcel 1441/007). The Rezone includes this parcel, which was not included in the 2022 Housing Element or analyzed in the 2022 EIR.

- Refugee Shack Article 10 Landmark No. 171 (1227 24th Avenue, Parcel 1726/004). The Rezone includes this parcel, which was not included in the 2022 Housing Element or analyzed in the 2022 EIR.
- Doelger Building Article 10 Landmark No.265 (320-26 Judah Street, Parcel 1763/020). The Rezone includes this parcel, which is upzoned from its existing height limit of 40 feet to 85 feet and its density has been changed to form-based. This was not included in the 2022 Housing Element or analyzed in the 2022 EIR. Even if this parcel is removed from the Upzone, because it is surrounded by parcels rezoned to 85 feet, this could result in significant impacts to this historic resource.
- Old Fire House Article 10 Landmark No.29 (1348 10th Avenue, Parcel 1764/031). The Rezone includes this parcel, which was not included in the 2022 Housing Element or analyzed in the 2022 EIR.
- Sunset Branch Library Article 10 Landmark No. 239 (1305-49 18th Street, Parcel 1773/001). The Rezone includes this parcel, which was not included in the 2022 Housing Element or analyzed in the 2022 EIR. Even if this parcel is removed from the Upzone, because it is surrounded by parcels rezoned to 65, 85 and 140 feet, this could result in significant impacts to this historic resource.
- Shriners' Hospital for Crippled Children Article 10 Landmark No.221 (1601 19th Avenue, Parcel 1924/004). The Rezone includes this parcel, which was not included in the 2022 Housing Element or analyzed in the 2022 EIR.
- San Francisco Conservatory of Music Article 10 Landmark No. 242 (1201 Ortega Street, Parcel 2115/037). The Rezone includes this parcel, which was not included in the 2022 Housing Element or analyzed in the 2022 EIR.
- The McCormick House Article 10 Landmark No. 208 (4040-4042 17th Street, Parcel 2623/012). The Rezone includes this parcel, which is upzoned from its existing height limit of 40 feet to 120 feet, its density is changed form-based, and it is rezoned from residential to RTO-C. Even if this parcel is removed from the Upzone, because it is surrounded by parcels rezoned to 140 feet with form based density, this could result in significant impacts to this historic resource.
- Alfred E. (Nobby) Clarke Mansion Article 10 Landmark No. 80 (250 Douglass St., Parcel 2700/001). The Rezone includes this parcel, which was not included in the 2022 Housing Element or analyzed in the 2022 EIR.
- Miller-Joost House Article 10 Landmark No. 79 (3224 Market Street, Parcel 2704/040). The Rezone includes this parcel, which was not included in the 2022 Housing Element or analyzed in the 2022 EIR.
- David Lewis House Article 10 Landmark No.186 (4143 23rd Street, Parcel 2804/040). The Rezone includes this parcel, which was not included in the 2022 Housing Element or analyzed in the 2022 EIR.

- 171 San Marcos Avenue (aka Cowell House) Article 10 Landmark No. 270 (171 San Marcos Avenue, Parcel 2882/035). The Rezone includes this parcel, which was not included in the 2022 Housing Element or analyzed in the 2022 EIR.
- El Rey Theater Article 10 Landmark No.274 (1970 Ocean Avenue, Parcel 3280/018). The Rezone includes this parcel, which is upzoned from its existing height limit of 40 feet to 85 feet. This was not included in the 2022 Housing Element or analyzed in the 2022 EIR.
- Juvenile Court and Detention Center Article 10 Landmark No. 248 (170 Otis Street, Parcel 3513/207). The Rezone includes this parcel, which is upzoned from its existing height limit of 125 feet to 160 feet. This was not included in the 2022 Housing Element or analyzed in the 2022 EIR.
- 396-398 12th Street (aka San Francisco Eagle Bar) Article 10 Landmark No. 295 (396-398 12th Street, Parcel 3522/014). The Rezone includes this parcel, which is upzoned from its existing height limit of 55 feet to 85 feet. This was not included in the 2022 Housing Element or analyzed in the 2022 EIR.
- Saint Francis Lutheran Church Article 10 Landmark No. 39 (152 Church Street, Parcel 3537010). The Rezone includes this parcel, which is upzoned from its existing height limit of 40 feet to 85 feet. This was not included in the 2022 Housing Element or analyzed in the 2022 EIR.
- Swedish American Hall Building Article 10 Landmark No. 267 (2168-2174 Market Street, Parcel 3542/062). The Rezone includes this parcel, which is upzoned from its existing height limit of 40-50 feet to 120 feet. This upzoning was not included in the 2022 Housing Element or analyzed in the 2022 EIR. Even if this parcel is removed from the Upzone, because it is surrounded by parcels rezoned to 120 feet and 160 feet with form based density, this could result in significant impacts to this historic resource.
- 2117-2123 Market Street (aka New Era Hall) Article 10 Landmark No. 277 (2117-2123 Market Street, Parcel 3543/012). The Rezone includes this parcel, which is upzoned from its existing height limit of 40-50 feet to 120 feet. This upzoning was not included in the 2022 Housing Element or analyzed in the 2022 EIR. Even if this parcel is removed from the Upzone, because it is surrounded by parcels rezoned to 120 feet and 160 feet with form based density, this could result in significant impacts to this historic resource.
- 22 Beaver Street (aka Benedict-Gieling House) Article 10 Landmark No. 284 (22 Beaver Street, Parcel 3561060). The Rezone includes this parcel, which is upzoned from its existing height limit of 40 feet to 50 feet. This upzoning was not included in the 2022 Housing Element or analyzed in the 2022 EIR.
- The Jose Theater/Names Project Building Article 10 Landmark No. 241 (2362 Market Street, Parcel 3562/011). The Rezone includes this parcel, which is upzoned from its existing height limit of 65 feet to 120 feet. This upzoning was not included in the 2022 Housing Element or analyzed in the 2022 EIR. Even if this parcel is removed from the

Upzone, because it is surrounded by parcels rezoned to 120 feet and 160 feet with form based density, this could result in significant impacts to this historic resource.

- Mission Dolores Article 10 Landmark No. 1 and National Register No.72000251 (310-20 Dolores Street, Parcel 3566/001). The Rezone includes this parcel, which is upzoned from its existing height limit of 40 feet to 50 feet. This upzoning was not included in the 2022 Housing Element or analyzed in the EIR.
- Mission High School Article 10 Landmark No. 255 (3750 18th Street, Parcel 3579/006). The Rezone includes this parcel, which was not included in the 2022 Housing Element or analyzed in the EIR.
- Twin Peaks Tavern Article 10 Landmark No. 264 (3997 17th Street, Parcel 3582/071). The Rezone includes this parcel as being upzoned from its existing height limit of 65 feet to 160 feet and its density is changed to form-based. While this site was included in the 2022 Housing Element and the 2022 EIR as upzoned to 85 feet, the Rezone upzones it to 160 feet. Even if this parcel is removed from the Upzone, because it is surrounded by parcels rezoned to 160 feet with form based density, this could result in significant impacts to this historic resource.
- Castro Theater Article 10 Landmark No. 100 (429-431 Castro Street, Parcel 3582/085). The Rezone includes this parcel, which is upzoned from its existing height limit of 65 feet to 85 feet and its density is changed to form-based. This upzoning was not included in the 2022 Housing Element or analyzed in the 2022 EIR. Even if this parcel is removed from the Upzone, because it is adjacent to parcels rezoned to 160 feet with form based density, this could result in significant impacts to this historic resource.
- Castro Camera Article 10 Landmark No. 227 (573-75 Castro Street, Parcel 3583/061). The Rezone includes this parcel, which is upzoned from its existing height limit of 40 feet to 50 feet. This upzoning was not included in the 2022 Housing Element or analyzed in the 2022 EIR.
- Axford House Article 10 Landmark No. 133 (1190 Noe Street, Parcel 6538/048). The Rezone includes this parcel, which was not included in the 2022 Housing Element or analyzed in the 2022 EIR.
- Carnegie Noe Valley/Sally Brunn Branch Library Article 10 Landmark No. 259 (451 Jersey Street, Parcel 6539/034). The Rezone includes this parcel, which was not included in the 2022 Housing Element or analyzed in the 2022 EIR.
- 651 Duncan Street (aka Lyon-Martin House) Article 10 Landmark No. 292 (651 Duncan Street, Parcel 6604/036). The Rezone includes this parcel, which was not included in the 2022 Housing Element or analyzed in the 2022 EIR.
- Sunnyside Conservatory Article 10 Landmark No. 78 (236 Monterey Blvd, Parcel 6770/057). The Rezone includes this parcel, which was not included in the 2022 Housing Element or analyzed in the 2022 EIR.

- Joseph Leonard/Cecil F. Poole House Article 10 Landmark No. 213 (90 Cedro Avenue, Parcel 6908/016). The Rezone includes this parcel, which was not included in the 2022 Housing Element or analyzed in the 2022 EIR.

- 1345 Ocean Ave (aka Ingleside Presbyterian Church and the Great Cloud of Witnesses) Article 10 Landmark No. 273 (1345 Ocean Avenue, Parcel 6942/050). The Rezone includes this parcel, which is upzoned from its existing height limit of 50 feet to 85 feet.

- This upzoning was not included in the 2022 Housing Element or analyzed in the 2022 EIR.

- Sherman House Article 10 Landmark No. 49 (2160 Green Street, Parcels 0540/030 and 0540/028). The Rezone includes this parcel, which was not included in the 2022 Housing Element or analyzed in the 2022 EIR.

- Gibbs Residence and Caretaker's Cottage Article 10 Landmark 203 (2622-24 Jackson Street and 2624-29 Pacific Avenue, Parcels 0585/008, 0585/009 and 0585/010). The Rezone includes these parcels, which were not included in the 2022 Housing Element or analyzed in the 2022 EIR.
  .
- Southern Pacific Co. Hospital Complex Article 10 Landmark No. 192 and National Register 89000319 (1400-1599 Fell Street & 1509-1599 Hayes Street, Parcels 1206/002 and 1206/003). Also within the Panhandle Historic District, an eligible California Register Historic District. The Rezone includes these parcels, which were not included in the 2022 Housing Element or analyzed in the 2022 EIR.

- Edward Coleman House Article 10 Landmark No. 54 (1701 Franklin Street, Parcels 0641/014 and 0641/015). The Rezone includes this parcel, which was not included in the 2022 Housing Element or analyzed in the 2022 EIR.

- Designated Duboce Park Article 10 Historic District, is proposed for removal from the Rezone except for the contributory buildings located along Waller and Steiner Streets are proposed to be rezoned RTO-1, remaining in the Rezone. This Historic District was not included in the 2022 Housing Element or analyzed in the 2022 EIR.

Attachment 2: North Beach National Register of Historic Places Historic District Parcel Analysis Within Rezone
November 30, 2025
Compiled by Bridget Maley, architecture + history, llc

Address	APN Number	Year Built	District Status
490 Lombard St	0062017B	1926	C
1916-18 Stockton St	0062017C	1940	C
1922-24 Stockton St	0062017D	1940	C
1934-36 Stockton St	0062017E	1940	C
1946-48 Stockton St	0062019	1908	C
1952-56 Stockton St	0062020	1908	C
1958-60 Stockton St	0062021	1906	C
379-99 Chestnut St/1952-56 Stockton	0062022	1906	C
1940 Stockton St	0062052-058	1980	NC
401 Chestnut St/1957-61 Stockton	0063001	c. 1906	C
1951-55 Stockton St	0063002	1906	C
1943-47 Stockton St	0063003	1907	C
1935-41 Stockton St	0063004	1907	C
1929-33 Stockton St	0063005	1907	C
1923-25 Stockton St	0063006	1908	C
1915-17 Stockton St	0063007	1907	C
1901-05 Stockton St	0063009	1906	C
520-24 Lombard St	0063010	1911	C
526-30 Lombard St	0063011	1909	C
532-36 Lombard St	0063012	1912	C
538-42 Lombard St	0063013	1912	C
544-46 Lombard St	0063014	1916	C
548 Lombard St	0063015	1926	NC
566-76 Lombard St	0063017	1908	C
590-94 Lombard St	0063018	1925	C
2006-08 Powell St	0063018A	1924	C

Address	APN Number	Year Built	District Status
2018-20 Powell St	0063018C	1924	NC
2024-30 Powell St	0063019	1906	C
2038-40 Powell St	0063021	1956	NC
2044-48 Powell St	0063022	1909	C
2050-64 Powell St	0063023	1907	C
475 Chestnut St	0063024	1946	C
461-67 Chestnut St	0063025	c. 1907	C
455-59 Chestnut St	0063025A	1908	C
449-53 Chestnut St	0063026	1912	C
443-47 Chestnut St	0063027	1908	C
437-41 Chestnut St	0063027A	1908	C
427 Chestnut St	0063028	1932	C
421-23 Chestnut St	0063029	1907	C
1907-13 Stockton St	0063030-033	1906	C
560-64A Lombard St	0063034-036 & 16A	1907	C
2032-34 Powell St	0063037-038	1912	C
2061-65 Powell St	0064001	1906	C
2055-59 Powell St	0064002	1908	C
2049-53 Powell St	0064003	1909	C
2043-47 Powell St	0064004	1909	C
2035-41 Powell St	0064005	1909	C
2027-31 Powell St	0064006	1907	C
2017-21 Powell St	0064007	1912	C
602-04 Lombard St	0064009	1926	C
616-18 Lombard St	0064032	1922	C
2011-15 Powell St	0064033-035	c. 1912	C
513-19 Lombard St	0076001	1917	C

Address	APN Number	Year Built	District Status
1847-57 Stockton St	0076003	1910	C
1843 Stockton St	0076004	1906	NC
1815-25 Stockton St	0076006	1907	C
1807-09 Stockton St	0076007	1907	C
1801-03 Stockton St	0076008	1908	C
622-24 Greenwich St	0076009	1908	C
628-30 Greenwich St	0076010	1908	C
638-42 Greenwich St & 632A Greenwich	0076011	1906	C
644-46 Greenwich St	0076012	1925	C
652-56 Greenwich St	0076013	1906	C
658-64 Greenwich St	0076014	1907	C
666-76 Greenwich St	0076015	1906	C
678-80 Greenwich St	0076016	1906	C
1906 Powell St & 690-92 Greenwich	0076017	1923	C
1918-22 Powell St	0076020	1906	C
1930-34 Powell St	0076022	1912	C
1936-38 Powell St	0076023	1906	C
1942-46 Powell St	0076024	1912	C
1948-54 Powell St	0076025	1914	C
1956-66 Powell St	0076025A	1914	C
585-87 Lombard St	0076025B	1908	C
567-79 Lombard St	0076026	1914	C
563-65 Lombard St	0076027	1906	C
551-61 Lombard St	0076027A	1914	C
547-49 Lombard St	0076028	1913	C
537-39 Lombard St	0076030	1907	C

Address	APN Number	Year Built	District Status
1 Tuscany Alley	0076032	1906	C
529-31 Lombard St	0076033	1925	C
525-27 Lombard St	0076033A	1925	C
543-45 Lombard St	0076034-035	1925	C
1839-41 Stockton St	0076054-055	c. 2014	NC
1924-26 Powell St	0076056-057	1922	C
1865-76 Stockton St	0076058-059	1906	C
5-11 Edith St/1721-25 Grant	0077008	1913	C
1707-09 Grant Ave	0077009	1907	NC
1703-05 Grant Ave	0077010	1909	NC
500-12 Greenwich St	0077011	1908	C
514-16 Greenwich St & 15-17 Edith	0077012	1924	C
520-22 Greenwich St & 19-21 Edith	0077013	1910	C
528-30 Greenwich St & 25-27 Edith	0077014	1909	C
532-34 Greenwich St	0077015	1908	C
540 Greenwich St & 33-35 Edith	0077016	1931	C
544-46 Greenwich St & 43-45 Edith	0077017	1912	C
550-52 Greenwich St & 49-51 Edith	0077018	1912	C
558-60 Greenwich St	0077019	1911	C
562-64 Greenwich St	0077020	1908	C
568-70 Greenwich St	0077021	1908	C
586-90 Greenwich St	0077023	1908	C
1800-04 Stockton St	0077023A	1907	C
1814 Stockton St	0077024	1966	C
1816-20 Stockton St	0077025	1911	C
1822-26 Stockton St	0077026	1915	C
1828-32 Stockton St	0077027	1914	C

Address	APN Number	Year Built	District Status
1848 Stockton St	0077030	1907	C
1852-56 Stockton St	0077031	1906	C
1858-60 Stockton St	0077032	1914	C
1864-66 Stockton St	0077032A	1915	C
576-80 Greenwich St	0077049-051	1997	NC
1840-44 Stockton St	0077052-054	1911	C
1653-67 Grant Ave	0088001	1908	C
1647-51 Grant Ave	0088002	1908	C
1639-45 Grant Ave	0088003	1913	C
1635-37 Grant Ave	0088004	1908	C
12-26 Medau Place & 1615-33 Grant	0088005	1908	C
1601 Grant Ave	0088006	1965	NC
540-50 Filbert St & 51-61 Medau	0088009	1909	C
552-56 Filbert St & 63-65 Medau	0088010	1906	C
558-62A Filbert St	0088011	1907	C
566 Filbert St	0088012	c. 1907	C
570-74 Filbert St & 12-18 Krausgrill	0088013	1907	C
579-81 Greenwich St	0088023	1908	C
561 Greenwich St	0088025	1961	C
551-57 Greenwich St	0088026	1911	C
547-49 Greenwich St	0088027	1911	C
533-57 Greenwich St	0088029	1912	C
517-23 Greenwich St	0088031	1912	C
1-3 Kramer Place	0088034	1910	C
577 Greenwich St	0088036	1909	C
567-69 Greenwich St	0088037	1906	C
19-33 Medau Place	0088041-048	1909	C

Address	APN Number	Year Built	District Status
526-30 Filbert St	0088052-054	1912	C
532-36 Filbert St	0088055-057	c. 1986	NC
539-45 Greenwich St	0088058-061	1913	C
525-31 Greenwich St	0088071-072	1914	C
7-9 Kramer Place	0088073-074	1910	C
608-20 Filbert St	0089011	1951	C
622-26 Filbert St	0089013	1913	C
630-34 Filbert St	0089014	1910	C
650-60 Filbert St	0089015	1912-1939	C
666 Filbert St	0089016	1917	C
673-77 Greenwich St	0089022A	1915	C
667-71 Greenwich St	0089022B	1914	NC
695-99 Greenwich St	0089022C	1925	C
659-59BGreenwich St	0089024	1907/2002	C/NC
651-55 Greenwich St	0089025	1908	C
643 Greenwich St	0089026	1907	C
637-41 Greenwich St	0089027	1911	C
637A-641A Greenwich St	0089027	unknown	C
619-21 Greenwich St	0089029	1961	C
1856-60 Powell St	0089031-036	1934	C
625-27 Greenwich St	0089038	1908	C
631A-C Greenwich St	0089039-041	1983	NC
1850-52 Powell St	0089042-043	1933	C
661-65 Greenwich St	0089044-046	1906	C
680 Filbert St	0089048-049	1971	NC
690 Filbert St	0089050-051	1961	NC

EXHIBIT C

Shawn Smallwood, PhD
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24 October 2025

RE: San Francisco Housing Element 2022 Update FEIR Addendum

Dear Mr. Drury,

I write to comment on potential impacts on biological resources from the proposed Addendum to the San Francisco Housing Element 2022 Update Final Environmental Impact Report (FEIR). The FEIR, which was adopted by the Board of Supervisors and later signed by the Mayor on 31 January 2023, evaluated the impacts on the environment that could result from adoption and implementation of the San Francisco Housing Element 2022 Update. According to the Addendum, the FEIR anticipated "future actions, such as San Francisco Planning Code … amendments, designation of housing sustainability districts, and approval of development projects consistent with the goals, policies, and actions of the housing element update." The Addendum characterizes the proposed actions as "reasonably foreseeable changes," and states that its purpose "is to evaluate the environmental impacts of the rezoning program and document the San Francisco Planning Department's … determination that these impacts are adequately addressed in the FEIR." I am concerned that the proposed actions in the Addendum have not been adequately addressed, and that the action's impacts on wildlife would be excessive and highly significant.

My qualifications for preparing expert comments are the following. I hold a Ph.D. degree in Ecology from University of California at Davis, where I also worked as a post-graduate researcher in the Department of Agronomy and Range Sciences. My research has been on animal density and distribution, habitat selection, wildlife interactions with the anthrosphere, and conservation of rare and endangered species. I authored many papers on these and other topics. I served as Chair of the Conservation Affairs Committee for The Wildlife Society – Western Section. I am a member of The Wildlife Society and Raptor Research Foundation, and I've lectured part-time at California State University, Sacramento. I was Associate Editor of wildlife biology's premier scientific journal, The Journal of Wildlife Management, as well as of Biological Conservation, and I was on the Editorial Board of Environmental Management. I have performed wildlife surveys in California for thirty-seven years. My CV is attached.

POTENTIAL IMPACTS ON THE WILDLIFE COMMUNITY

The Addendum claims that the FEIR's analysis of wildlife impacts potentially caused by the originally planned 50,000 residential units have already addressed the impacts of the additionally proposed of 4,000 residential units. It further claims that the change in

outlay of the height and density of the originally planned 50,000 residential units are irrelevant to the analysis of potential impacts on wildlife. Deemed in no need of additional environmental review is the planned addition of 4,000 residential units, major shifts in the spatial distribution of the original 50,000 units, and increases in maximum building heights from 300 feet to 650 feet.

The Addendum (p. 48) points out that the FEIR had determined that future development associated with the adopted housing element would not adversely affect candidate, sensitive, or special-status species or sensitive natural communities, nor would it interfere with wildlife movement. I disagree with these determinations as they applied to the originally planned 50,000 residential units, as these determinations were simply not credible in the face of this much change to the environment. Here and now the City attempts to extend these same claims to the development associated with an additional 4,000 residential units and to substantial shifts in the spatial and vertical outlay of all 54,000 residential units.

One rationalization for the determinations was that special-status species such as peregrine falcon are adapted to the structural environment of San Francisco. Another was that compliance with existing state and federal regulations would ensure less-than-significant impacts to nesting birds. And for bats, the rationale was that compliance with the open space element of the general plan (Chapter 8 of the San Francisco Environment Code), would avoid potential impacts. These rationalizations, however, were speculative, having cited no evidence in their support. There was no citation of any comparative study of peregrine falcon population performance within the City versus in natural areas. There was no citation of monitoring data that would support the notion that existing state and federal regulations have been preventing significant impacts to nesting birds in the face of development pressure. There was no citation of monitoring data that would support the notion that Chapter 8 of the San Francisco Environment Code has managed to avoid development impacts on bats. Instead of relying on scientific inference, each argument leading to less-than-significant impact determinations was speculative. And this same strategy is carried forward in the Addendum with respect to the added 4,000 residential units and the changes in lateral and vertical outlay.

In fact, the evidence is overwhelming that overall bird abundance is on the decline, having declined 29% across North America over the past half-century (Rosenberg et al. 2019). In fact, all but three of the bat species in California are special-status species, indicating that bats as a taxonomic group are of serious conservation concern in California. And in fact, along with my co-investigator I have measured substantial declines in birds and special-status species as results of development projects (Smallwood and Smallwood 2023). The Addendum selects Peregrine falcon as an anecdote to imply that all birds simply adapt to the cityscape, but even the Peregrine falcon is vulnerable to window collisions. As another anecdote to the Addendum's, I happened to be in a meeting with attorneys of the California Attorney General's Office and agents with the U.S. Fish and Wildlife Service when we observed a Peregrine falcon nearly collide with our 14th story window as it chased after a rock pigeon in Oakland. And yet another anecdote from a few years ago, a Peregrine falcon fledgling fatally

collided with a window on the same UC Berkely building where it attempted its first flight from the nest. Peregrine falcons are vulnerable to window collision mortality just like any other bird, and perhaps even more so.

The Addendum does not consider the potential loss and fragmentation of the aerosphere in which these species travel and forage. The aerosphere is that part of the gaseous atmosphere where birds and bats and other volant animals with wings migrate, disperse, forage, perform courtship and where some of them mate (Davy et al. 2017, Diehl et al. 2017). Nor does the Addendum give any consideration to the potential loss and fragmentation of aerohabitat, which is that portion of the aerosphere used by each species (Kunz et al. 2008), and usually within 1,000 feet of the ground. Although both the peregrine falcon and bats often take prey on the ground, these animals are known for taking prey largely on the wing. These animals hunt other volant wildlife, which means that both these hunters and their prey perform vital life functions and interact with each other within the aerosphere. As for nesting birds, there would be no nesting birds without the birds' access to the aerosphere. Despite the vital importance of the aerosphere to peregrine falcons, nesting birds, and to bats, the Addendum fails to recognize the aerosphere as essential habitat to volant wildlife.

The Addendum does recognize that the new buildings would pose barriers to movement and collision hazards to birds. At page 49, the Addendum warns, "Changes to building heights could result in new impacts on migratory species if they result in flight paths being obstructed, more bird strikes, or impacts on falcon nesting habitat." The Addendum then dismisses these potential impacts by citing the adoption in the Aesthetics section of the FEIR of planning code section 139's Standards for Bird-Safe Buildings. However, there exist major logic problems with this purported solution. First, the standards for bird-safe buildings do not avoid the barrier effects of buildings, and in fact the strategic objective of bird-safe building guidelines is to increase the visibility of buildings as barriers to bird movement so that birds less often collide with the structural glass on the exteriors of the buildings. Second, the Standards for Bird-Safe Buildings, while meritorious as a first step toward reducing bird-window collision mortality, are of unmeasured efficacy. While it is great that the City adopted the Bird-Safe Guidelines, the City has yet to follow up with any study of whether or to what degree the Standards truly minimize or reduce bird-window collision mortality. In the face of this uncertainty, the additional 4,000 residential units, greater building heights, and revised spatial distribution could result in significantly larger numbers of collision fatalities compared to the 2022 plan, despite implementation of the City's Standards for Bird-Safe Buildings.

In my assessment, there are 147 special-status species of wildlife documented near enough to the project site to warrant a closer look at their occurrence likelihoods for the purpose of predicting potential project impacts (Table 1). Of these 147 special-status species, 14 are bats that, if they truly occur where construction would take place, would be at risk of losing aerohabitat in which they travel and forage. Another 112 special-status species of wildlife would be birds, 49 of which have been documented throughout the project area, eight of which are known to be centrally located, six are known to Golden Gate Park or Lake Merced, and 19 of which have been documented as generally

coastal. All these bird species would be vulnerable to collision mortality and greater expenditures of indispensable energy to negotiate the structural hazards of another 4,000 residential units and the reallocation of vertical building heights across the planning area.

All the birds represented in Table 1 can quickly fly from wherever they have been documented to any of the new buildings that would be part of the added project, so they would all be within brief flights to the proposed project's windows. At the California Academy of Sciences, the glass facades facing adjacent gardens killed 0.077 and 0.086 birds per m^2 of glass per year (Kahle et al. 2016), which might look like small numbers at first read, but which translate to large numbers of dead birds when projected to the extent of glass in the project (see below).

Window collisions are often characterized as either the second or third largest source or human-caused bird mortality. The numbers behind these characterizations are often attributed to Klem's (1990) and Dunn's (1993) estimates of about 100 million to 1 billion bird fatalities in the USA, or more recently by Loss et al.'s (2014) estimate of 365-988 million bird fatalities in the USA or Calvert et al.'s (2013) and Machtans et al.'s (2013) estimates of 22.4 million and 25 million bird fatalities in Canada, respectively. The proposed project would impose windows in the airspace normally used by birds.

Glass-façades of buildings intercept and kill many birds, but they are differentially hazardous to birds based on spatial extent, contiguity, orientation, and other factors. At Washington State University, Johnson and Hudson (1976) found 266 bird fatalities of 41 species within 73 months of monitoring of a three-story glass walkway (no fatality adjustments attempted). Prior to marking the windows to warn birds of the collision hazard, the collision rate was 84.7 per year. At that rate, and not attempting to adjust the fatality estimate for the proportion of fatalities not found, 4,574 birds were likely killed over the 54 years since the start of their study, and that's at a relatively small building façade. Accounting for the proportion of fatalities not found, the number of birds killed by this walkway over the last 54 years would have been about 14,270. And this is just for one 3-story, glass-sided walkway between two college campus buildings.

Klem's (1990) estimate was based on speculation that 1 to 10 birds are killed per building per year, and this speculated range was extended to the number of buildings estimated by the US Census Bureau in 1986. Klem's speculation was supported by fatality monitoring at only two houses, one in Illinois and the other in New York. Also, the basis of his fatality rate extension has changed greatly since 1986. Whereas his estimate served the need to alert the public of the possible magnitude of the bird-window collision issue, it was highly uncertain at the time and undoubtedly outdated more than three decades hence. Indeed, by 2010 Klem (2010) characterized the upper end of his estimated range – 1 billion bird fatalities – as conservative. Furthermore, the estimate lumped species together as if all birds are the same and the loss of all birds to windows has the same level of impact.

Table 1. *Occurrence likelihoods of special-status bird species at or near the proposed project site, according to eBird/iNaturalist records (https://eBird.org, https://www.inaturalist.org) and on-site survey findings, where 'Very close' indicates within 1.5 miles of the site, "nearby" indicates within 1.5 and 4 miles, and "in region" indicates within 4 and 30 miles, and 'in range' means the species' geographic range overlaps the site.*

Common name	***Species name***	**Status**[1]	**Occurrence records**	**Locations of On-site and Very-close records**
San Bruno elfin butterfly	*Callophrys mossii bayensis*	FE	In region	iNat obscured points
Monarch	*Danaus plexippus*	FC	On site	Throughout
Bay checkerspot butterfly	*Euphydryas editha bayensis*	FT	In region	iNat obscured points
Mission blue butterfly	*Icaricia icarioides missionensis*	FE	In region	iNat obscured points
Callippe silverspot butterfly	*Speyeria callippe callippe*	FE	In region	iNat obscured points
Myrtle's silverspot butterfly	*Speyeria zerene myrtleae*	FE	In region	
Crotch's bumble bee	*Bombus crotchii*	CCE	In region	
Western bumble bee	*Bombus occidentalis*	CCE	Very close	
Longfin smelt	*Spirinchus thaleichthys*	CT	In region	
Delta Smelt	*Hypomesus transpacificus*	FT, CE	In region	
Tidewater goby	*Eucyclogobius newberryi*	FE, SSC	In region	iNat obscured points
California giant salamander	*Dicamptodon ensatus*	SSC	In region	Obscured
Foothill yellow-legged frog	*Rana boylii*	FT, CE	In region	
California red-legged frog	*Rana draytonii*	FT, SSC	In region	iNat obscured points
Green sea turtle	*Chelonia mydas*	FT	In region	
Northwestern pond turtle	*Actinemys marmorata*	FC, SSC	On site	West and SW
San Francisco garter snake	*Thamnophis sirtalis tetrataenia*	FE, CE, CFP	In region	iNat obscured points
Brant	*Branta bernicla*	SSC2	On site	West and NE, along shores
Cackling goose (Aleutian)	*Branta hutchinsii leucopareia*	WL	On site	Generally throughout
Redhead	*Aythya americana*	SSC2	On site	North
Harlequin duck	*Histrionicus histrionicus*	SSC2	Very close	Presidio
Barrow's goldeneye	*Bucephala islandica*	SSC	On site	NW
Short-tailed albatross	*Phoebastria albatrus*	FE, SSC	In region	
Fork-tailed storm petrel		SSC	Very close	North and west shores
Ashy storm-petrel	*Hydrobates homochroa*	BCC, SSC	Very close	Lake Merced
Black storm-petrel	*Hydrobates melania*	SSC, BCC	Very close	NW corner of peninsula
Western grebe	*Aechmophorus occidentalis*	BCC	On site	Throughout

Common name	***Species name***	**Status[1]**	**Occurrence records**	**Locations of On-site and Very-close records**
Clark's grebe	*Aechmophorus clarkii*	BCC	On site	Throughout
Western yellow-billed cuckoo	*Coccyzus americanus occidentalis*	FT, CE	In region	
Black swift	*Cypseloides niger*	SSC3, BCC	On site	Central
Vaux's swift	*Chaetura vauxi*	SSC2	On site	Throughout
Calliope hummingbird	*Selasphorus calliope*	BCC	On site	Central/South
Rufous hummingbird	*Selasphorus rufus*	BCC	On site	Throughout
Allen's hummingbird	*Selasphorus sasin*	BCC	On site	Throughout
Yellow rail	*Coturnicops noveboracensis*	BCC, SSC	In region	
Ridgway's rail (San Francisco Bay)	*Rallus obsoletus obsoletus*	FE, CE, CFP	On site	North
California black rail			In range	
Black oystercatcher	*Haematopus bachmani*	BCC	On site	Throughout, mostly shoreines
Mountain plover	*Charadrius montanus*	SSC2, BCC	Very close	San Francisco Zoo
Snowy plover	*Charadrius nivosus*	BCC	On site	North and west shores, 1 central
Western snowy plover	*Charadrius nivosus nivosus*	FT, SSC	Very close	West along shore
Long-billed curlew	*Numenius americanus*	WL	On site	Throughout
Marbled godwit	*Limosa fedoa*	BCC	On site	Throughout
Black turnstone	*Arenaria melanocephala*	BCC	On site	Mostly along north, west shores
Red knot (Pacific)	*Calidris canutus*	BCC	On site	West along coast
Pectoral sandpiper	*Calidris melanotos*	BCC	Very close	Lake Merced and Presidio
Short-billed dowitcher	*Limnodromus griseus*	BCC	On site	West, North, and central
Wandering tattler	*Tringa incana*	BCC	On site	North and W, mostly shores
Lesser yellowlegs	*Tringa flavipes*	BCC	On site	North /central (Richmond)
Willet	*Tringa semipalmata*	BCC	On site	Throughout
Marbled murrelet	*Brachyramphus marmoratus*	FT, CE	On site	West and N/central (Richmond)
Rhinoceros auklet	*Cerorhinca monocerata*	WL	On site	North and W, along shores
Cassin's auklet	*Ptychoramphus aleuticus*	SSC	Very close	North and W of along shores
Scripps' murrelet	*Synthliboramphus scrippsi*	CT, BCC	Very close	NW of site along shore
Tufted puffin			Very close	West along shore

Common name	***Species name***	**Status[1]**	**Occurrence records**	**Locations of On-site and Very-close records**
Laughing gull	*Leucophaeus atricilla*	WL	Very close	Presidio, West shore, Lake Merced
Franklin's gull	*Leucophaeus pipixcan*	BCC	Very close	West shore, Golden Gate Park, Lake Merced
Heermann's gull	*Larus heermanni*	BCC	On site	Throughout
Western gull	*Larus occidentalis*	BCC	On site	Throughout
California gull	*Larus californicus*	BCC, WL	On site	Throughout
California least tern	*Sternula antillarum browni*	FE, CE, CFP	Very close	North and Lake Merced
Black tern	*Chlidonias niger*	SSC2, BCC	Very close	Golden Gate Park, North and west aspects
Elegant tern	*Thalasseus elegans*	BCC, WL	On site	Throughout
Black skimmer	*Rynchops niger*	BCC, SSC3	On site	North shore
Common loon	*Gavia immer*	SSC	On site	Throughout
Brandt's cormorant	*Urile penicillatus*	BCC	On site	Throughout, mostly along North and west shores
Double-crested cormorant	*Phalacrocorax auritus*	WL	On site	Throughout
American white pelican	*Pelacanus erythrorhynchos*	SSC1	On site	Throughout, mostly North, central
Least bittern	*Ixobrychus exilis*	SSC2	Very close	Golden Gate Park, Lake Merced
White-faced ibis	*Plegadis chihi*	WL	On site	West side
Turkey vulture	*Cathartes aura*	BOP	On site	Throughout
Osprey	*Pandion haliaetus*	WL, BOP	On site	Throughout
White-tailed kite	*Elanus luecurus*	CFP, BOP	On site	Throughout
Golden eagle	*Aquila chrysaetos*	BGEPA, CFP, BOP, WL	On site	Throughout, mostly central
Northern harrier	*Circus cyaneus*	BCC, SSC3, BOP	On site	Throughout
Sharp-shinned hawk	*Accipiter striatus*	WL, BOP	On site	Throughout
Cooper's hawk	*Accipiter cooperii*	WL, BOP	On site	Throughout
American goshawk	*Accipiter atricapillus*	SSC2, BOP	On site	North

Common name	***Species name***	**Status[1]**	**Occurrence records**	**Locations of On-site and Very-close records**
Bald eagle	*Haliaeetus leucocephalus*	CE, BGEPA, BOP	On site	Throughout
Red-shouldered hawk	*Buteo lineatus*	BOP	On site	Throughout
Swainson's hawk	*Buteo swainsoni*	CT, BOP	On site	Throughout
Red-tailed hawk	*Buteo jamaicensis*	BOP	On site	Throughout
Ferruginous hawk	*Buteo regalis*	WL, BOP	On site	Throughout
Rough-legged hawk	*Buteo lagopus*	BOP	On site	Central
American barn owl	*Tyto furcata*	BOP	On site	Throughout
Northern spotted owl	*Strix occidentalis caurina*	FT, CT, BOP	In range	
Western screech-owl	*Megascops kennicotti*	BOP	Very close	Presidio, Golden Gate Park
Great horned owl	*Bubo virginianus*	BOP	On site	Throughout
Burrowing owl	*Athene cunicularia*	BCC, SSC2, BOP, CCE	On site	Throughout
Long-eared owl	*Asio otus*	BCC, SSC3, BOP	In region	
Short-eared owl	*Asia flammeus*	BCC, SSC3, BOP	On site	Central
Northern saw-whet owl	*Aegolius acadicus*	BOP	On site	North
Northern pygmy-owl	*Glaucidium gnoma*	BOP	Very close	Lake Merced
Lewis's woodpecker	*Melanerpes lewis*	BCC	On site	North and central
Nuttall's woodpecker	*Picoides nuttallii*	BCC	On site	Throughout
American kestrel	*Falco sparverius*	BOP	On site	Throughout
Merlin	*Falco columbarius*	WL, BOP	On site	Throughout
Peregrine falcon	*Falco peregrinus*	BOP	On site	Throughout
Prairie falcon	*Falco mexicanus*	WL, BOP	On site	Throughout
Olive-sided flycatcher	*Contopus cooperi*	BCC, SSC2	On site	Throughout
Willow flycatcher	*Empidonax trailii*	CE	On site	Throughout
Vermilion flycatcher	*Pyrocephalus rubinus*	SSC2	On site	North /central (Richmond)
Least Bell's vireo	*Vireo bellii pusillus*	FE, CE	In region	
Loggerhead shrike	*Lanius ludovicianus*	SSC2	Very close	Presidio, Lake Merced, Golden Gate Park, SE of site

Common name	***Species name***	**Status[1]**	**Occurrence records**	**Locations of On-site and Very-close records**
Yellow-billed magpie	*Pica nuttalli*	BCC	On site	Central/South
Oak titmouse	*Baeolophus inornatus*	BCC	On site	North and central
California horned lark	*Eremophila alpestris actia*	WL	On site	North and central
Bank swallow	*Riparia riparia*	CT	On site	Throughout
Purple martin	*Progne subis*	SSC2	On site	Throughout
Wrentit	*Chamaea fasciata*	BCC	On site	Throughout
California thrasher	*Toxostoma redivivum*	BCC	On site	N and central
Cassin's finch	*Haemorhous cassinii*	BCC	On site	N and central
Lawrence's goldfinch	*Spinus lawrencei*	BCC	On site	N and central
Grasshopper sparrow	*Ammodramus savannarum*	SSC2	On site	N and central
Black-chinned sparrow	*Spizella atrogularis*	BCC	In region	
Bell's sparrow	*Amphispiza b. belli*	WL	On site	South
Large-billed savannah sparrow	*Passerculus sandwichensis rostratus*	SSC2	In region	
Yellow-breasted chat	*Icteria virens*	SSC3	On site	Throughout
Yellow-headed blackbird	*Xanthocephalus xanthocephalus*	SSC3	On site	North and central
Bullock's oriole	*Icterus bullockii*	BCC	On site	Throughout
Tricolored blackbird	*Agelaius tricolor*	CT, BCC, SSC1	On site	Throughout
Lucy's warbler	*Leiothlypis luciae*	SSC3	On site	SW and North
Virginia's warbler	*Leiothlypis virginiae*	WL, BCC	On site	Throughout
San Francisco common yellowthroat	*Geothlypis trichas sinuosa*	SSC3, BCC	In range	
Prothonotary warbler	*Protonotaria citrea*	BCC	On site	Central and West
Prairie warbler	*Setophaga discolor*	BCC	On site	Central
Yellow warbler	*Setophaga petechia*	SSC2	On site	Throughout
Hepatic tanager	*Piranga flava*	WL	On site	Central/South
Summer tanager	*Piranga rubra*	SSC1	On site	Throughout
Little brown bat	*Myotis lucifugus*	WBWG: M	In region	
Yuma myotis	*Myotis yumanensis*	WBWG: LM	Very close	In golden gate park

Common name	*Species name*	Status[1]	Occurrence records	Locations of On-site and Very-close records
Long-eared myotis	*Myotis evotis*	WBWG: M	In region	
Fringed myotis	*Myotis thysanodes*	WBWG: H	In range	
Long-legged myotis	*Myotis volans*	WBWG: H	In range	
California myotis	*Myotis californicus*	WBWG:L	Very close	In golden gate park
Canyon bat	*Parastrellus hesperus*	WBWG: M	In range	
Big brown bat	*Episticus fuscus*	WBWG: L	Very close	In golden gate park
Silver-haired bat	*Lasionycteris noctivagans*	WBWG: M	On site	North
Hoary bat	*Lasiurus cinereus*	WBWG: M	Very close	In golden gate park
Western red bat	*Lasiurus blossevillii*	SSC, WBWG: H	Very close	In golden gate park
Townsend's big-eared bat	*Corynorhinus townsendii*	SSC, WBWG: H	In region	
Pallid bat	*Antrozous pallidus*	SSC, WBWG: H	In region	
Mexican free-tailed bat	*Tadarida brasiliensis*	WBWG: L	Very close	Golden Gate Park
San Francisco dusky-footed woodrat	*Neotoma fuscipes annectens*	SSC	In region	
Southern sea otter	*nhydra lutris nereis*	FT, CFP, SSC	In region	
Salt-marsh harvest mouse	*Reithrodontomys raviventris*	FE, CE, CFP	In region	
American badger	*Taxidea taxus*	SSC	Nearby	

[1] Listed on CDFW's Special Animals List (https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=109406) as FT or FE = federal threatened or endangered; FC = federal candidate for listing; BGEPA = Bald and Golden Eagle Protection Act; CT or CE = California threatened or endangered; CCT or CCE = Candidate California threatened or endangered; CFP = California Fully Protected (California Fish and Game Code 3511); SSC = California Species of Special Concern, and SSC1, SSC2 and SSC3 = California Bird Species of Special Concern priorities 1, 2 and 3, respectively); WL = CDFW's Taxa to Watch List; WBWG = Western Bat Working Group with priority rankings, of low (L), moderate (M), and high (H); BCC = U.S. Fish and Wildlife Service's Bird of Conservation Concern (https://www.fws.gov/sites/default/files/documents/birds-of-conservation-concern-2021.pdf); and BOP = protected by Birds of Prey (California Fish and Game Code 3503.5, see https://wildlife.ca.gov/Conservation/Birds/Raptors).

By the time Loss et al. (2014) performed their effort to estimate annual USA bird-window fatalities, many more fatality monitoring studies had been reported or were underway. Loss et al. (2014) incorporated many more fatality rates based on scientific monitoring, and they were more careful about which fatality rates to include. However, they included estimates based on fatality monitoring by homeowners, which in one study were found to detect only 38% of the available window fatalities (Bracey et al. 2016). Loss et al. (2014) excluded all fatality records lacking a dead bird in hand, such as injured birds or feather or blood spots on windows. Loss et al.'s (2014) fatality metric was the number of fatalities per building (where in this context a building can include a house, low-rise, or high-rise structure), but they assumed that this metric was based on window collisions. Because most of the bird-window collision studies were limited to migration seasons, Loss et al. (2014) developed an admittedly assumption-laden correction factor for making annual estimates. Also, only 2 of the studies included adjustments for carcass persistence and searcher detection error, and it was unclear how and to what degree fatality rates were adjusted for these factors. Although Loss et al. (2014) attempted to account for some biases as well as for large sources of uncertainty mostly resulting from an opportunistic rather than systematic sampling data source, their estimated annual fatality rate across the USA was highly uncertain and vulnerable to multiple biases, most of which would have resulted in fatality estimates biased low.

In my review of bird-window collision monitoring, I found that the search radius around homes and buildings was very narrow, usually 2 meters. Based on my experience with bird collisions in other contexts, I would expect that a large portion of bird-window collision victims would end up farther than 2 m from the windows, especially when the windows are higher up on tall buildings. In my experience, searcher detection rates tend to be low for small birds deposited on ground with vegetation cover or woodchips or other types of organic matter. Also, vertebrate scavengers entrain on anthropogenic sources of mortality and quickly remove many of the carcasses, thereby preventing the fatality searcher from detecting these fatalities. Adjusting fatality rates for these factors – search radius bias, searcher detection error, and carcass persistence rates – would greatly increase nationwide estimates of bird-window collision fatalities.

Buildings can intercept many nocturnal migrants as well as birds flying in daylight. As mentioned above, Johnson and Hudson (1976) found 266 bird fatalities of 41 species within 73 months of monitoring of a four-story glass walkway at Washington State University (no adjustments attempted for undetected fatalities). Somerlot (2003) found 21 bird fatalities among 13 buildings on a university campus within only 61 days. Monitoring twice per week, Hager at al. (2008) found 215 bird fatalities of 48 species, or 55 birds/building/year, and at another site they found 142 bird fatalities of 37 species for 24 birds/building/year. Gelb and Delacretaz (2009) recorded 5,400 bird fatalities under buildings in New York City, based on a decade of monitoring only during migration periods, and some of the high-rises were associated with hundreds of fatalities each. Klem et al. (2009) monitored 73 building façades in New York City during 114 days of two migratory periods, tallying 549 collision victims, nearly 5 birds per day. Borden et al. (2010) surveyed a 1.8 km route 3 times per week during 12-month period and found 271 bird fatalities of 50 species. Parkins et al. (2015) found 35 bird fatalities of 16 species within only 45 days of monitoring under 4 building façades. From

24 days of survey over a 48-day span, Porter and Huang (2015) found 47 fatalities under 8 buildings on a university campus. Sabo et al. (2016) found 27 bird fatalities over 61 days of searches under 31 windows. In San Francisco, Kahle et al. (2016) found 355 collision victims within 1,762 days under a 5-story building. Ocampo-Peñuela et al. (2016) searched the perimeters of 6 buildings on a university campus, finding 86 fatalities after 63 days of surveys. One of these buildings produced 61 of the 86 fatalities, and another building with collision-deterrent glass caused only 2 of the fatalities, thereby indicating a wide range in impacts likely influenced by various factors. There is ample evidence available to support my prediction that the proposed project would result in many collision fatalities of birds.

Project Impact Prediction

By the time of these comments, I had reviewed and processed results of bird collision monitoring at 213 buildings and façades for which bird collisions per m^2 of glass per year could be calculated and averaged (Johnson and Hudson 1976, O'Connell 2001, Somerlot 2003, Hager et al. 2008, Borden et al. 2010, Hager et al. 2013, Porter and Huang 2015, Parkins et al. 2015, Kahle et al. 2016, Ocampo-Peñuela et al. 2016, Sabo et al. 2016, Barton et al. 2017, Gomez-Moreno et al. 2018, Schneider et al. 2018, Loss et al. 2019, Brown et al. 2020, City of Portland Bureau of Environmental Services and Portland Audubon 2020, Riding et al. 2020). These study results averaged 0.073 bird deaths per m^2 of glass per year (95% CI: 0.042-0.102). This average and its 95% confidence interval provide a robust basis for predicting fatality rates at a proposed new project.

The Addendum includes an increase of 4,000 residential units. The floorspace per residential unit of condominiums, townhouses and apartments among the projects I have reviewed as an expert have averaged 1,296.3 square feet per unit. The average square footage of the apartments that contributed to this average was consistent with the floorspace reported in the Addendum as an example 590-foot-tall apartment building in the project, which itself would average 949 sf per unit with 60,700 sf of retail space. I estimate the total square footage of 4,000 residential units would be 5,185,251 sf.

Among the 45 residential projects I have reviewed as an expert and for which I was able to measure the extent of structural glass on proposed building facades depicted in renderings provided in the environmental review documents, I measured an average 0.01872 (95% confidence interval: 0.00989–0.02754) m^2 per square foot of floorspace. This rate multiplied by the total square footage of 4,000 additional residential units would predict 97,060 (95% CI: 51,300–142,821) m^2 of additional structural glass on the facades of new buildings in the City. The mean window area multiplied against the mean collision mortality measured across North America predicts 7,095 (aggregate[1] 95% CI: 2,226–14,82) bird fatalities per year. More than seven thousand additional fatalities per

[1] What I mean by aggregate CI is that the lower bound estimate of the window area is multiplied by the lower bound estimate of collision mortality, and the upper bound estimate of the window area is multiplied by the upper bound estimate of collision mortality.

year above the level that would be expected under the 2022 plan would be a substantial number, and it should easily qualify as a highly significant impact.

Nearly all predicted deaths would be of birds protected under the Migratory Bird Treaty Act and under the California Migratory Bird Protection Act, thus causing significant impacts. Given the predicted level of bird-window collision mortality, it is my opinion that the proposed project would result in potentially significant adverse biological impacts, including the unmitigated take of aerial habitats of birds, bats and other volant wildlife. Not only would the project take habitat of rare and sensitive species of birds, but it would transform the building's airspace into a lethal collision trap to birds.

SPATIAL DISTRIBUTION OF PREDICTED AVIAN COLLISION MORTALITY

San Francisco is situated within the Pacific Flyway, which is one of the most intensely used bird migration pathways in the world. It is also known that birds migrate along the coast and across Hawk Hill and the Marin Headlands, many headed to or from the Altamont Pass where I spent thousands of hours observing migrants during both day and night over about 20 years. Between Hawk Hill and the Altamont Pass is San Francisco, which must be visited by many thousands of migrating birds. Knowing which species of birds and how many birds move across San Francisco, and knowing specific flight paths that are disproportionately used by season would be useful for predicting where increases in building heights would pose greater risks to birds. Unfortunately, the data on bird movement through San Francisco are sparse.

There *are* data on bird species richness. Golden Gate Audubon Society ("GGAS") (2020), tallied 47 species of birds on Mount Sutro Open Space Reserve in about 54 hours of surveys between 16 March and 29 December 2019. On the same Reserve on 20 August 2020, I detected 23 species of birds over a much shorter time, but a model I fit to my data predicts that I would have detected the same number of bird species as GGAS (2020) had I surveyed for 11 hours and 40 minutes, and that I would have detected 117 species of birds had I surveyed for 54 hours (Figure 1).

I repeated my survey on Mount Sutro Open Space Reserve on 16 July 2021, and I implemented the same survey methods such as start time, duration, and survey route. The second survey yielded even more species detections and at a faster rate (red circles in Figure 2). Between both surveys I detected 37 species of birds, but adding the results of GGAS (2021) brings the total number of bird species to 71. With additional surveys, this number would surely increase. The evidence is that many birds find and use aerohabitat in San Francisco.

Kahle et al. (2016) detected 40 species of birds at the California Academy of Sciences building in Golden Gatee Park (Table 2). More importantly, members of 34 (85%) of these species were also recorded as window collision fatalities, and members of 37 (93%) of these species appear in the scientific literature as window collision fatalities. Killed disproportionately relative to their observed abundances were special-status species such as Allen's hummingbird and yellow warbler (Figure 3). Both these species are found in abundance in San Francisco (Photo 1).

Figure 1. *Cumulative number of bird species detected as a power function of the number of minutes devoted to the survey. The model explained 98% of the variation, with a root mean square error of 17.71. Had I been able to commit more time to the survey, I am confident a different model would have better fit the resulting data – a model more expressive of an asymptote.*

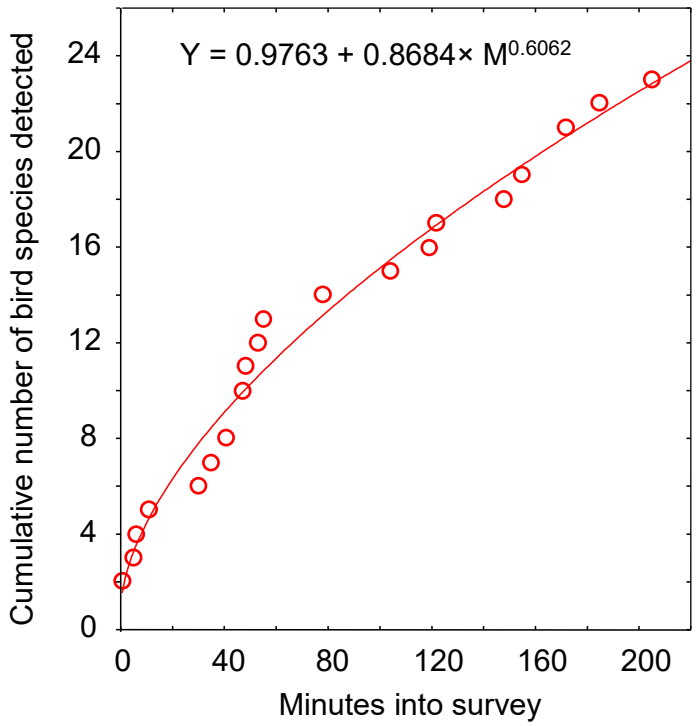

Figure 2. *Actual and predicted relationships between the number of vertebrate wildlife species (all but 2 were birds) detected and the elapsed survey time based on my visual-scan surveys on 20 August 2020 and 16 July 2021.*

$$Y_{2020} = \frac{1}{0.001559 + 0.935847(X+1)^{-0.580731}}$$

$$Y_{2021} = \frac{1}{0.0016586 + 0.459981(X+1)^{-0.543857}}$$

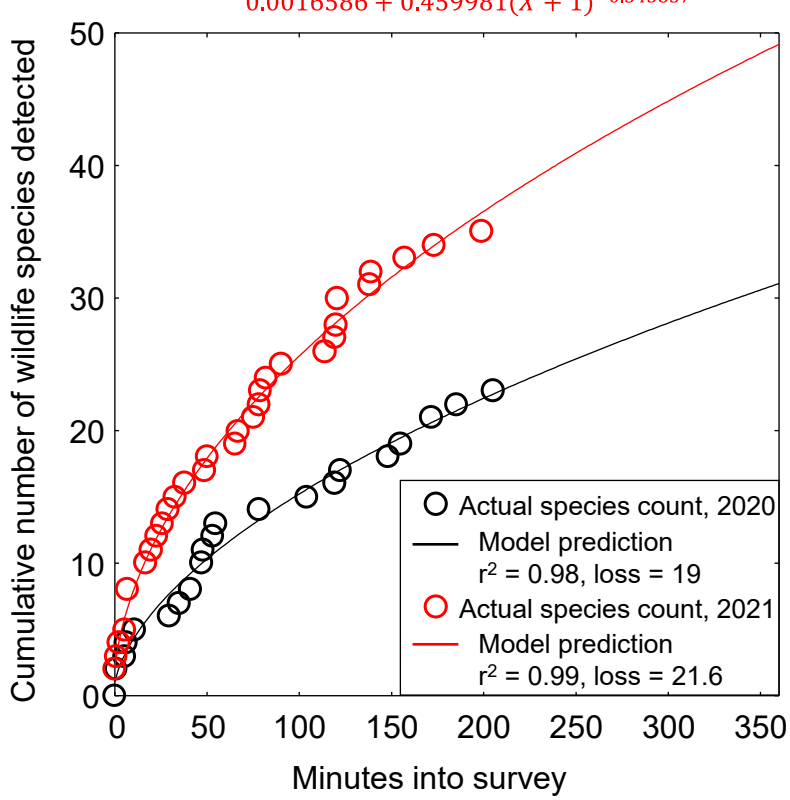

Table 2. *Species observed on site or reported as window-collision victims at the California Academy of Sciences (CAS) buildings (Kahle et al. 2016).*

Species	Scientific name	Status[1]	Number counted at CAS study		Known window deaths in North America
			As window deaths	Alive in survey plots	
Western gull	*Larus occidentalis*	BCC		4	
Red-tailed hawk	*Buteo jamaicensis*	BOP		1	Yes
Red-shouldered hawk	*Buteo lineatus*	BOP		1	Yes
Mourning dove	*Zenaida macroura*		6	3	Yes
Great-horned owl	*Bubo virginianus*	BOP		1	Yes
Anna's hummingbird	*Calypte anna*		131	256	Yes
Allen's hummingbird	*Selasphorus sasin*	BCC	37	29	Yes
Costa's hummingbird	*Calypte costae*	BCC	1	0	Yes
Rufous hummingbird	*Selasphorus rufus*	BCC	4	0	Yes
Nuttall's woodpecker	*Picoides nuttallii*	BCC		13	
Pacific-slope flycatcher	*Empidonax difficilis*		1	5	Yes
Black phoebe	*Sayornis nigricans*		3	34	Yes
Chestnut-backed chickadee	*Poecile rufescens*		1	203	Yes
Bushtit	*Psaltriparus minimus*		1	399	Yes
Brown creeper	*Certhia americana*		1	52	Yes
Pygmy nuthatch	*Sitta pygmaea*		1	242	Yes
Swainson's thrush	*Catharus ustulatus*		1	1	Yes
Hermit thrush	*Catharus guttatus*		8	82	Yes
American robin	*Turdus vulvaris*		3	389	Yes
Warbling vireo	*Vireo gilvus*		1	5	Yes
Yellow-rumped warbler	*Setophaga coronata*		7	92	Yes
Orange-crowned warbler	*Oreothlypis celata*		2	29	Yes
Townsend's warbler	*Setophaga townsendi*		3	101	Yes
Wilson's warbler	*Cardellina pusilla*		3	11	Yes
Yellow warbler	*Setophaga petechia*	SSC2, BCC	7	18	Yes
San Francisco common yellowthroat	*Geothlypis trichas sinuosa*	SSC3, BCC	3	0	Yes
Song sparrow	*Melospiza melodia*		5	435	Yes
Golden-crowned sparrow	*Zonotrichia atricapilla*		3	230	Yes
White-crowned sparrow	*Zonotrichia leucophrys*		1	249	Yes
Savannah sparrow	*Passerculus sandwichensis*		2	0	Yes
Lincoln's sparrow	*Melospiza lincolnii*		3	35	Yes
Fox sparrow	*Passerella iliaca*		6	152	Yes

Species	Scientific name	Status[1]	Number counted at CAS study		Known window deaths in North America
			As window deaths	Alive in survey plots	
Dark-eyed junco	*Junco hyemalis*		22	510	Yes
California towhee	*Melozone crissalis*		1	92	Yes
Brown-headed cowbird	*Molothrus ater*		1	39	Yes
Red-winged blackbird	*Agelaius phoeniceus*		1	261	Yes
Brewer's blackbird	*Euphagus cyanocephalus*		25	1027	Yes
Tricolored blackbird	*Agelaius tricolor*	CT, BCC		15	
House finch	*Haemorhous mexicanus*		5	213	Yes
Lesser goldfinch	*Spinus psaltria*		1	44	Yes

[1] Listed as BCC = U.S. Fish and Wildlife Service Bird Species of Conservation Concern, CT = California threatened, BOP = California Fish and Game Code 3503.5 (Birds of Prey), and SSC1, SSC2 and SSC3 = California Bird Species of Special Concern priorities 1, 2 and 3, respectively.

Figure 3. *Window collision fatalities as a proportion of those observed in visual-scan surveys at the California Academy of Sciences building (data from Kahle et al. 2016).*

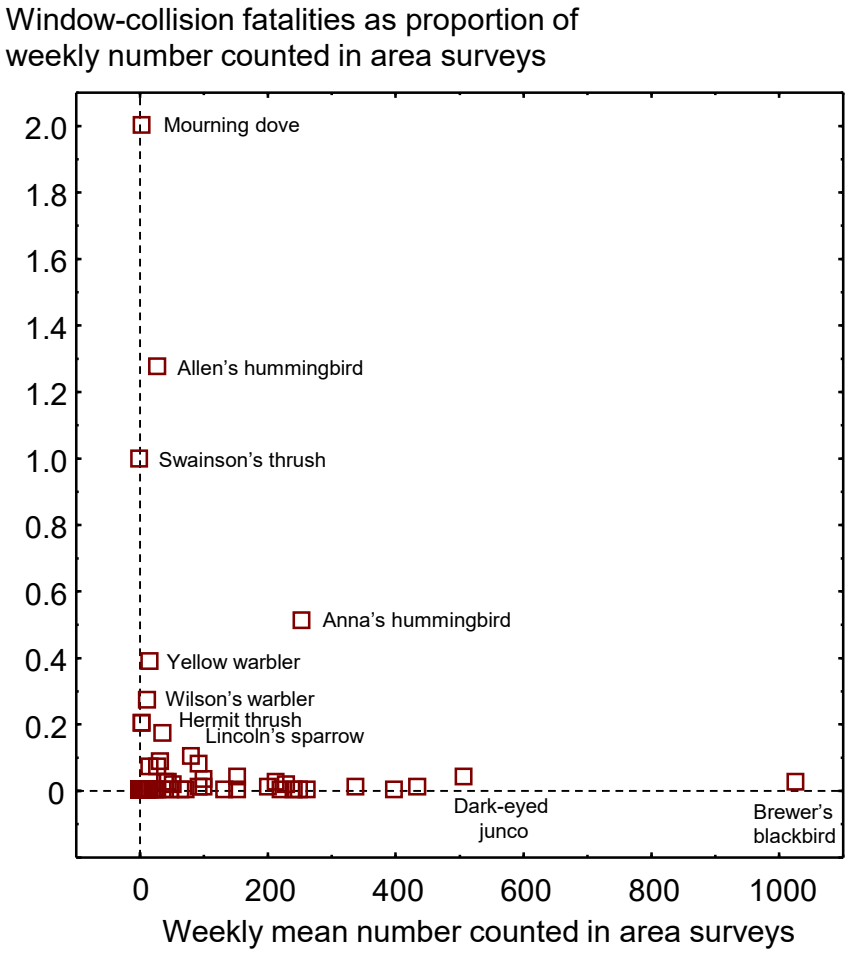

Photo 1. *Allen's hummingbird in Mount Sutro Open Space Reserve, 16 July 2021. As found at the nearby California Academy of Sciences Building, this species is highly vulnerable to window collision mortality (Kahle et al. 2016).*

What is needed is a study of bird movement through San Francisco. Needed are data on species occurrences, numbers of birds, heights above ground, flight direction, specific behaviors and timing of flights across the City. These same types of data were collected in the nearby Altamont Pass Wind Resource Area to acquire an understanding of bird flight traffic for the purposed of guiding the sitings of new wind turbines as part of repowering (Smallwood 2017, Smallwood et al. 2017). The data could be acquired by performing periodic surveys from stations established systematically or randomly across the City, covering all times of day and night (using thermal imaging cameras) and lasting at least one year to characterize seasonality of bird movement. Based on such data, the City could more carefully plan the vertical and lateral outlay of new buildings to minimize the encounter frequencies of birds with buildings. This is important because the existing Bird-Safe Building Guidelines can accomplish only so much, and the efficacy of these Guidelines remains unmeasured and unknown. Therefore, what is also needed is a program to measure the efficacy of the Guidelines by designing an experiment to search for and count bird-window collision victims along with the implementation of carcass detection trials. The San Francisco guidelines should have also covered scientific monitoring of impacts as well as compensatory mitigation for impacts that could not be avoided, minimized or reduced. Until these types of bird movement data are in hand, the City can only speculate as to the magnitude of bird-window collision mortality and whether the mortality can be minimized or reduced via Bird-Safe Building Guidelines.

In the face of such a large increase in the number of residential units, as well as a major shift in the lateral and vertical layout of 54,000 residential units, another need is for an update in the Bird-Safe Building Guidelines (San Francisco Planning Department 2011). Much has been learned about causal factors and mitigation solutions (e.g., Sheppard and Phillips 2015). The American Bird Conservancy (ABC) produced an excellent set of

guidelines recommending actions to: (1) Minimize use of glass; (2) Placing glass behind some type of screening (grilles, shutters, exterior shades); (3) Using glass with inherent properties to reduce collisions, such as patterns, window films, decals or tape; and (4) Turning off lights during migration seasons (Sheppard and Phillips 2015).

New research results inform of the efficacy of marking windows. Whereas Klem (1990) found no deterrent effect from decals on windows, Johnson and Hudson (1976) reported a fatality reduction of about 69% after placing decals on windows. In an experiment of opportunity, Ocampo-Peñuela et al. (2016) found only 2 of 86 fatalities at one of 6 buildings – the only building with windows treated with a bird deterrent film. At the building with fritted glass, bird collisions were 82% lower than at other buildings with untreated windows. Kahle et al. (2016) added external window shades to some windowed façades to reduce fatalities 82% and 95%. Brown et al. (2020) reported an 84% lower collision probability among fritted glass windows and windows treated with ORNILUX R UV. City of Portland Bureau of Environmental Services and Portland Audubon (2020) reduced bird collision fatalities 94% by affixing marked Solyx window film to existing glass panels of Portland's Columbia Building. Many external and internal glass markers have been tested experimentally, some showing no effect and some showing strong deterrent effects (Klem 1989, 1990, 2009, 2011; Klem and Saenger 2013; Rössler et al. 2015).

Van Doren et al. (2021) found that nocturnal migrants contributed most of the collision fatalities in their study, and the largest predictors of fatalities were peak migration and lit windows. Van Doren et al. (2021) predicted that a light-out mitigation measure could reduce bird-window collision mortality by 60%.

Monitoring and the use of compensatory mitigation should be incorporated at any new building project because the measures recommended in the available guidelines remain of uncertain efficacy, and even if these measures are effective, they will not reduce collision fatalities to zero. The only way to assess mitigation efficacy and to quantify post-construction fatalities is to monitor the project for fatalities.

The Addendum (p. 49) concludes, "In summary, the proposed rezoning program would not result in new significant biological resources impacts that were not previously identified in the FEIR, nor would it result in more severe impacts than those previously identified. No new mitigation measures or changes to existing mitigation measures are required." However, the FEIR did not identify the loss of aerohabitat of birds and bats as any sort of project impact, and neither does the Addendum. Furthermore, the FEIR did not identify as an impact my predicted mean mortality of 7,095 birds per year just from the additional 4,000 residential units, and an upper bound CI prediction of 14,082 birds per year.

Thank you for your consideration,

Shawn Smallwood, Ph.D.

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Curriculum Vitae

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Born May 3, 1963 in Sacramento, California.
Married, father of two.

Ecologist

Expertise

- Finding solutions to controversial problems related to wildlife interactions with human industry, infrastructure, and activities;
- Wildlife monitoring and field study using GPS, thermal imaging, behavior surveys;
- Using systems analysis and experimental design principles to identify meaningful ecological patterns that inform management decisions.

Education

Ph.D. Ecology, University of California, Davis. September 1990.
M.S. Ecology, University of California, Davis. June 1987.
B.S. Anthropology, University of California, Davis. June 1985.
Corcoran High School, Corcoran, California. June 1981.

Experience

- 762 professional reports, including:
- 90 peer reviewed publications
- 24 in non-reviewed proceedings
- 646 reports, declarations, posters and book reviews
- 8 in mass media outlets
- 92 public presentations of research results

Editing for scientific journals: Guest Editor, *Wildlife Society Bulletin*, 2012-2013, of invited papers representing international views on the impacts of wind energy on wildlife and how to mitigate the impacts. Associate Editor, *Journal of Wildlife Management*, March 2004 to 30 June 2007. Editorial Board Member, *Environmental Management*, 10/1999 to 8/2004. Associate Editor, *Biological Conservation*, 9/1994 to 9/1995.

Member, Alameda County Scientific Review Committee (SRC), August 2006 to April 2011. The five-member committee investigated causes of bird and bat collisions in the Altamont Pass Wind Resource Area, and recommended mitigation and monitoring measures. The SRC reviewed the science underlying the Alameda County Avian Protection Program, and advised

the County on how to reduce wildlife fatalities.

Consulting Ecologist, 2004-2007, California Energy Commission (CEC). Provided consulting services as needed to the CEC on renewable energy impacts, monitoring and research, and produced several reports. Also collaborated with Lawrence-Livermore National Lab on research to understand and reduce wind turbine impacts on wildlife.

Consulting Ecologist, 1999-2013, U.S. Navy. Performed endangered species surveys, hazardous waste site monitoring, and habitat restoration for the endangered San Joaquin kangaroo rat, California tiger salamander, California red-legged frog, California clapper rail, western burrowing owl, salt marsh harvest mouse, and other species at Naval Air Station Lemoore; Naval Weapons Station, Seal Beach, Detachment Concord; Naval Security Group Activity, Skaggs Island; National Radio Transmitter Facility, Dixon; and, Naval Outlying Landing Field Imperial Beach.

Part-time Lecturer, 1998-2005, California State University, Sacramento. Instructed Mammalogy, Behavioral Ecology, and Ornithology Lab, Contemporary Environmental Issues, Natural Resources Conservation.

Senior Ecologist, 1999-2005, BioResource Consultants. Designed and implemented research and monitoring studies related to avian fatalities at wind turbines, avian electrocutions on electric distribution poles across California, and avian fatalities at transmission lines.

Chairman, Conservation Affairs Committee, The Wildlife Society--Western Section, 1999-2001. Prepared position statements and led efforts directed toward conservation issues, including travel to Washington, D.C. to lobby Congress for more wildlife conservation funding.

Systems Ecologist, 1995-2000, Institute for Sustainable Development. Headed ISD's program on integrated resources management. Developed indicators of ecological integrity for large areas, using remotely sensed data, local community involvement and GIS.

Associate, 1997-1998, Department of Agronomy and Range Science, University of California, Davis. Worked with Shu Geng and Mingua Zhang on several studies related to wildlife interactions with agriculture and patterns of fertilizer and pesticide residues in groundwater across a large landscape.

Lead Scientist, 1996-1999, National Endangered Species Network. Informed academic scientists and environmental activists about emerging issues regarding the Endangered Species Act and other environmental laws. Testified at public hearings on endangered species issues.

Ecologist, 1997-1998, Western Foundation of Vertebrate Zoology. Conducted field research to determine the impact of past mercury mining on the status of California red-legged frogs in Santa Clara County, California.

Senior Systems Ecologist, 1994-1995, EIP Associates, Sacramento, California. Provided consulting services in environmental planning, and quantitative assessment of land units for their conservation and restoration opportunities basedon ecological resource requirements of 29 special-status species. Developed ecological indicators for prioritizing areas within Yolo County

to receive mitigation funds for habitat easements and restoration.

Post-Graduate Researcher, 1990-1994, Department of Agronomy and Range Science, *U.C. Davis*. Under Dr. Shu Geng's mentorship, studied landscape and management effects on temporal and spatial patterns of abundance among pocket gophers and species of Falconiformes and Carnivora in the Sacramento Valley. Managed and analyzed a data base of energy use in California agriculture. Assisted with landscape (GIS) study of groundwater contamination across Tulare County, California.

Work experience in graduate school: Co-taught Conservation Biology with Dr. Christine Schonewald, 1991 & 1993, UC Davis Graduate Group in Ecology; Reader for Dr. Richard Coss's course on Psychobiology in 1990, UC Davis Department of Psychology; Research Assistant to Dr. Walter E. Howard, 1988-1990, UC Davis Department of Wildlife and Fisheries Biology, testing durable baits for pocket gopher management in forest clearcuts; Research Assistant to Dr. Terrell P. Salmon, 1987-1988, UC Wildlife Extension, Department of Wildlife and Fisheries Biology, developing empirical models of mammal and bird invasions in North America, and a rating system for priority research and control of exotic species based on economic, environmental and human health hazards in California. Student Assistant to Dr. E. Lee Fitzhugh, 1985-1987, UC Cooperative Extension, Department of Wildlife and Fisheries Biology, developing and implementing statewide mountain lion track count for long-term monitoring.

Fulbright Research Fellow, Indonesia, 1988. Tested use of new sampling methods for numerical monitoring of Sumatran tiger and six other species of endemic felids, and evaluated methods used by other researchers.

Projects

Repowering wind energy projects through careful siting of new wind turbines using map-based collision hazard models to minimize impacts to volant wildlife. Funded by wind companies (principally NextEra Renewable Energy, Inc.), California Energy Commission and East Bay Regional Park District, I have collaborated with a GIS analyst and managed a crew of five field biologists performing golden eagle behavior surveys and nocturnal surveys on bats and owls. The goal is to quantify flight patterns for development of predictive models to more carefully site new wind turbines in repowering projects. Focused behavior surveys began May 2012 and continue. Collision hazard models have been prepared for seven wind projects, three of which were built. Planning for additional repowering projects is underway.

Test avian safety of new mixer-ejector wind turbine (MEWT). Designed and implemented a before-after, control-impact experimental design to test the avian safety of a new, shrouded wind turbine developed by Ogin Inc. (formerly known as FloDesign Wind Turbine Corporation). Supported by a $718,000 grant from the California Energy Commission's Public Interest Energy Research program and a 20% match share contribution from Ogin, I managed a crew of seven field biologists who performed periodic fatality searches and behavior surveys, carcass detection trials, nocturnal behavior surveys using a thermal camera, and spatial analyses with the collaboration of a GIS analyst. Field work began 1 April 2012 and ended 30 March 2015 without Ogin installing its MEWTs, but we still achieved multiple important scientific advances.

Reduce avian mortality due to wind turbines at Altamont Pass. Studied wildlife impacts caused by 5,400 wind turbines at the world's most notorious wind resource area. Studied how impacts are perceived by monitoring and how they are affected by terrain, wind patterns, food resources, range management practices, wind turbine operations, seasonal patterns, population cycles, infrastructure management such as electric distribution, animal behavior and social interactions.

Reduce avian mortality on electric distribution poles. Directed research toward reducing bird electrocutions on electric distribution poles, 2000-2007. Oversaw 5 founds of fatality searches at 10,000 poles from Orange County to Glenn County, California, and produced two large reports.

Cook *et al*. v. Rockwell International *et al*., No. 90-K-181 (D. Colorado). Provided expert testimony on the role of burrowing animals in affecting the fate of buried and surface-deposited radioactive and hazardous chemical wastes at the Rocky Flats Plant, Colorado. Provided expert reports based on four site visits and an extensive document review of burrowing animals. Conducted transect surveys for evidence of burrowing animals and other wildlife on and around waste facilities. Discovered substantial intrusion of waste structures by burrowing animals. I testified in federal court in November 2005, and my clients were subsequently awarded a $553,000,000 judgment by a jury. After appeals the award was increased to two billion dollars.

Hanford Nuclear Reservation Litigation. Provided expert testimony on the role of burrowing animals in affecting the fate of buried radioactive wastes at the Hanford Nuclear Reservation, Washington. Provided three expert reports based on three site visits and extensive document review. Predicted and verified a certain population density of pocket gophers on buried waste structures, as well as incidence of radionuclide contamination in body tissue. Conducted transect surveys for evidence of burrowing animals and other wildlife on and around waste facilities. Discovered substantial intrusion of waste structures by burrowing animals.

Expert testimony and declarations on proposed residential and commercial developments, gas-fired power plants, wind, solar and geothermal projects, water transfers and water transfer delivery systems, endangered species recovery plans, Habitat Conservation Plans and Natural Communities Conservation Programs. Testified before multiple government agencies, Tribunals, Boards of Supervisors and City Councils, and participated with press conferences and depositions. Prepared expert witness reports and court declarations, which are summarized under Reports (below).

Protocol-level surveys for special-status species. Used California Department of Fish and Wildlife and US Fish and Wildlife Service protocols to search for California red-legged frog, California tiger salamander, arroyo southwestern toad, blunt-nosed leopard lizard, western pond turtle, giant kangaroo rat, San Joaquin kangaroo rat, San Joaquin kit fox, western burrowing owl, Swainson's hawk, Valley elderberry longhorn beetle and other special-status species.

Conservation of San Joaquin kangaroo rat. Performed research to identify factors responsible for the decline of this endangered species at Lemoore Naval Air Station, 2000-2013, and implemented habitat enhancements designed to reverse the trend and expand the population.

Impact of West Nile Virus on yellow-billed magpies. Funded by Sacramento-Yolo Mosquito and Vector Control District, 2005-2008, compared survey results pre- and post-West Nile Virus epidemic for multiple bird species in the Sacramento Valley, particularly on yellow-billed magpie and American crow due to susceptibility to WNV.

Workshops on HCPs. Assisted Dr. Michael Morrison with organizing and conducting a 2-day workshop on Habitat Conservation Plans, sponsored by Southern California Edison, and another 1-day workshop sponsored by PG&E. These Workshops were attended by academics, attorneys, and consultants with HCP experience. We guest-edited a Proceedings published in Environmental Management.

Mapping of biological resources along Highways 101, 46 and 41. Used GPS and GIS to delineate vegetation complexes and locations of special-status species along 26 miles of highway in San Luis Obispo County, 14 miles of highway and roadway in Monterey County, and in a large area north of Fresno, including within reclaimed gravel mining pits.

GPS mapping and monitoring at restoration sites and at Caltrans mitigation sites. Monitored the success of elderberry shrubs at one location, the success of willows at another location, and the response of wildlife to the succession of vegetation at both sites. Also used GPS to monitor the response of fossorial animals to yellow star-thistle eradication and natural grassland restoration efforts at Bear Valley in Colusa County and at the decommissioned Mather Air Force Base in Sacramento County.

Mercury effects on Red-legged Frog. Assisted Dr. Michael Morrison and US Fish and Wildlife Service in assessing the possible impacts of historical mercury mining on the federally listed California red-legged frog in Santa Clara County. Also measured habitat variables in streams.

Opposition to proposed No Surprises rule. Wrote a white paper and summary letter explaining scientific grounds for opposing the incidental take permit (ITP) rules providing ITP applicants and holders with general assurances they will be free of compliance with the Endangered Species Act once they adhere to the terms of a "properly functioning HCP." Submitted 188 signatures of scientists and environmental professionals concerned about No Surprises rule US Fish and Wildlife Service, National Marine Fisheries Service, all US Senators.

Natomas Basin Habitat Conservation Plan alternative. Designed narrow channel marsh to increase the likelihood of survival and recovery in the wild of giant garter snake, Swainson's hawk and Valley Elderberry Longhorn Beetle. The design included replication and interspersion of treatments for experimental testing of critical habitat elements. I provided a report to Northern Territories, Inc.

Assessments of agricultural production system and environmental technology transfer to China. Twice visited China and interviewed scientists, industrialists, agriculturalists, and the Directors of the Chinese Environmental Protection Agency and the Department of Agriculture to assess the need and possible pathways for environmental clean-up technologies and trade opportunities between the US and China.

Yolo County Habitat Conservation Plan. Conducted landscape ecology study of Yolo County to spatially prioritize allocation of mitigation efforts to improve ecosystem functionality within the County from the perspective of 29 special-status species of wildlife and plants. Used a hierarchically structured indicators approach to apply principles of landscape and ecosystem ecology, conservation biology, and local values in rating land units. Derived GIS maps to help guide the conservation area design, and then developed implementation strategies.

Mountain lion track count. Developed and conducted a carnivore monitoring program throughout California since 1985. Species counted include mountain lion, bobcat, black bear, coyote, red and gray fox, raccoon, striped skunk, badger, and black-tailed deer. Vegetation and land use are also monitored. Track survey transect was established on dusty, dirt roads within randomly selected quadrats.

Sumatran tiger and other felids. Upon award of Fulbright Research Fellowship, I designed and initiated track counts for seven species of wild cats in Sumatra, including Sumatran tiger, fishing cat, and golden cat. Spent four months on Sumatra and Java in 1988, and learned Bahasa Indonesia, the official Indonesian language.

Wildlife in agriculture. Beginning as post-graduate research, I studied pocket gophers and other wildlife in 40 alfalfa fields throughout the Sacramento Valley, and I surveyed for wildlife along a 200 mile road transect since 1989 with a hiatus of 1996-2004. The data are analyzed using GIS and methods from landscape ecology, and the results published and presented orally to farming groups in California and elsewhere. I also conducted the first study of wildlife in cover crops used on vineyards and orchards.

Agricultural energy use and Tulare County groundwater study. Developed and analyzed a data base of energy use in California agriculture, and collaborated on a landscape (GIS) study of groundwater contamination across Tulare County, California.

Pocket gopher damage in forest clear-cuts. Developed gopher sampling methods and tested various poison baits and baiting regimes in the largest-ever field study of pocket gopher management in forest plantations, involving 68 research plots in 55 clear-cuts among 6 National Forests in northern California.

Risk assessment of exotic species in North America. Developed empirical models of mammal and bird species invasions in North America, as well as a rating system for assigning priority research and control to exotic species in California, based on economic, environmental, and human health hazards.

Peer Reviewed Publications

Smallwood, K. S. 2022. Utility-scale solar impacts to volant wildlife. Journal of Wildlife Management: e22216. https://doi.org/10.1002/jwmg.22216

Smallwood, K. S., and N. L. Smallwood. 2021. Breeding Density and Collision Mortality of Loggerhead Shrike (*Lanius ludovicianus*) in the Altamont Pass Wind Resource Area. Diversity 13, 540. https://doi.org/10.3390/d13110540.

Smallwood, K. S. 2020. USA wind energy-caused bat fatalities increase with shorter fatality search intervals. Diversity 12(98); https://doi.org/10.3390/d12030098

Smallwood, K. S., D. A. Bell, and S. Standish. 2020. Dogs detect larger wind energy impacts on bats and birds. Journal of Wildlife Management 84:852-864. DOI: 10.1002/jwmg.21863.

Smallwood, K. S., and D. A. Bell. 2020. Relating bat passage rates to wind turbine fatalities.

Diversity 12(84); doi:10.3390/d12020084.

Smallwood, K. S., and D. A. Bell. 2020. Effects of wind turbine curtailment on bird and bat fatalities. Journal of Wildlife Management 84:684-696. DOI: 10.1002/jwmg.21844

Kitano, M., M. Ino, K. S. Smallwood, and S. Shiraki. 2020. Seasonal difference in carcass persistence rates at wind farms with snow, Hokkaido, Japan. Ornithological Science 19: 63 – 71.

Smallwood, K. S. and M. L. Morrison. 2018. Nest-site selection in a high-density colony of burrowing owls. Journal of Raptor Research 52:454-470.

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EXHIBIT D

FASTCAST

Deborah Holley

Cc/ Richard Drurey

December 1, 2025

PRELIMINARY SHADOW ANALYSIS: **PROPOSED FAMILY ZONING 2025**, JOE DIMAGGIO PLAYGROUND, SAN FRANCISCO

Fastcast is hereby submitting the results of a **programmatic shadow analysis** prepared for the proposed **Family Zoning Plan**. This analysis is intended to quantify the **generalized potential change in shadow on Joe DiMaggio Playground** under a scenario in which the proposed height increases on surrounding parcels are fully utilized.

As part of the methodology, **City building footprint data** was used to define both the **existing zoning height extrusions** and the **Family Zoning Plan height extrusions** using the **same building footprints**. In this area, the **existing zoning envelope (generally 40 feet in height)** is treated as an **existing shadow-casting condition**, and the Family Zoning scenario adds only the **incremental height above this existing zoning envelope**. The **proposed shadows are therefore based solely on the height increase introduced by the Family Zoning Plan**, and **net new shadow** on Joe DiMaggio Playground is calculated only for this **incremental zoning height increase**.

The analysis applies **methodologies and data models consistent with San Francisco Planning Department and Planning Code Section 295 ("Shadow Ordinance") standards and procedures**, as outlined in the July 2014 memorandum *"Shadow Analysis Procedures and Scope Requirements"* and as refined by subsequent written directives issued by the San Francisco Planning Department.

I. INTRODUCTION

This memorandum documents **preliminary quantitative shadow results** for **Joe DiMaggio Playground** associated with proposed height increases under the **San Francisco Family Zoning Plan (FZP)** in the North Beach area.

The purpose is to:

1. Summarize the **Family Zoning Plan objectives**,
2. Describe the **objective of the shadow analysis** for Joe DiMaggio Playground, and
3. Present a **neutral, scientific summary** of the **net new shadow** on the playground and the **times of day/season** when this potential shadow increase overlaps with typical playground activities.

No conclusions are offered regarding policy, compliance, or adequacy; this memo is limited to **description and quantification**.

II. FAMILY ZONING PLAN – CONTEXT & OBJECTIVES

According to the **Family Zoning Plan "Five Fast Facts"** document:

- The Plan is intended to create capacity for **over 36,000 homes** on San Francisco's north and west sides.
- In most areas, existing building heights remain **40 feet (approximately four stories)**.
- The Plan allows **two to four additional stories** in select locations, mainly **near shopping, transit, and on major streets**, with high-rise buildings permitted only in limited areas.
- The Plan uses a **form-based approach**, regulating height, bulk, and setbacks, and is paired with **objective design standards**.
- The stated goals include meeting state housing requirements, maintaining local control over land use decisions, and strengthening tenant protections by directing growth toward underused and vacant sites.

Within this framework, the North Beach area surrounding **Joe DiMaggio Playground** is identified for **increased maximum building heights**, which in turn has the potential to increase shadow on the playground.

III. OBJECTIVE OF THE SHADOW ANALYSIS

The objective of the shadow analysis is to **quantify net new shadow** that could occur on **Joe DiMaggio Playground** as a result of the **proposed Family Zoning height increases**, using standard methods applied in San Francisco shadow studies.

Specifically, the analysis aims to:

1. Measure **annual shadow load** on Joe DiMaggio Playground under:
    - Existing conditions, and
    - A scenario with Family Zoning Plan height increases.
2. Determine:
    - **Net new annual shadow** (in square foot hours, sfh),
    - **Percent of available sunlight time** affected,
    - **Maximum area of net new shadow** and **percentage of the playground covered**, and
    - **Dates, times of day, and seasons** when net new shadow occurs.

These results are summarized in the City's **"PROPOSED FAMILY ZONING HEIGHT INCREASE – JOE DIMAGGIO ANNUAL SHADOW LOADS / SQUARE FOOT HOURS (sfh)"** sheet, which is the primary quantitative source referenced here.

FASTCAST

IV. QUANTITATIVE SHADOW RESULTS – JOE DIMAGGIO PLAYGROUND

All values below are taken directly from the **Joe DiMaggio Playground shadow summary** unless otherwise noted. Note: Existing shadow is based on Data SF Building Footprints : https://data.sfgov.org/Geographic-Locations-and-Boundaries/Building-Footprints/ynuv-fyni/about_data and Zoning heights derived from Proposed zoning interactive map: https://experience.arcgis.com/experience/6e0e399f9c82456dbda233eacebc433d/

PROPOSED FAMILY ZONING HEIGHT INCREASE JOE DIMAGGIO ANNUAL SHADOW LOADS / SQUARE FOOT HOURS (sfh)			
Existing / Current Shadow	Project Net New Shadow	Existing + Project Shadow	Remaining Sunlight
9.63%	**1.485%**	**11.115%**	**88.89%**
31,210,748 sfh	4,814,888 sfh	36,025,636 sfh	288,182,732 sfh

Joe DiMaggio Annual Shadow Load with Project (sfh)	36,025,636 sfh

EXISTING SHADOW DETAILS	
Range in existing shadow area coverage throughout the year	Between 2% - 72%
Time of year / time of day most affected by existing shadow	Fall / Early Morning (before 8:00 AM)

NET NEW SHADOW DETAILS	
Days net new shadow would occur (date range)	Year-round
Date(s) with most sfh net new shadow	October 11 & March 1
Season / Time of day most affected by net new shadow	Winter / Late Afternoon (after 4:30 PM)
Area of largest net new shadow (date and time)	23,682 sf (October 11 & March 1 @ 5:37 PM)
Percentage of Joe DiMaggio covered by largest shadow	27.18%
Range in shadow coverage throughout the year (area range)	Between 0% - 27% (0 - 23,682 sf)
Average shadow size across affected dates (percent coverage)	4,488 sf (5.15%)
Date(s) with the longest duration of net new shadow (duration)	October 11 & March 1 (4 hr 6 min +/- 14 min)
Range in daily net new shadow duration across affected dates	Between zero minutes up to 4 hr 6 min (+/- 14 min)
Average daily net new shadow duration across affected dates	3 hr 22 min

Timing and Seasonal Pattern of Net New Shadow

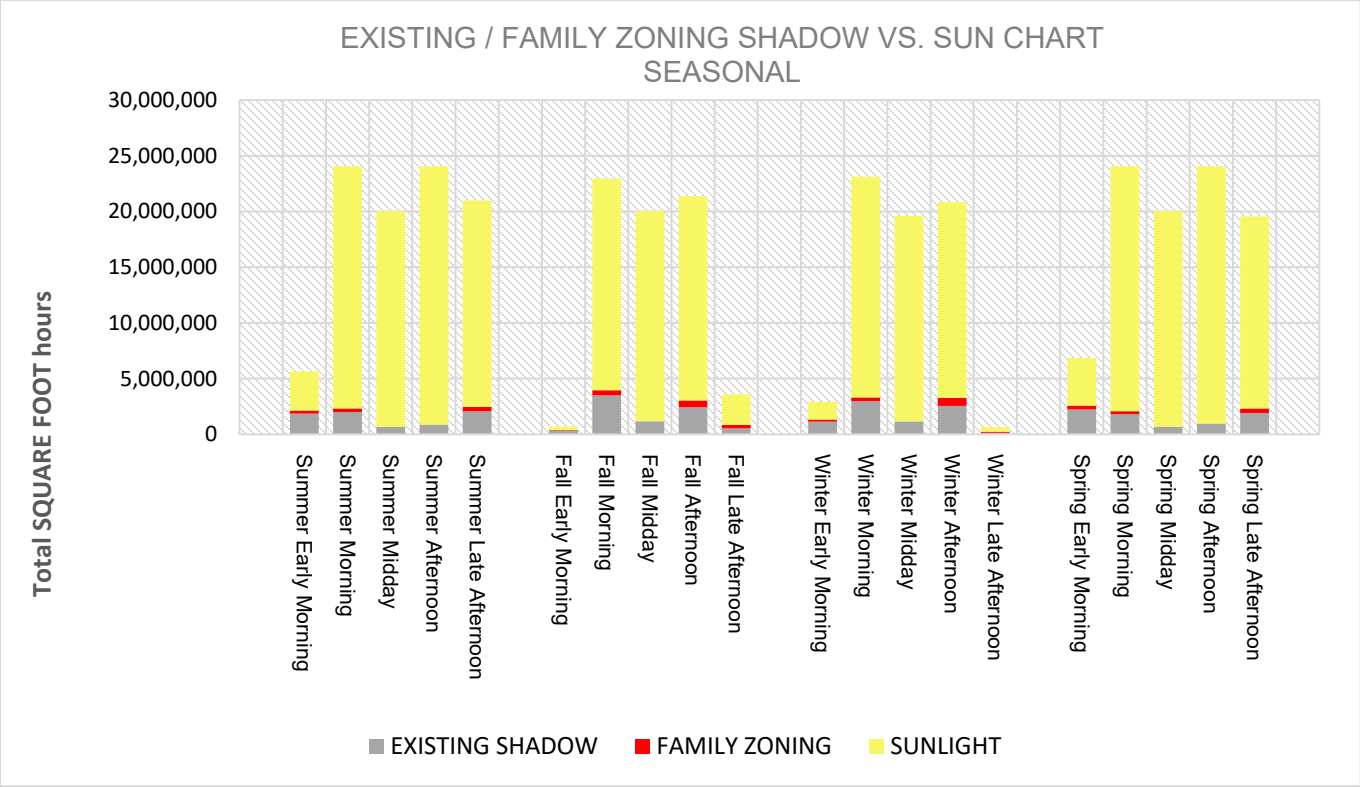
Also from the shadow summary:

- **Days net new shadow would occur:**
  - **Year-round**
- **Date(s) with most sfh net new shadow:**
  - **October 11 & March 1**
  - **Season / Time of day most affected by net new shadow: Winter / Late Afternoon (after 4:30 PM)**

Existing Shadow Context

For reference, the summary characterizes **existing shadow** as:

- **Range in existing shadow area coverage throughout the year: 2% – 72%** of the playground area
- **Time of year / time of day most affected by existing shadow: Fall / Early Morning (before 8:00 AM)**



V. QUALITATIVE CONTEXT: PLAYGROUND ACTIVITIES & TIME OF USE

This section does **not** evaluate impact or significance. It is limited to describing **typical types of activities** that commonly occur in neighborhood playgrounds like Joe DiMaggio during the times identified in the shadow summary.

A. Typical Playground Use Patterns

Based on the nature of Joe DiMaggio Playground as a neighborhood-serving facility (with play equipment, courts/fields, and open space), typical use patterns can reasonably be described as including:

- **Morning hours:**
  - Caregivers with young children,
  - Individual exercise and walking.
- **Midday / Early afternoon:**
  - Younger children and caregivers,
  - Some daytime recreation by residents and visitors.
- **Afternoon / Late afternoon (after school):**
  - **School-aged children and teens** using play areas and courts,
  - Potential **organized or informal sports activities**,
  - Families visiting after school pick-up.
- **Early evening (seasonally):**
  - Adults and families using the space after work,
  - Light recreation, socializing, and play until dusk.

These patterns are typical of urban playgrounds serving nearby residential neighborhoods with families.

B. Alignment with Net New Shadow Timing

The **shadow summary** identifies the **season and time of day most affected by net new shadow** as **"Winter / Late Afternoon (after 4:30 PM)"**, with net new shadow occurring **year-round** and the **longest durations and largest footprints** occurring around **October 11 and March 1 in the late afternoon (e.g., 5:37 PM for the largest single footprint).**
That time window generally overlaps with:

- **After-school hours** for school-aged children and teens, and
- **After-work hours** when adults and families may visit the playground.

The **existing shadow** is described as being most pronounced in **"Fall / Early Morning (before 8:00 AM)"**, which is a different part of the day than the late-afternoon period identified for net new shadow. This indicates that, under the Family Zoning scenario, the **distribution of shadow over the day** changes, with **additional shadow present during late-afternoon hours** when playground use often involves family and youth activities.
Again, this section is descriptive only and does not characterize these changes as beneficial or adverse.

VI. SUMMARY

- The Family Zoning Plan allows **increased building heights** in select areas, including near Joe DiMaggio Playground, in order to support housing production goals and apply form-based, objective design standards.
- The City's **Joe DiMaggio shadow summary** quantifies **net new annual shadow load, coverage, and timing** for the playground under the Family Zoning height scenario, showing:
    - Net new shadow of **4,814,888 sfh (1.485% of available sunlight time)**,
    - A combined total shadow load of **36,025,636 sfh (11.115%)**,
    - Maximum net new momentary coverage of **23,682 square feet (27.18% of the playground)** on specific dates and times, and
    - Concentration of net new shadow in **winter late afternoons (after 4:30 PM)**, with **year-round occurrence**.
- Typical playground use during late afternoons includes **after-school and after-work** activities by children, teens, and families, which may coincide in time with the **period identified as most affected by net new shadow**.

This concludes the **descriptive, non-evaluative summary** of the Family Zoning Plan context and the associated shadow analysis results for Joe DiMaggio Playground.

Conclusion

Fastcast has determined, based on the 3D digital zoning-based massing model and related design information provided by DataSF and the proposed Family Zoning Plan that the height increase would introduce net new shadow on Joe DiMaggio Playground relative to existing zoning conditions. The results presented herein reflect a programmatic, zoning-based analysis; as individual development proposals are advanced and more detailed building designs become available, additional project-specific shadow studies can be prepared using the same methodologies to further refine these findings.

Please direct any question to Adam Noble. adam@fastcastcity.com

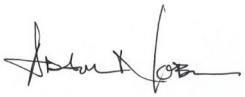


EXHIBIT A

PROJECT: Family Zoning Plan
OPEN SPACE: Joe DiMaggio (87,120 sf)

FASTCAST

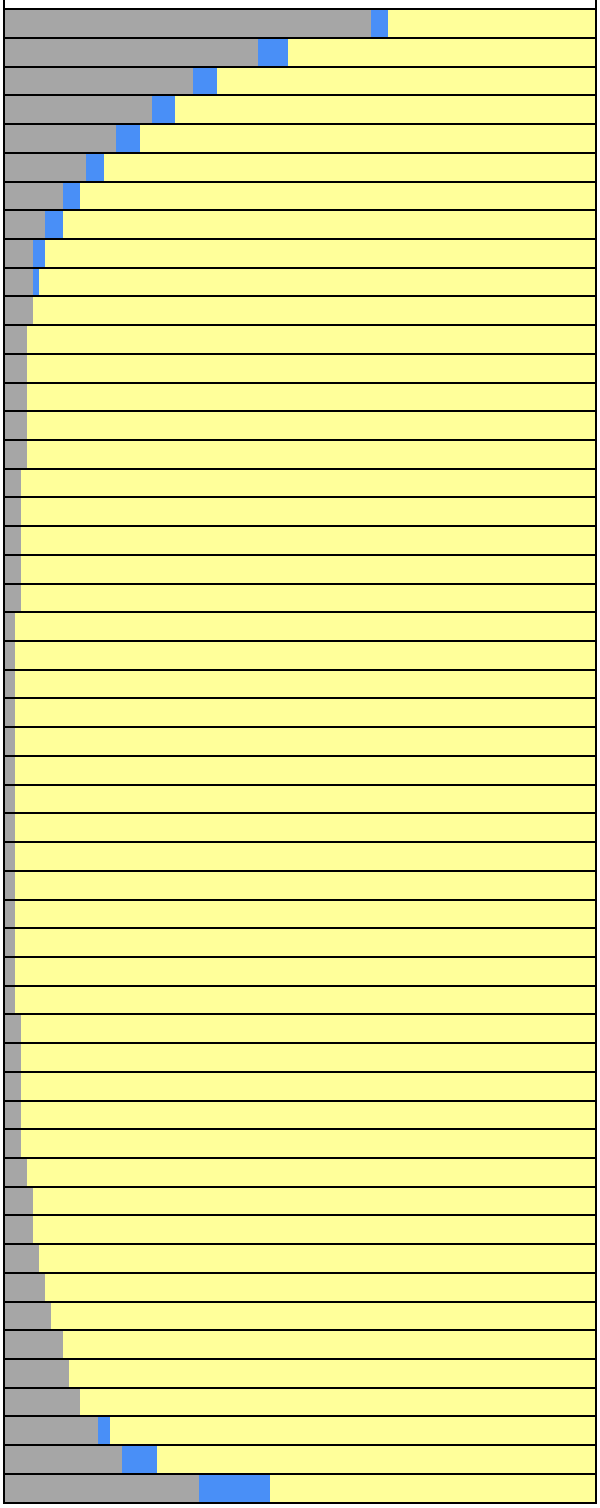
JUNE 21

Summer solstice
Analysis hours: 6:46 AM-7:36 PM (PDT)

Shadow / Sunlight Balance Key
Existing Shadow | Project Shadow | Sunlight Remaining

Analysis Time	EXISTING SHADOW		PROJECT NET NEW SHADOW	
	Shadow Area	Coverage	Shadow Area	Coverage
6:46 AM	54,298 sf	62.33%	2,884 sf	3.31%
7:00 AM	37,059 sf	42.54%	4,008 sf	4.60%
7:15 AM	27,564 sf	31.64%	3,779 sf	4.34%
7:30 AM	21,585 sf	24.78%	3,408 sf	3.91%
7:45 AM	16,695 sf	19.16%	3,117 sf	3.58%
8:00 AM	12,478 sf	14.32%	2,829 sf	3.25%
8:15 AM	8,935 sf	10.26%	2,548 sf	2.92%
8:30 AM	5,965 sf	6.85%	2,316 sf	2.66%
8:45 AM	4,408 sf	5.06%	1,881 sf	2.16%
9:00 AM	4,173 sf	4.79%	730 sf	0.84%
9:15 AM	3,995 sf	4.59%	6 sf	0.01%
9:30 AM	3,816 sf	4.38%	0 sf	0.00%
9:45 AM	3,655 sf	4.20%	0 sf	0.00%
10:00 AM	3,476 sf	3.99%	0 sf	0.00%
10:15 AM	3,299 sf	3.79%	0 sf	0.00%
10:30 AM	3,114 sf	3.57%	0 sf	0.00%
10:45 AM	2,951 sf	3.39%	0 sf	0.00%
11:00 AM	2,772 sf	3.18%	0 sf	0.00%
11:15 AM	2,615 sf	3.00%	0 sf	0.00%
11:30 AM	2,434 sf	2.79%	0 sf	0.00%
11:45 AM	2,277 sf	2.61%	0 sf	0.00%
12:00 PM	2,094 sf	2.40%	0 sf	0.00%
12:15 PM	1,940 sf	2.23%	0 sf	0.00%
12:30 PM	1,737 sf	1.99%	0 sf	0.00%
12:45 PM	1,578 sf	1.81%	0 sf	0.00%
1:00 PM	1,344 sf	1.54%	0 sf	0.00%
1:15 PM	1,442 sf	1.66%	0 sf	0.00%
1:30 PM	1,521 sf	1.75%	0 sf	0.00%
1:45 PM	1,658 sf	1.90%	0 sf	0.00%
2:00 PM	1,721 sf	1.98%	0 sf	0.00%
2:15 PM	1,841 sf	2.11%	0 sf	0.00%
2:30 PM	1,898 sf	2.18%	0 sf	0.00%
2:45 PM	1,995 sf	2.29%	0 sf	0.00%
3:00 PM	2,049 sf	2.35%	0 sf	0.00%
3:15 PM	2,132 sf	2.45%	0 sf	0.00%
3:30 PM	2,186 sf	2.51%	0 sf	0.00%
3:45 PM	2,248 sf	2.58%	0 sf	0.00%
4:00 PM	2,241 sf	2.57%	0 sf	0.00%
4:15 PM	2,472 sf	2.84%	0 sf	0.00%
4:30 PM	3,013 sf	3.46%	0 sf	0.00%
4:45 PM	3,530 sf	4.05%	0 sf	0.00%
5:00 PM	4,110 sf	4.72%	0 sf	0.00%
5:15 PM	4,753 sf	5.46%	0 sf	0.00%
5:30 PM	5,486 sf	6.30%	0 sf	0.00%
5:45 PM	6,314 sf	7.25%	0 sf	0.00%
6:00 PM	7,287 sf	8.36%	0 sf	0.00%
6:15 PM	8,437 sf	9.68%	0 sf	0.00%
6:30 PM	9,878 sf	11.34%	0 sf	0.00%
6:45 PM	11,730 sf	13.46%	295 sf	0.34%
7:00 PM	14,222 sf	16.33%	1,770 sf	2.03%
7:15 PM	17,809 sf	20.44%	5,586 sf	6.41%
7:36 PM	29,084 sf	33.38%	10,652 sf	12.23%

SHADOW/SUNLIGHT BALANCE
Relative levels of Shadow vs. Sun



PROJECT: Family Zoning Plan
OPEN SPACE: Joe DiMaggio (87,120 sf)

JUNE 28

Mirror date: June 14
Analysis hours: 6:48 AM-7:36 PM (PDT)

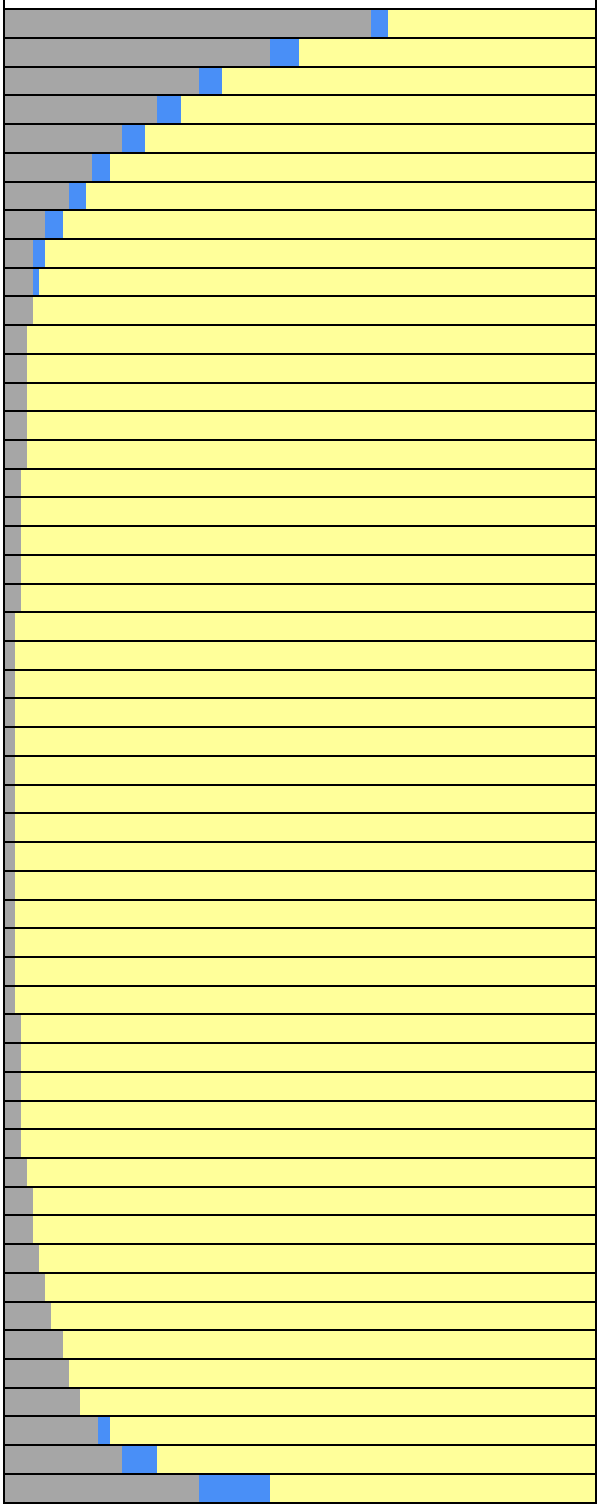
Shadow / Sunlight Balance Key

Existing Shadow | Project Shadow | Sunlight Remaining

Analysis Time	EXISTING SHADOW		PROJECT NET NEW SHADOW	
	Shadow Area	Coverage	Shadow Area	Coverage
6:48 AM	54,172 sf	62.18%	2,814 sf	3.23%
7:00 AM	38,856 sf	44.60%	4,046 sf	4.64%
7:15 AM	28,513 sf	32.73%	3,845 sf	4.41%
7:30 AM	22,279 sf	25.57%	3,463 sf	3.97%
7:45 AM	17,311 sf	19.87%	3,154 sf	3.62%
8:00 AM	12,968 sf	14.88%	2,875 sf	3.30%
8:15 AM	9,336 sf	10.72%	2,593 sf	2.98%
8:30 AM	6,273 sf	7.20%	2,353 sf	2.70%
8:45 AM	4,507 sf	5.17%	2,014 sf	2.31%
9:00 AM	4,222 sf	4.85%	875 sf	1.00%
9:15 AM	4,036 sf	4.63%	30 sf	0.03%
9:30 AM	3,857 sf	4.43%	0 sf	0.00%
9:45 AM	3,694 sf	4.24%	0 sf	0.00%
10:00 AM	3,516 sf	4.04%	0 sf	0.00%
10:15 AM	3,340 sf	3.83%	0 sf	0.00%
10:30 AM	3,152 sf	3.62%	0 sf	0.00%
10:45 AM	2,989 sf	3.43%	0 sf	0.00%
11:00 AM	2,807 sf	3.22%	0 sf	0.00%
11:15 AM	2,650 sf	3.04%	0 sf	0.00%
11:30 AM	2,469 sf	2.83%	0 sf	0.00%
11:45 AM	2,308 sf	2.65%	0 sf	0.00%
12:00 PM	2,127 sf	2.44%	0 sf	0.00%
12:15 PM	1,973 sf	2.26%	0 sf	0.00%
12:30 PM	1,769 sf	2.03%	0 sf	0.00%
12:45 PM	1,612 sf	1.85%	0 sf	0.00%
1:00 PM	1,364 sf	1.57%	0 sf	0.00%
1:15 PM	1,451 sf	1.67%	0 sf	0.00%
1:30 PM	1,523 sf	1.75%	0 sf	0.00%
1:45 PM	1,661 sf	1.91%	0 sf	0.00%
2:00 PM	1,728 sf	1.98%	0 sf	0.00%
2:15 PM	1,848 sf	2.12%	0 sf	0.00%
2:30 PM	1,902 sf	2.18%	0 sf	0.00%
2:45 PM	2,006 sf	2.30%	0 sf	0.00%
3:00 PM	2,063 sf	2.37%	0 sf	0.00%
3:15 PM	2,146 sf	2.46%	0 sf	0.00%
3:30 PM	2,197 sf	2.52%	0 sf	0.00%
3:45 PM	2,264 sf	2.60%	0 sf	0.00%
4:00 PM	2,230 sf	2.56%	0 sf	0.00%
4:15 PM	2,455 sf	2.82%	0 sf	0.00%
4:30 PM	2,953 sf	3.39%	0 sf	0.00%
4:45 PM	3,470 sf	3.98%	0 sf	0.00%
5:00 PM	4,046 sf	4.64%	0 sf	0.00%
5:15 PM	4,679 sf	5.37%	0 sf	0.00%
5:30 PM	5,407 sf	6.21%	0 sf	0.00%
5:45 PM	6,230 sf	7.15%	0 sf	0.00%
6:00 PM	7,192 sf	8.26%	0 sf	0.00%
6:15 PM	8,321 sf	9.55%	0 sf	0.00%
6:30 PM	9,741 sf	11.18%	0 sf	0.00%
6:45 PM	11,553 sf	13.26%	223 sf	0.26%
7:00 PM	13,976 sf	16.04%	1,556 sf	1.79%
7:15 PM	17,471 sf	20.05%	5,228 sf	6.00%
7:36 PM	28,841 sf	33.10%	10,732 sf	12.32%

SHADOW/SUNLIGHT BALANCE

Relative levels of Shadow vs. Sun



PROJECT: Family Zoning Plan
OPEN SPACE: Joe DiMaggio (87,120 sf)

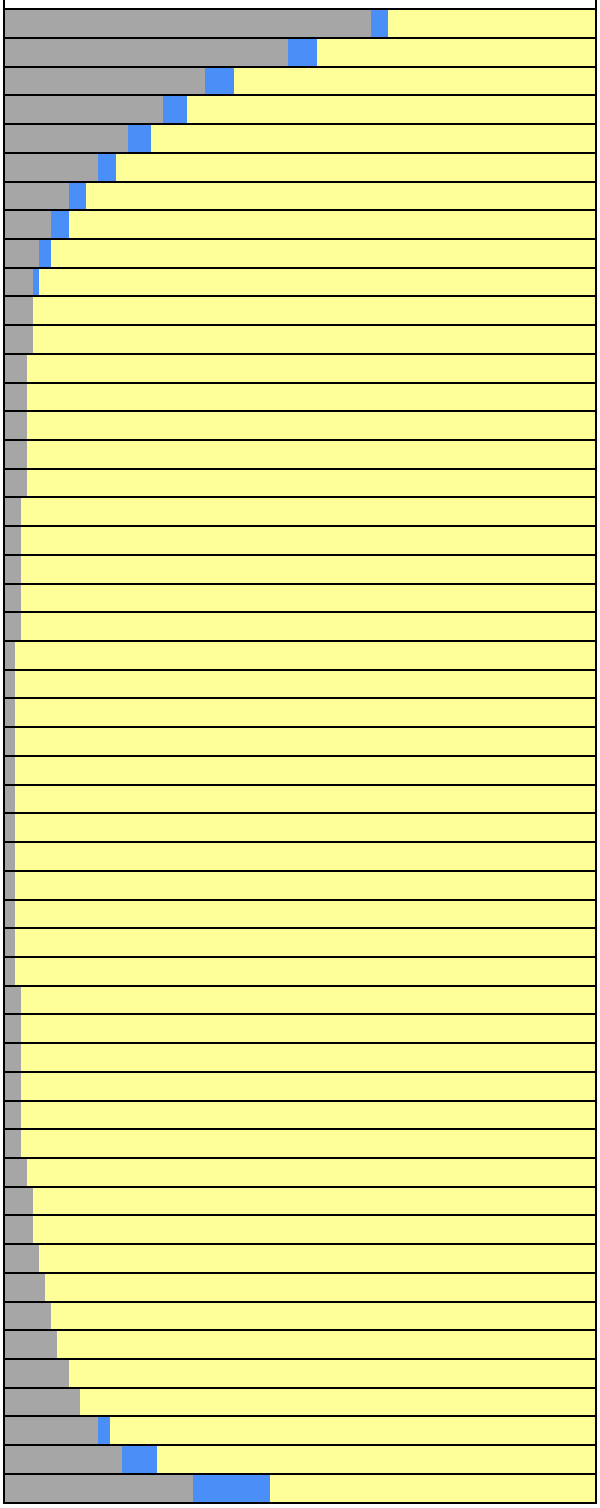
JULY 5

Mirror date: June 7
Analysis hours: 6:52 AM-7:36 PM (PDT)

Shadow / Sunlight Balance Key
Existing Shadow | Project Shadow | Sunlight Remaining

Analysis Time	EXISTING SHADOW		PROJECT NET NEW SHADOW	
	Shadow Area	Coverage	Shadow Area	Coverage
6:52 AM	53,801 sf	61.75%	2,547 sf	2.92%
7:00 AM	41,891 sf	48.08%	4,088 sf	4.69%
7:15 AM	29,973 sf	34.40%	3,979 sf	4.57%
7:30 AM	23,337 sf	26.79%	3,577 sf	4.11%
7:45 AM	18,182 sf	20.87%	3,252 sf	3.73%
8:00 AM	13,674 sf	15.70%	2,949 sf	3.39%
8:15 AM	9,879 sf	11.34%	2,662 sf	3.06%
8:30 AM	6,755 sf	7.75%	2,412 sf	2.77%
8:45 AM	4,826 sf	5.54%	2,115 sf	2.43%
9:00 AM	4,330 sf	4.97%	1,079 sf	1.24%
9:15 AM	4,139 sf	4.75%	107 sf	0.12%
9:30 AM	3,954 sf	4.54%	0 sf	0.00%
9:45 AM	3,782 sf	4.34%	0 sf	0.00%
10:00 AM	3,600 sf	4.13%	0 sf	0.00%
10:15 AM	3,421 sf	3.93%	0 sf	0.00%
10:30 AM	3,230 sf	3.71%	0 sf	0.00%
10:45 AM	3,063 sf	3.52%	0 sf	0.00%
11:00 AM	2,880 sf	3.31%	0 sf	0.00%
11:15 AM	2,722 sf	3.12%	0 sf	0.00%
11:30 AM	2,539 sf	2.91%	0 sf	0.00%
11:45 AM	2,377 sf	2.73%	0 sf	0.00%
12:00 PM	2,192 sf	2.52%	0 sf	0.00%
12:15 PM	2,041 sf	2.34%	0 sf	0.00%
12:30 PM	1,835 sf	2.11%	0 sf	0.00%
12:45 PM	1,675 sf	1.92%	0 sf	0.00%
1:00 PM	1,424 sf	1.63%	0 sf	0.00%
1:15 PM	1,483 sf	1.70%	0 sf	0.00%
1:30 PM	1,568 sf	1.80%	0 sf	0.00%
1:45 PM	1,705 sf	1.96%	0 sf	0.00%
2:00 PM	1,776 sf	2.04%	0 sf	0.00%
2:15 PM	1,894 sf	2.17%	0 sf	0.00%
2:30 PM	1,956 sf	2.24%	0 sf	0.00%
2:45 PM	2,062 sf	2.37%	0 sf	0.00%
3:00 PM	2,117 sf	2.43%	0 sf	0.00%
3:15 PM	2,204 sf	2.53%	0 sf	0.00%
3:30 PM	2,256 sf	2.59%	0 sf	0.00%
3:45 PM	2,337 sf	2.68%	0 sf	0.00%
4:00 PM	2,358 sf	2.71%	0 sf	0.00%
4:15 PM	2,466 sf	2.83%	0 sf	0.00%
4:30 PM	2,885 sf	3.31%	0 sf	0.00%
4:45 PM	3,408 sf	3.91%	0 sf	0.00%
5:00 PM	3,984 sf	4.57%	0 sf	0.00%
5:15 PM	4,615 sf	5.30%	0 sf	0.00%
5:30 PM	5,340 sf	6.13%	0 sf	0.00%
5:45 PM	6,165 sf	7.08%	0 sf	0.00%
6:00 PM	7,127 sf	8.18%	0 sf	0.00%
6:15 PM	8,255 sf	9.48%	0 sf	0.00%
6:30 PM	9,671 sf	11.10%	0 sf	0.00%
6:45 PM	11,478 sf	13.17%	170 sf	0.20%
7:00 PM	13,898 sf	15.95%	1,396 sf	1.60%
7:15 PM	17,367 sf	19.94%	4,992 sf	5.73%
7:36 PM	28,122 sf	32.28%	10,951 sf	12.57%

SHADOW/SUNLIGHT BALANCE
Relative levels of Shadow vs. Sun



PROJECT: Family Zoning Plan
OPEN SPACE: Joe DiMaggio (87,120 sf)

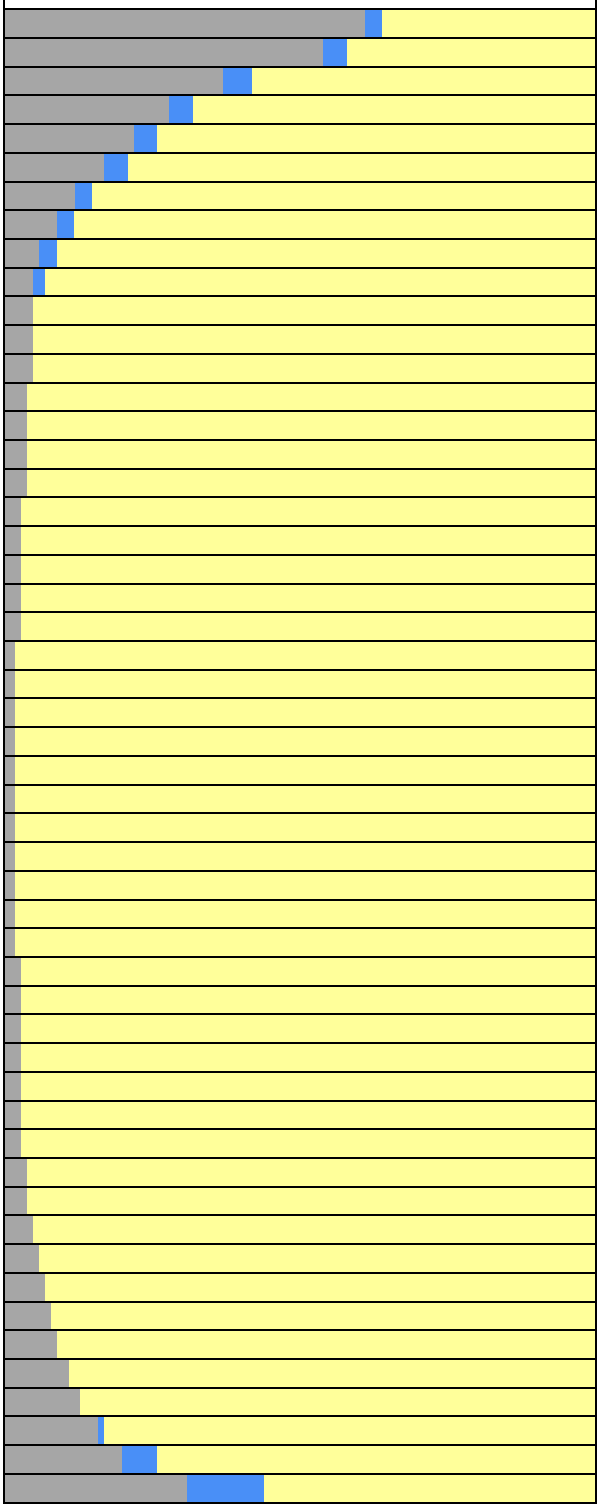
JULY 12

Mirror date: May 31
Analysis hours: 6:56 AM-7:33 PM (PDT)

Shadow / Sunlight Balance Key
Existing Shadow | Project Shadow | Sunlight Remaining

Analysis Time	EXISTING SHADOW		PROJECT NET NEW SHADOW	
	Shadow Area	Coverage	Shadow Area	Coverage
6:56 AM	53,097 sf	60.95%	2,408 sf	2.76%
7:00 AM	47,045 sf	54.00%	3,395 sf	3.90%
7:15 AM	32,076 sf	36.82%	4,194 sf	4.81%
7:30 AM	24,775 sf	28.44%	3,764 sf	4.32%
7:45 AM	19,251 sf	22.10%	3,412 sf	3.92%
8:00 AM	14,578 sf	16.73%	3,072 sf	3.53%
8:15 AM	10,583 sf	12.15%	2,769 sf	3.18%
8:30 AM	7,405 sf	8.50%	2,490 sf	2.86%
8:45 AM	5,297 sf	6.08%	2,234 sf	2.56%
9:00 AM	4,503 sf	5.17%	1,333 sf	1.53%
9:15 AM	4,299 sf	4.93%	244 sf	0.28%
9:30 AM	4,099 sf	4.71%	0 sf	0.00%
9:45 AM	3,921 sf	4.50%	0 sf	0.00%
10:00 AM	3,732 sf	4.28%	0 sf	0.00%
10:15 AM	3,545 sf	4.07%	0 sf	0.00%
10:30 AM	3,347 sf	3.84%	0 sf	0.00%
10:45 AM	3,178 sf	3.65%	0 sf	0.00%
11:00 AM	2,989 sf	3.43%	0 sf	0.00%
11:15 AM	2,825 sf	3.24%	0 sf	0.00%
11:30 AM	2,640 sf	3.03%	0 sf	0.00%
11:45 AM	2,482 sf	2.85%	0 sf	0.00%
12:00 PM	2,290 sf	2.63%	0 sf	0.00%
12:15 PM	2,134 sf	2.45%	0 sf	0.00%
12:30 PM	1,930 sf	2.22%	0 sf	0.00%
12:45 PM	1,769 sf	2.03%	0 sf	0.00%
1:00 PM	1,511 sf	1.73%	0 sf	0.00%
1:15 PM	1,552 sf	1.78%	0 sf	0.00%
1:30 PM	1,648 sf	1.89%	0 sf	0.00%
1:45 PM	1,788 sf	2.05%	0 sf	0.00%
2:00 PM	1,857 sf	2.13%	0 sf	0.00%
2:15 PM	1,980 sf	2.27%	0 sf	0.00%
2:30 PM	2,043 sf	2.34%	0 sf	0.00%
2:45 PM	2,144 sf	2.46%	0 sf	0.00%
3:00 PM	2,204 sf	2.53%	0 sf	0.00%
3:15 PM	2,300 sf	2.64%	0 sf	0.00%
3:30 PM	2,352 sf	2.70%	0 sf	0.00%
3:45 PM	2,434 sf	2.79%	0 sf	0.00%
4:00 PM	2,473 sf	2.84%	0 sf	0.00%
4:15 PM	2,494 sf	2.86%	0 sf	0.00%
4:30 PM	2,739 sf	3.14%	0 sf	0.00%
4:45 PM	3,340 sf	3.83%	0 sf	0.00%
5:00 PM	3,920 sf	4.50%	0 sf	0.00%
5:15 PM	4,559 sf	5.23%	0 sf	0.00%
5:30 PM	5,289 sf	6.07%	0 sf	0.00%
5:45 PM	6,121 sf	7.03%	0 sf	0.00%
6:00 PM	7,093 sf	8.14%	0 sf	0.00%
6:15 PM	8,235 sf	9.45%	0 sf	0.00%
6:30 PM	9,661 sf	11.09%	0 sf	0.00%
6:45 PM	11,496 sf	13.20%	125 sf	0.14%
7:00 PM	13,972 sf	16.04%	1,296 sf	1.49%
7:15 PM	17,555 sf	20.15%	5,128 sf	5.89%
7:33 PM	26,959 sf	30.95%	11,312 sf	12.98%

SHADOW/SUNLIGHT BALANCE
Relative levels of Shadow vs. Sun



PROJECT: Family Zoning Plan
OPEN SPACE: Joe DiMaggio (87,120 sf)

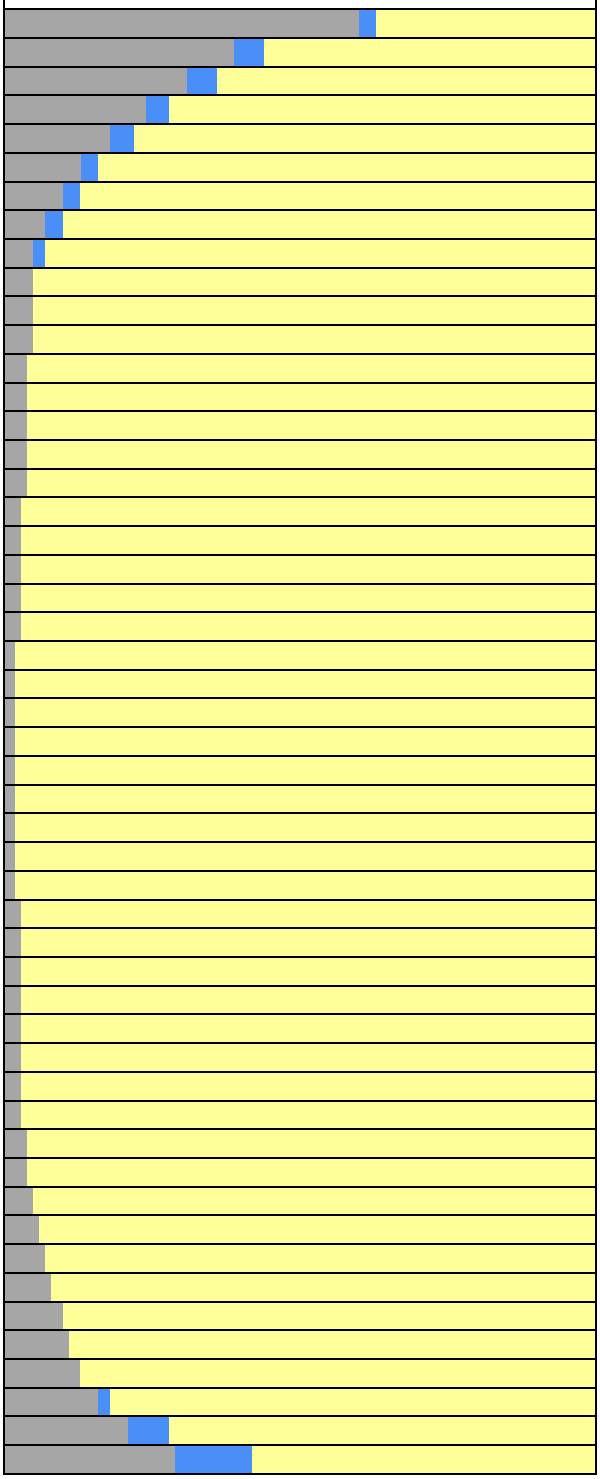
JULY 19

Mirror date: May 24
Analysis hours: 7:01 AM-7:30 PM (PDT)

Shadow / Sunlight Balance Key
Existing Shadow | Project Shadow | Sunlight Remaining

Analysis Time	EXISTING SHADOW		PROJECT NET NEW SHADOW	
	Shadow Area	Coverage	Shadow Area	Coverage
7:01 AM	52,271 sf	60.00%	2,281 sf	2.62%
7:16 AM	33,985 sf	39.01%	4,487 sf	5.15%
7:30 AM	26,609 sf	30.54%	4,026 sf	4.62%
7:45 AM	20,576 sf	23.62%	3,616 sf	4.15%
8:00 AM	15,675 sf	17.99%	3,246 sf	3.73%
8:15 AM	11,348 sf	13.03%	2,894 sf	3.32%
8:30 AM	8,334 sf	9.57%	2,614 sf	3.00%
8:45 AM	5,925 sf	6.80%	2,348 sf	2.69%
9:00 AM	4,748 sf	5.45%	1,645 sf	1.89%
9:15 AM	4,521 sf	5.19%	435 sf	0.50%
9:30 AM	4,297 sf	4.93%	0 sf	0.00%
9:45 AM	4,101 sf	4.71%	0 sf	0.00%
10:00 AM	3,908 sf	4.49%	0 sf	0.00%
10:15 AM	3,712 sf	4.26%	0 sf	0.00%
10:30 AM	3,506 sf	4.02%	0 sf	0.00%
10:45 AM	3,328 sf	3.82%	0 sf	0.00%
11:00 AM	3,134 sf	3.60%	0 sf	0.00%
11:15 AM	2,966 sf	3.40%	0 sf	0.00%
11:30 AM	2,777 sf	3.19%	0 sf	0.00%
11:45 AM	2,612 sf	3.00%	0 sf	0.00%
12:00 PM	2,418 sf	2.78%	0 sf	0.00%
12:15 PM	2,259 sf	2.59%	0 sf	0.00%
12:30 PM	2,055 sf	2.36%	0 sf	0.00%
12:45 PM	1,889 sf	2.17%	0 sf	0.00%
1:00 PM	1,634 sf	1.88%	0 sf	0.00%
1:15 PM	1,667 sf	1.91%	0 sf	0.00%
1:30 PM	1,764 sf	2.03%	0 sf	0.00%
1:45 PM	1,906 sf	2.19%	0 sf	0.00%
2:00 PM	1,976 sf	2.27%	0 sf	0.00%
2:15 PM	2,103 sf	2.41%	0 sf	0.00%
2:30 PM	2,169 sf	2.49%	0 sf	0.00%
2:45 PM	2,279 sf	2.62%	0 sf	0.00%
3:00 PM	2,341 sf	2.69%	0 sf	0.00%
3:15 PM	2,433 sf	2.79%	0 sf	0.00%
3:30 PM	2,495 sf	2.86%	0 sf	0.00%
3:45 PM	2,579 sf	2.96%	0 sf	0.00%
4:00 PM	2,632 sf	3.02%	0 sf	0.00%
4:15 PM	2,708 sf	3.11%	0 sf	0.00%
4:30 PM	2,796 sf	3.21%	0 sf	0.00%
4:45 PM	3,271 sf	3.75%	0 sf	0.00%
5:00 PM	3,867 sf	4.44%	0 sf	0.00%
5:15 PM	4,521 sf	5.19%	0 sf	0.00%
5:30 PM	5,258 sf	6.04%	0 sf	0.00%
5:45 PM	6,110 sf	7.01%	0 sf	0.00%
6:00 PM	7,108 sf	8.16%	0 sf	0.00%
6:15 PM	8,283 sf	9.51%	0 sf	0.00%
6:30 PM	9,748 sf	11.19%	0 sf	0.00%
6:45 PM	11,658 sf	13.38%	95 sf	0.11%
7:00 PM	14,252 sf	16.36%	1,311 sf	1.50%
7:15 PM	18,041 sf	20.71%	5,948 sf	6.83%
7:30 PM	25,516 sf	29.29%	11,670 sf	13.39%

SHADOW/SUNLIGHT BALANCE
Relative levels of Shadow vs. Sun



PROJECT: Family Zoning Plan
OPEN SPACE: Joe DiMaggio (87,120 sf)

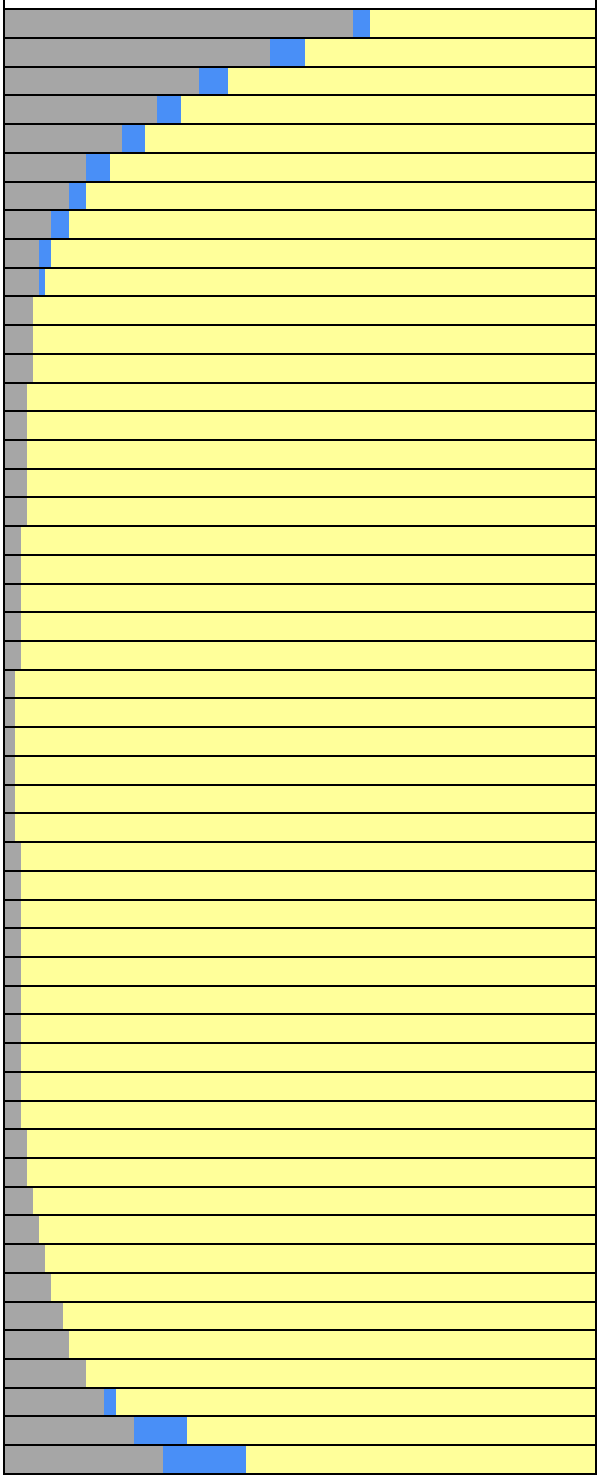
JULY 26

Mirror date: May 17
Analysis hours: 7:07 AM-7:25 PM (PDT)

Shadow / Sunlight Balance Key
Existing Shadow | Project Shadow | Sunlight Remaining

Analysis Time	EXISTING SHADOW		PROJECT NET NEW SHADOW	
	Shadow Area	Coverage	Shadow Area	Coverage
7:07 AM	51,090 sf	58.64%	2,572 sf	2.95%
7:15 AM	38,869 sf	44.62%	4,946 sf	5.68%
7:30 AM	29,015 sf	33.30%	4,396 sf	5.05%
7:45 AM	22,226 sf	25.51%	3,892 sf	4.47%
8:00 AM	17,041 sf	19.56%	3,464 sf	3.98%
8:15 AM	12,600 sf	14.46%	3,080 sf	3.54%
8:30 AM	9,453 sf	10.85%	2,749 sf	3.16%
8:45 AM	6,765 sf	7.77%	2,461 sf	2.82%
9:00 AM	5,085 sf	5.84%	1,979 sf	2.27%
9:15 AM	4,794 sf	5.50%	709 sf	0.81%
9:30 AM	4,553 sf	5.23%	0 sf	0.00%
9:45 AM	4,336 sf	4.98%	0 sf	0.00%
10:00 AM	4,121 sf	4.73%	0 sf	0.00%
10:15 AM	3,918 sf	4.50%	0 sf	0.00%
10:30 AM	3,704 sf	4.25%	0 sf	0.00%
10:45 AM	3,517 sf	4.04%	0 sf	0.00%
11:00 AM	3,313 sf	3.80%	0 sf	0.00%
11:15 AM	3,139 sf	3.60%	0 sf	0.00%
11:30 AM	2,940 sf	3.37%	0 sf	0.00%
11:45 AM	2,774 sf	3.18%	0 sf	0.00%
12:00 PM	2,575 sf	2.96%	0 sf	0.00%
12:15 PM	2,411 sf	2.77%	0 sf	0.00%
12:30 PM	2,204 sf	2.53%	0 sf	0.00%
12:45 PM	2,039 sf	2.34%	0 sf	0.00%
1:00 PM	1,783 sf	2.05%	0 sf	0.00%
1:15 PM	1,826 sf	2.10%	0 sf	0.00%
1:30 PM	1,921 sf	2.21%	0 sf	0.00%
1:45 PM	2,063 sf	2.37%	0 sf	0.00%
2:00 PM	2,139 sf	2.45%	0 sf	0.00%
2:15 PM	2,261 sf	2.60%	0 sf	0.00%
2:30 PM	2,336 sf	2.68%	0 sf	0.00%
2:45 PM	2,452 sf	2.81%	0 sf	0.00%
3:00 PM	2,518 sf	2.89%	0 sf	0.00%
3:15 PM	2,619 sf	3.01%	0 sf	0.00%
3:30 PM	2,681 sf	3.08%	0 sf	0.00%
3:45 PM	2,775 sf	3.19%	0 sf	0.00%
4:00 PM	2,839 sf	3.26%	0 sf	0.00%
4:15 PM	2,913 sf	3.34%	0 sf	0.00%
4:30 PM	2,900 sf	3.33%	0 sf	0.00%
4:45 PM	3,172 sf	3.64%	0 sf	0.00%
5:00 PM	3,822 sf	4.39%	0 sf	0.00%
5:15 PM	4,489 sf	5.15%	0 sf	0.00%
5:30 PM	5,251 sf	6.03%	0 sf	0.00%
5:45 PM	6,127 sf	7.03%	0 sf	0.00%
6:00 PM	7,164 sf	8.22%	0 sf	0.00%
6:15 PM	8,391 sf	9.63%	0 sf	0.00%
6:30 PM	9,922 sf	11.39%	0 sf	0.00%
6:45 PM	11,942 sf	13.71%	76 sf	0.09%
7:00 PM	14,750 sf	16.93%	2,024 sf	2.32%
7:15 PM	18,880 sf	21.67%	7,511 sf	8.62%
7:25 PM	23,869 sf	27.40%	11,981 sf	13.75%

SHADOW/SUNLIGHT BALANCE
Relative levels of Shadow vs. Sun



PROJECT: Family Zoning Plan
OPEN SPACE: Joe DiMaggio (87,120 sf)

AUGUST 2

Mirror date: May 10
Analysis hours: 7:12 AM-7:18 PM (PDT)

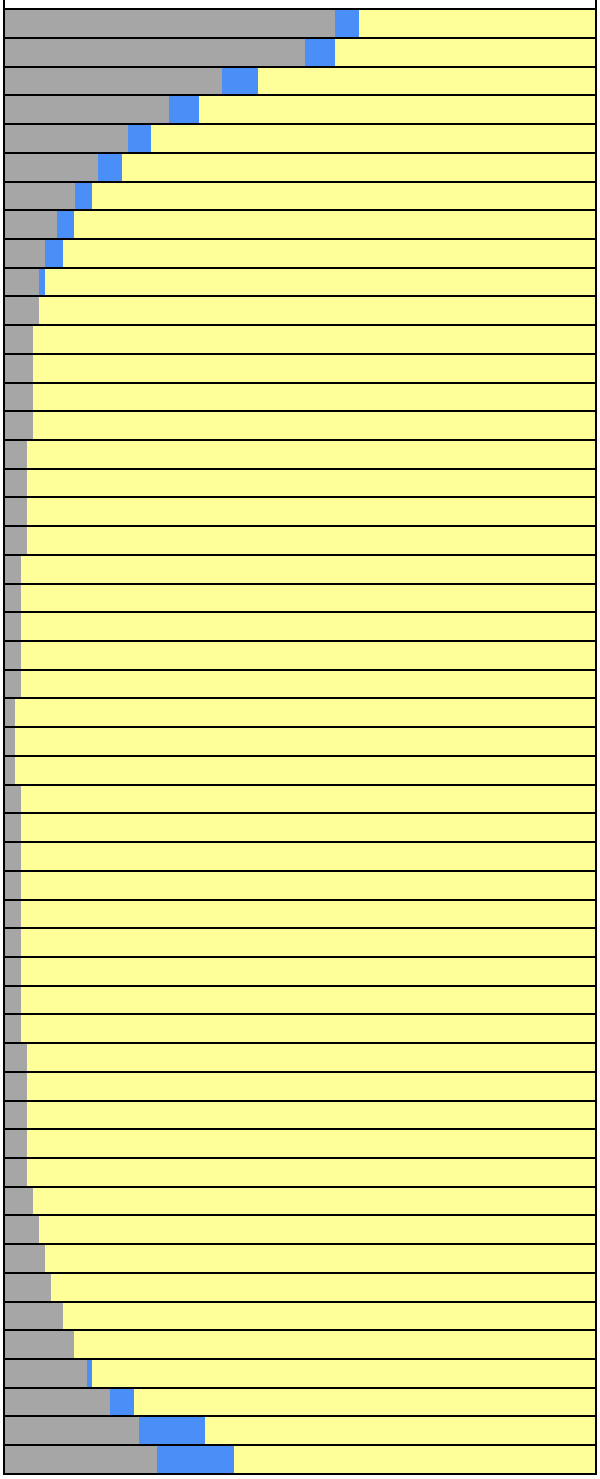
Shadow / Sunlight Balance Key

Existing Shadow | Project Shadow | Sunlight Remaining

Analysis Time	EXISTING SHADOW		PROJECT NET NEW SHADOW	
	Shadow Area	Coverage	Shadow Area	Coverage
7:12 AM	48,899 sf	56.13%	3,210 sf	3.68%
7:15 AM	44,825 sf	51.45%	4,215 sf	4.84%
7:30 AM	31,918 sf	36.64%	4,868 sf	5.59%
7:45 AM	24,175 sf	27.75%	4,263 sf	4.89%
8:00 AM	18,553 sf	21.30%	3,728 sf	4.28%
8:15 AM	14,279 sf	16.39%	3,295 sf	3.78%
8:30 AM	10,743 sf	12.33%	2,923 sf	3.36%
8:45 AM	7,817 sf	8.97%	2,600 sf	2.98%
9:00 AM	5,672 sf	6.51%	2,244 sf	2.58%
9:15 AM	5,131 sf	5.89%	1,027 sf	1.18%
9:30 AM	4,852 sf	5.57%	31 sf	0.04%
9:45 AM	4,613 sf	5.30%	0 sf	0.00%
10:00 AM	4,376 sf	5.02%	0 sf	0.00%
10:15 AM	4,168 sf	4.78%	0 sf	0.00%
10:30 AM	3,937 sf	4.52%	0 sf	0.00%
10:45 AM	3,739 sf	4.29%	0 sf	0.00%
11:00 AM	3,523 sf	4.04%	0 sf	0.00%
11:15 AM	3,342 sf	3.84%	0 sf	0.00%
11:30 AM	3,133 sf	3.60%	0 sf	0.00%
11:45 AM	2,962 sf	3.40%	0 sf	0.00%
12:00 PM	2,757 sf	3.16%	0 sf	0.00%
12:15 PM	2,591 sf	2.97%	0 sf	0.00%
12:30 PM	2,382 sf	2.73%	0 sf	0.00%
12:45 PM	2,210 sf	2.54%	0 sf	0.00%
1:00 PM	1,959 sf	2.25%	0 sf	0.00%
1:15 PM	2,024 sf	2.32%	0 sf	0.00%
1:30 PM	2,120 sf	2.43%	0 sf	0.00%
1:45 PM	2,258 sf	2.59%	0 sf	0.00%
2:00 PM	2,339 sf	2.69%	0 sf	0.00%
2:15 PM	2,465 sf	2.83%	0 sf	0.00%
2:30 PM	2,542 sf	2.92%	0 sf	0.00%
2:45 PM	2,661 sf	3.05%	0 sf	0.00%
3:00 PM	2,738 sf	3.14%	0 sf	0.00%
3:15 PM	2,844 sf	3.26%	0 sf	0.00%
3:30 PM	2,912 sf	3.34%	0 sf	0.00%
3:45 PM	3,018 sf	3.46%	0 sf	0.00%
4:00 PM	3,086 sf	3.54%	0 sf	0.00%
4:15 PM	3,193 sf	3.67%	0 sf	0.00%
4:30 PM	3,263 sf	3.74%	0 sf	0.00%
4:45 PM	3,320 sf	3.81%	0 sf	0.00%
5:00 PM	3,739 sf	4.29%	0 sf	0.00%
5:15 PM	4,484 sf	5.15%	0 sf	0.00%
5:30 PM	5,284 sf	6.06%	0 sf	0.00%
5:45 PM	6,195 sf	7.11%	0 sf	0.00%
6:00 PM	7,291 sf	8.37%	0 sf	0.00%
6:15 PM	8,600 sf	9.87%	0 sf	0.00%
6:30 PM	10,238 sf	11.75%	20 sf	0.02%
6:45 PM	12,439 sf	14.28%	571 sf	0.66%
7:00 PM	15,579 sf	17.88%	3,668 sf	4.21%
7:15 PM	20,473 sf	23.50%	9,975 sf	11.45%
7:18 PM	22,329 sf	25.63%	11,739 sf	13.47%

SHADOW/SUNLIGHT BALANCE

Relative levels of Shadow vs. Sun



PROJECT: Family Zoning Plan
OPEN SPACE: Joe DiMaggio (87,120 sf)

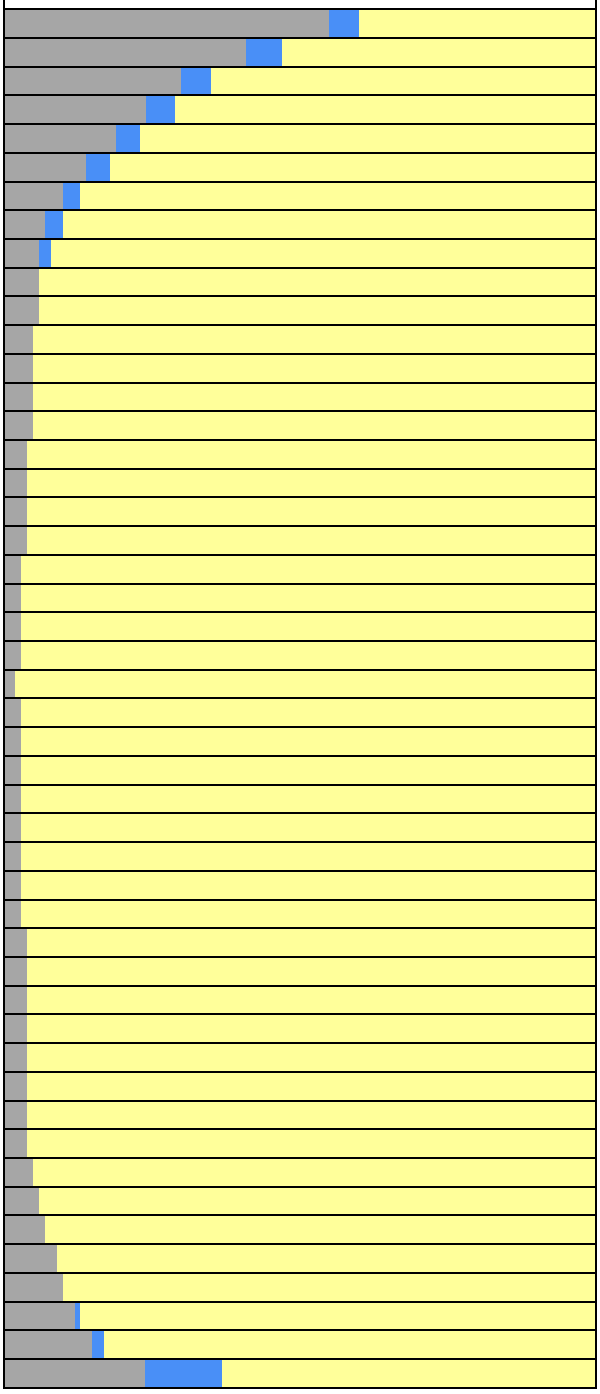
AUGUST 9

Mirror date: May 3
Analysis hours: 7:19 AM-7:10 PM (PDT)

Shadow / Sunlight Balance Key
Existing Shadow | Project Shadow | Sunlight Remaining

Analysis Time	EXISTING SHADOW		PROJECT NET NEW SHADOW	
	Shadow Area	Coverage	Shadow Area	Coverage
7:19 AM	47,564 sf	54.60%	3,935 sf	4.52%
7:30 AM	35,705 sf	40.98%	5,440 sf	6.24%
7:45 AM	26,531 sf	30.45%	4,730 sf	5.43%
8:00 AM	20,849 sf	23.93%	4,088 sf	4.69%
8:15 AM	16,239 sf	18.64%	3,560 sf	4.09%
8:30 AM	12,269 sf	14.08%	3,131 sf	3.59%
8:45 AM	9,041 sf	10.38%	2,768 sf	3.18%
9:00 AM	6,489 sf	7.45%	2,425 sf	2.78%
9:15 AM	5,524 sf	6.34%	1,383 sf	1.59%
9:30 AM	5,210 sf	5.98%	162 sf	0.19%
9:45 AM	4,940 sf	5.67%	0 sf	0.00%
10:00 AM	4,678 sf	5.37%	0 sf	0.00%
10:15 AM	4,449 sf	5.11%	0 sf	0.00%
10:30 AM	4,206 sf	4.83%	0 sf	0.00%
10:45 AM	3,993 sf	4.58%	0 sf	0.00%
11:00 AM	3,769 sf	4.33%	0 sf	0.00%
11:15 AM	3,570 sf	4.10%	0 sf	0.00%
11:30 AM	3,356 sf	3.85%	0 sf	0.00%
11:45 AM	3,181 sf	3.65%	0 sf	0.00%
12:00 PM	2,969 sf	3.41%	0 sf	0.00%
12:15 PM	2,796 sf	3.21%	0 sf	0.00%
12:30 PM	2,582 sf	2.96%	0 sf	0.00%
12:45 PM	2,405 sf	2.76%	0 sf	0.00%
1:00 PM	2,161 sf	2.48%	0 sf	0.00%
1:15 PM	2,255 sf	2.59%	0 sf	0.00%
1:30 PM	2,348 sf	2.69%	0 sf	0.00%
1:45 PM	2,489 sf	2.86%	0 sf	0.00%
2:00 PM	2,572 sf	2.95%	0 sf	0.00%
2:15 PM	2,707 sf	3.11%	0 sf	0.00%
2:30 PM	2,790 sf	3.20%	0 sf	0.00%
2:45 PM	2,916 sf	3.35%	0 sf	0.00%
3:00 PM	2,993 sf	3.44%	0 sf	0.00%
3:15 PM	3,113 sf	3.57%	0 sf	0.00%
3:30 PM	3,195 sf	3.67%	0 sf	0.00%
3:45 PM	3,308 sf	3.80%	0 sf	0.00%
4:00 PM	3,388 sf	3.89%	0 sf	0.00%
4:15 PM	3,499 sf	4.02%	0 sf	0.00%
4:30 PM	3,591 sf	4.12%	0 sf	0.00%
4:45 PM	3,715 sf	4.26%	0 sf	0.00%
5:00 PM	3,848 sf	4.42%	0 sf	0.00%
5:15 PM	4,499 sf	5.16%	0 sf	0.00%
5:30 PM	5,347 sf	6.14%	0 sf	0.00%
5:45 PM	6,322 sf	7.26%	0 sf	0.00%
6:00 PM	7,490 sf	8.60%	0 sf	0.00%
6:15 PM	8,906 sf	10.22%	38 sf	0.04%
6:30 PM	10,707 sf	12.29%	646 sf	0.74%
6:45 PM	13,191 sf	15.14%	1,973 sf	2.26%
7:10 PM	20,827 sf	23.91%	11,528 sf	13.23%

SHADOW/SUNLIGHT BALANCE
Relative levels of Shadow vs. Sun



PROJECT: Family Zoning Plan
OPEN SPACE: Joe DiMaggio (87,120 sf)

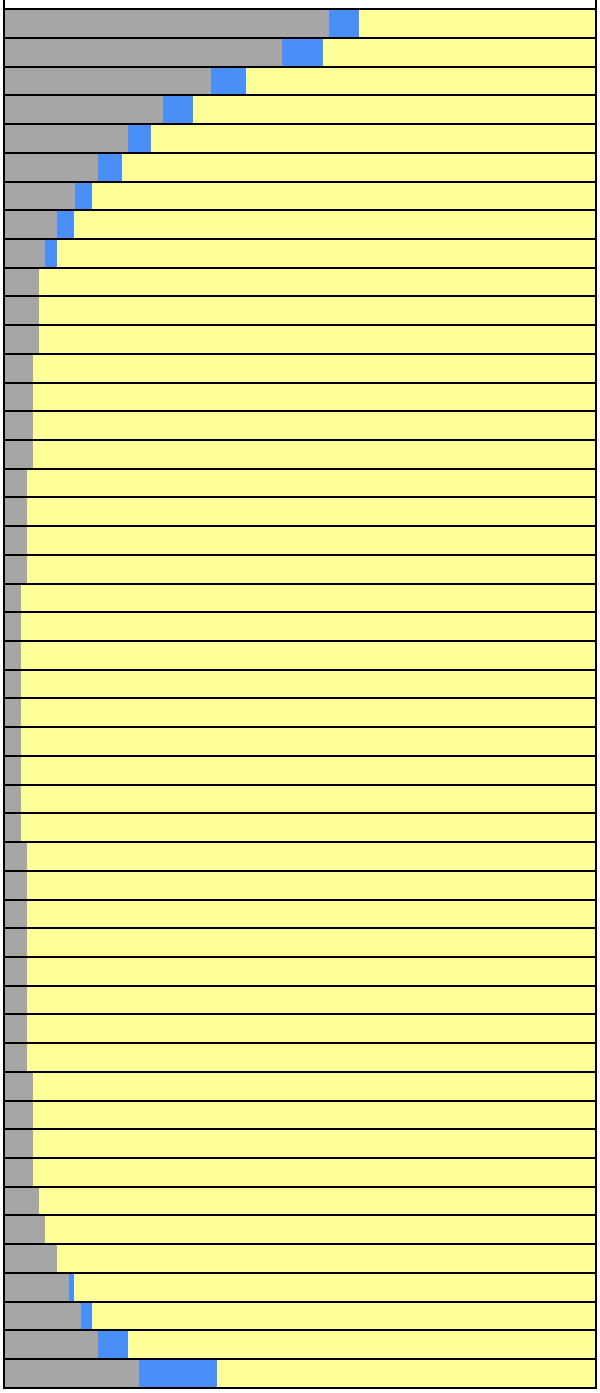
AUGUST 16

Mirror date: April 26
Analysis hours: 7:25 AM-7:02 PM (PDT)

Shadow / Sunlight Balance Key
Existing Shadow | Project Shadow | Sunlight Remaining

Analysis Time	EXISTING SHADOW		PROJECT NET NEW SHADOW	
	Shadow Area	Coverage	Shadow Area	Coverage
7:25 AM	47,761 sf	54.82%	4,668 sf	5.36%
7:30 AM	41,320 sf	47.43%	5,845 sf	6.71%
7:45 AM	30,535 sf	35.05%	5,324 sf	6.11%
8:00 AM	23,646 sf	27.14%	4,536 sf	5.21%
8:15 AM	18,585 sf	21.33%	3,889 sf	4.46%
8:30 AM	14,077 sf	16.16%	3,376 sf	3.88%
8:45 AM	10,458 sf	12.00%	2,964 sf	3.40%
9:00 AM	7,514 sf	8.62%	2,604 sf	2.99%
9:15 AM	5,982 sf	6.87%	1,796 sf	2.06%
9:30 AM	5,623 sf	6.45%	383 sf	0.44%
9:45 AM	5,318 sf	6.10%	0 sf	0.00%
10:00 AM	5,027 sf	5.77%	0 sf	0.00%
10:15 AM	4,774 sf	5.48%	0 sf	0.00%
10:30 AM	4,509 sf	5.18%	0 sf	0.00%
10:45 AM	4,281 sf	4.91%	0 sf	0.00%
11:00 AM	4,052 sf	4.65%	0 sf	0.00%
11:15 AM	3,842 sf	4.41%	0 sf	0.00%
11:30 AM	3,612 sf	4.15%	0 sf	0.00%
11:45 AM	3,421 sf	3.93%	0 sf	0.00%
12:00 PM	3,203 sf	3.68%	0 sf	0.00%
12:15 PM	3,026 sf	3.47%	0 sf	0.00%
12:30 PM	2,811 sf	3.23%	0 sf	0.00%
12:45 PM	2,630 sf	3.02%	0 sf	0.00%
1:00 PM	2,394 sf	2.75%	0 sf	0.00%
1:15 PM	2,524 sf	2.90%	0 sf	0.00%
1:30 PM	2,617 sf	3.00%	0 sf	0.00%
1:45 PM	2,760 sf	3.17%	0 sf	0.00%
2:00 PM	2,850 sf	3.27%	0 sf	0.00%
2:15 PM	2,986 sf	3.43%	0 sf	0.00%
2:30 PM	3,074 sf	3.53%	0 sf	0.00%
2:45 PM	3,210 sf	3.68%	0 sf	0.00%
3:00 PM	3,298 sf	3.79%	0 sf	0.00%
3:15 PM	3,431 sf	3.94%	0 sf	0.00%
3:30 PM	3,519 sf	4.04%	0 sf	0.00%
3:45 PM	3,645 sf	4.18%	0 sf	0.00%
4:00 PM	3,749 sf	4.30%	0 sf	0.00%
4:15 PM	3,879 sf	4.45%	0 sf	0.00%
4:30 PM	3,999 sf	4.59%	0 sf	0.00%
4:45 PM	4,134 sf	4.75%	0 sf	0.00%
5:00 PM	4,283 sf	4.92%	0 sf	0.00%
5:15 PM	4,533 sf	5.20%	0 sf	0.00%
5:30 PM	5,442 sf	6.25%	0 sf	0.00%
5:45 PM	6,492 sf	7.45%	0 sf	0.00%
6:00 PM	7,765 sf	8.91%	81 sf	0.09%
6:15 PM	9,339 sf	10.72%	840 sf	0.96%
6:30 PM	11,363 sf	13.04%	2,115 sf	2.43%
6:45 PM	14,244 sf	16.35%	3,921 sf	4.50%
7:02 PM	19,740 sf	22.66%	11,497 sf	13.20%

SHADOW/SUNLIGHT BALANCE
Relative levels of Shadow vs. Sun



PROJECT: Family Zoning Plan
OPEN SPACE: Joe DiMaggio (87,120 sf)

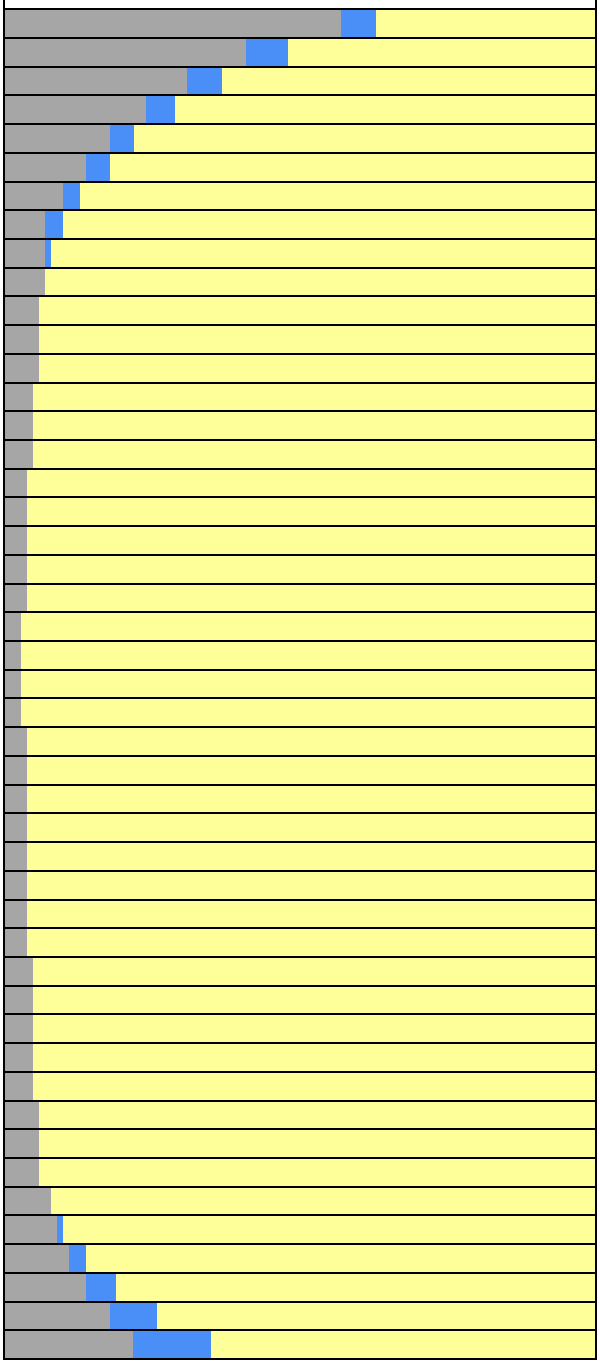
AUGUST 23

Mirror date: April 19
Analysis hours: 7:31 AM-6:52 PM (PDT)

Shadow / Sunlight Balance Key
Existing Shadow | Project Shadow | Sunlight Remaining

Analysis Time	EXISTING SHADOW		PROJECT NET NEW SHADOW	
	Shadow Area	Coverage	Shadow Area	Coverage
7:31 AM	49,794 sf	57.16%	5,555 sf	6.38%
7:45 AM	35,845 sf	41.14%	5,990 sf	6.88%
8:00 AM	26,999 sf	30.99%	5,084 sf	5.84%
8:15 AM	21,114 sf	24.24%	4,292 sf	4.93%
8:30 AM	16,082 sf	18.46%	3,674 sf	4.22%
8:45 AM	12,020 sf	13.80%	3,182 sf	3.65%
9:00 AM	8,672 sf	9.95%	2,776 sf	3.19%
9:15 AM	6,533 sf	7.50%	2,192 sf	2.52%
9:30 AM	6,083 sf	6.98%	646 sf	0.74%
9:45 AM	5,739 sf	6.59%	0 sf	0.00%
10:00 AM	5,409 sf	6.21%	0 sf	0.00%
10:15 AM	5,131 sf	5.89%	0 sf	0.00%
10:30 AM	4,843 sf	5.56%	0 sf	0.00%
10:45 AM	4,602 sf	5.28%	0 sf	0.00%
11:00 AM	4,341 sf	4.98%	0 sf	0.00%
11:15 AM	4,132 sf	4.74%	0 sf	0.00%
11:30 AM	3,892 sf	4.47%	0 sf	0.00%
11:45 AM	3,696 sf	4.24%	0 sf	0.00%
12:00 PM	3,471 sf	3.98%	0 sf	0.00%
12:15 PM	3,284 sf	3.77%	0 sf	0.00%
12:30 PM	3,059 sf	3.51%	0 sf	0.00%
12:45 PM	2,867 sf	3.29%	0 sf	0.00%
1:00 PM	2,667 sf	3.06%	0 sf	0.00%
1:15 PM	2,825 sf	3.24%	0 sf	0.00%
1:30 PM	2,926 sf	3.36%	0 sf	0.00%
1:45 PM	3,069 sf	3.52%	0 sf	0.00%
2:00 PM	3,164 sf	3.63%	0 sf	0.00%
2:15 PM	3,304 sf	3.79%	0 sf	0.00%
2:30 PM	3,407 sf	3.91%	0 sf	0.00%
2:45 PM	3,551 sf	4.08%	0 sf	0.00%
3:00 PM	3,655 sf	4.20%	0 sf	0.00%
3:15 PM	3,794 sf	4.35%	0 sf	0.00%
3:30 PM	3,904 sf	4.48%	0 sf	0.00%
3:45 PM	4,052 sf	4.65%	0 sf	0.00%
4:00 PM	4,165 sf	4.78%	0 sf	0.00%
4:15 PM	4,327 sf	4.97%	0 sf	0.00%
4:30 PM	4,458 sf	5.12%	0 sf	0.00%
4:45 PM	4,647 sf	5.33%	0 sf	0.00%
5:00 PM	4,824 sf	5.54%	0 sf	0.00%
5:15 PM	5,061 sf	5.81%	0 sf	0.00%
5:30 PM	5,505 sf	6.32%	0 sf	0.00%
5:45 PM	6,760 sf	7.76%	168 sf	0.19%
6:00 PM	8,184 sf	9.39%	1,072 sf	1.23%
6:15 PM	9,975 sf	11.45%	2,417 sf	2.77%
6:30 PM	12,345 sf	14.17%	4,204 sf	4.83%
6:45 PM	16,012 sf	18.38%	7,130 sf	8.18%
6:52 PM	19,022 sf	21.83%	11,173 sf	12.82%

SHADOW/SUNLIGHT BALANCE
Relative levels of Shadow vs. Sun



PROJECT: Family Zoning Plan
OPEN SPACE: Joe DiMaggio (87,120 sf)

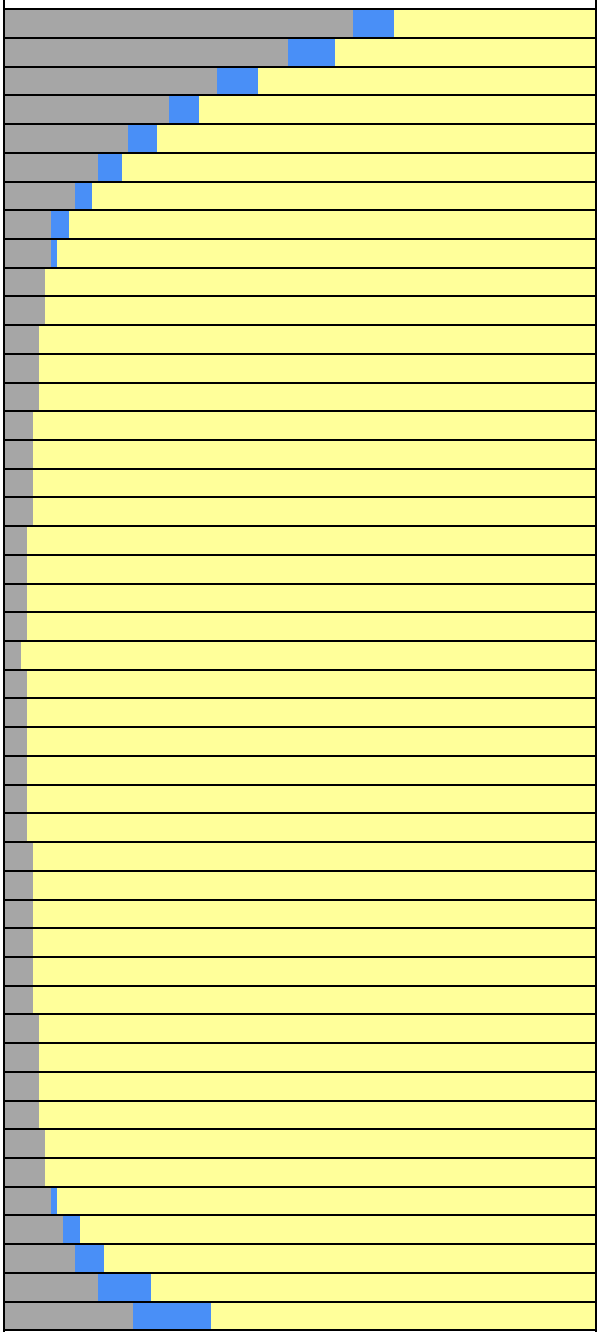
AUGUST 30

Mirror date: April 12
Analysis hours: 7:37 AM-6:42 PM (PDT)

Shadow / Sunlight Balance Key
Existing Shadow | Project Shadow | Sunlight Remaining

Analysis Time	EXISTING SHADOW		PROJECT NET NEW SHADOW	
	Shadow Area	Coverage	Shadow Area	Coverage
7:37 AM	51,378 sf	58.97%	6,128 sf	7.03%
7:45 AM	42,077 sf	48.30%	6,569 sf	7.54%
8:00 AM	31,050 sf	35.64%	5,750 sf	6.60%
8:15 AM	23,975 sf	27.52%	4,748 sf	5.45%
8:30 AM	18,431 sf	21.16%	3,986 sf	4.58%
8:45 AM	13,812 sf	15.85%	3,398 sf	3.90%
9:00 AM	10,078 sf	11.57%	2,926 sf	3.36%
9:15 AM	7,344 sf	8.43%	2,468 sf	2.83%
9:30 AM	6,600 sf	7.58%	976 sf	1.12%
9:45 AM	6,204 sf	7.12%	0 sf	0.00%
10:00 AM	5,837 sf	6.70%	0 sf	0.00%
10:15 AM	5,526 sf	6.34%	0 sf	0.00%
10:30 AM	5,216 sf	5.99%	0 sf	0.00%
10:45 AM	4,950 sf	5.68%	0 sf	0.00%
11:00 AM	4,674 sf	5.37%	0 sf	0.00%
11:15 AM	4,450 sf	5.11%	0 sf	0.00%
11:30 AM	4,196 sf	4.82%	0 sf	0.00%
11:45 AM	3,989 sf	4.58%	0 sf	0.00%
12:00 PM	3,759 sf	4.32%	0 sf	0.00%
12:15 PM	3,567 sf	4.09%	0 sf	0.00%
12:30 PM	3,338 sf	3.83%	0 sf	0.00%
12:45 PM	3,147 sf	3.61%	0 sf	0.00%
1:00 PM	2,985 sf	3.43%	0 sf	0.00%
1:15 PM	3,168 sf	3.64%	0 sf	0.00%
1:30 PM	3,268 sf	3.75%	0 sf	0.00%
1:45 PM	3,418 sf	3.92%	0 sf	0.00%
2:00 PM	3,516 sf	4.04%	0 sf	0.00%
2:15 PM	3,673 sf	4.22%	0 sf	0.00%
2:30 PM	3,782 sf	4.34%	0 sf	0.00%
2:45 PM	3,934 sf	4.52%	0 sf	0.00%
3:00 PM	4,052 sf	4.65%	0 sf	0.00%
3:15 PM	4,215 sf	4.84%	0 sf	0.00%
3:30 PM	4,340 sf	4.98%	0 sf	0.00%
3:45 PM	4,507 sf	5.17%	0 sf	0.00%
4:00 PM	4,653 sf	5.34%	0 sf	0.00%
4:15 PM	4,844 sf	5.56%	0 sf	0.00%
4:30 PM	5,019 sf	5.76%	0 sf	0.00%
4:45 PM	5,239 sf	6.01%	0 sf	0.00%
5:00 PM	5,496 sf	6.31%	0 sf	0.00%
5:15 PM	5,783 sf	6.64%	0 sf	0.00%
5:30 PM	6,102 sf	7.00%	265 sf	0.30%
5:45 PM	7,111 sf	8.16%	1,248 sf	1.43%
6:00 PM	8,743 sf	10.04%	2,673 sf	3.07%
6:15 PM	10,847 sf	12.45%	4,619 sf	5.30%
6:30 PM	13,976 sf	16.04%	7,537 sf	8.65%
6:42 PM	18,780 sf	21.56%	10,984 sf	12.61%

SHADOW/SUNLIGHT BALANCE
Relative levels of Shadow vs. Sun



PROJECT: Family Zoning Plan
OPEN SPACE: Joe DiMaggio (87,120 sf)

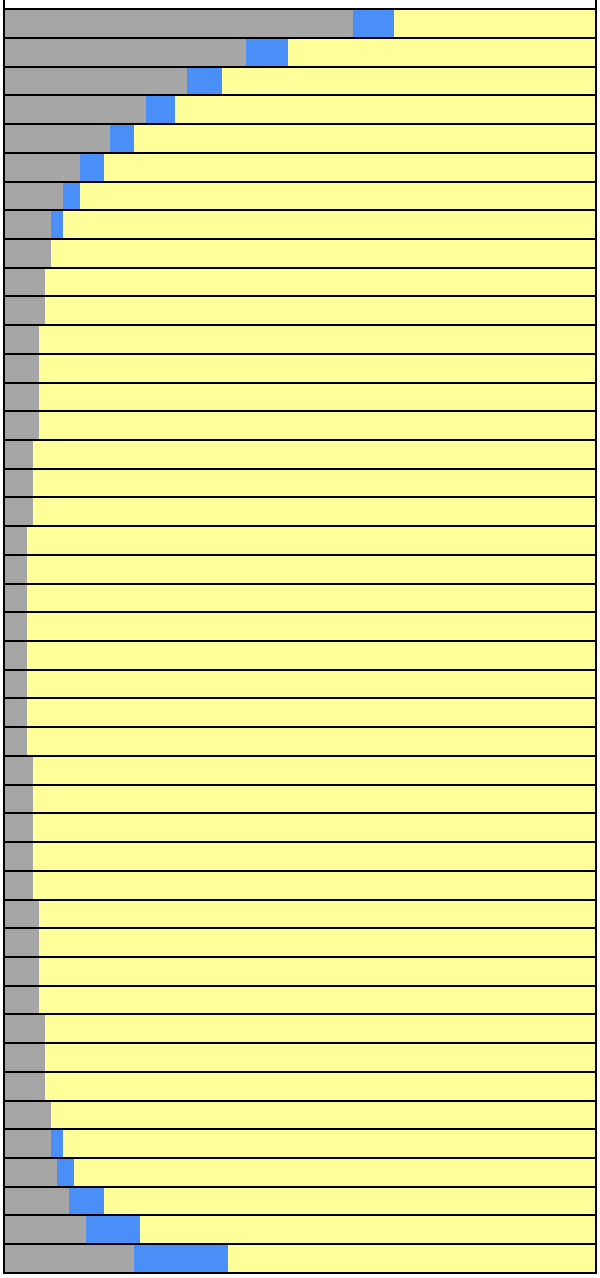
SEPTEMBER 6

Mirror date: April 5
Analysis hours: 7:44 AM-6:31 PM (PDT)

Shadow / Sunlight Balance Key
Existing Shadow | Project Shadow | Sunlight Remaining

Analysis Time	EXISTING SHADOW		PROJECT NET NEW SHADOW	
	Shadow Area	Coverage	Shadow Area	Coverage
7:44 AM	51,583 sf	59.21%	6,349 sf	7.29%
8:00 AM	35,558 sf	40.82%	6,199 sf	7.12%
8:15 AM	27,140 sf	31.15%	5,098 sf	5.85%
8:30 AM	21,004 sf	24.11%	4,222 sf	4.85%
8:45 AM	15,770 sf	18.10%	3,569 sf	4.10%
9:00 AM	11,600 sf	13.32%	3,055 sf	3.51%
9:15 AM	8,406 sf	9.65%	2,619 sf	3.01%
9:30 AM	7,169 sf	8.23%	1,322 sf	1.52%
9:45 AM	6,717 sf	7.71%	35 sf	0.04%
10:00 AM	6,300 sf	7.23%	0 sf	0.00%
10:15 AM	5,963 sf	6.84%	0 sf	0.00%
10:30 AM	5,617 sf	6.45%	0 sf	0.00%
10:45 AM	5,334 sf	6.12%	0 sf	0.00%
11:00 AM	5,043 sf	5.79%	0 sf	0.00%
11:15 AM	4,802 sf	5.51%	0 sf	0.00%
11:30 AM	4,538 sf	5.21%	0 sf	0.00%
11:45 AM	4,315 sf	4.95%	0 sf	0.00%
12:00 PM	4,074 sf	4.68%	0 sf	0.00%
12:15 PM	3,874 sf	4.45%	0 sf	0.00%
12:30 PM	3,640 sf	4.18%	0 sf	0.00%
12:45 PM	3,403 sf	3.91%	0 sf	0.00%
1:00 PM	3,367 sf	3.86%	0 sf	0.00%
1:15 PM	3,544 sf	4.07%	0 sf	0.00%
1:30 PM	3,646 sf	4.18%	0 sf	0.00%
1:45 PM	3,800 sf	4.36%	0 sf	0.00%
2:00 PM	3,913 sf	4.49%	0 sf	0.00%
2:15 PM	4,072 sf	4.67%	0 sf	0.00%
2:30 PM	4,193 sf	4.81%	0 sf	0.00%
2:45 PM	4,370 sf	5.02%	0 sf	0.00%
3:00 PM	4,501 sf	5.17%	0 sf	0.00%
3:15 PM	4,683 sf	5.37%	0 sf	0.00%
3:30 PM	4,830 sf	5.54%	0 sf	0.00%
3:45 PM	5,036 sf	5.78%	0 sf	0.00%
4:00 PM	5,217 sf	5.99%	0 sf	0.00%
4:15 PM	5,444 sf	6.25%	0 sf	0.00%
4:30 PM	5,666 sf	6.50%	0 sf	0.00%
4:45 PM	5,950 sf	6.83%	0 sf	0.00%
5:00 PM	6,254 sf	7.18%	0 sf	0.00%
5:15 PM	6,630 sf	7.61%	396 sf	0.45%
5:30 PM	7,134 sf	8.19%	1,335 sf	1.53%
5:45 PM	7,737 sf	8.88%	2,848 sf	3.27%
6:00 PM	9,498 sf	10.90%	4,921 sf	5.65%
6:15 PM	12,376 sf	14.21%	8,246 sf	9.46%
6:31 PM	18,770 sf	21.54%	13,560 sf	15.56%

SHADOW/SUNLIGHT BALANCE
Relative levels of Shadow vs. Sun



PROJECT: Family Zoning Plan
OPEN SPACE: Joe DiMaggio (87,120 sf)

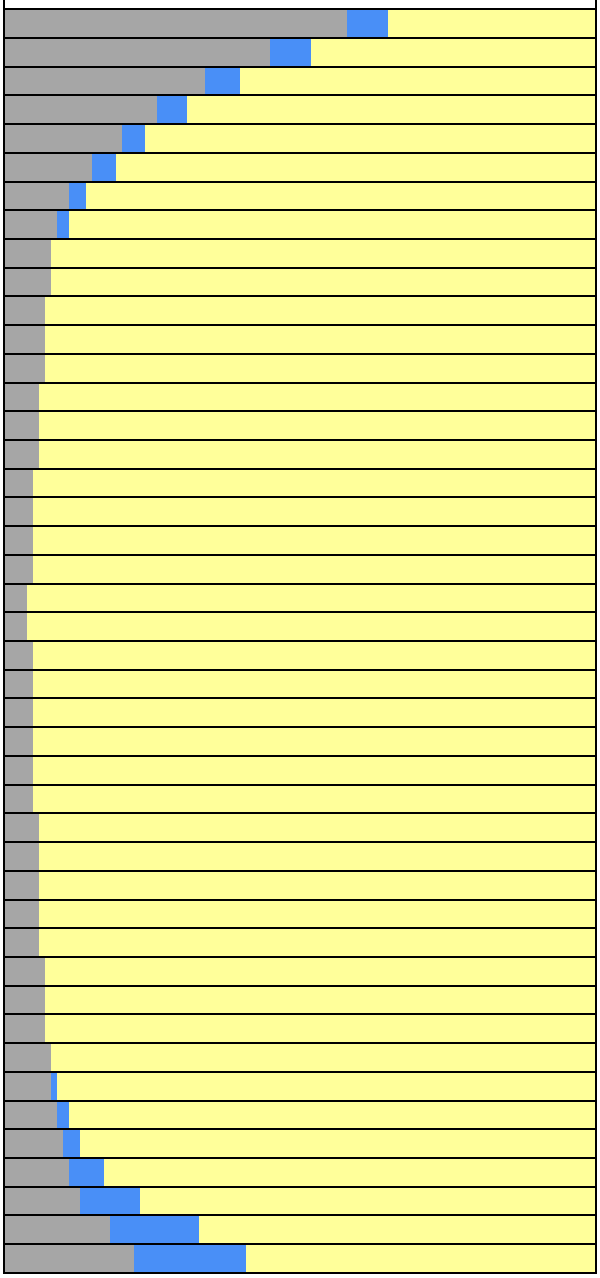
SEPTEMBER 13

Mirror date: March 29
Analysis hours: 7:50 AM-6:21 PM (PDT)

Shadow / Sunlight Balance Key
Existing Shadow | Project Shadow | Sunlight Remaining

Analysis Time	EXISTING SHADOW		PROJECT NET NEW SHADOW	
	Shadow Area	Coverage	Shadow Area	Coverage
7:50 AM	50,273 sf	57.71%	6,355 sf	7.29%
8:00 AM	39,499 sf	45.34%	6,482 sf	7.44%
8:15 AM	29,502 sf	33.86%	5,471 sf	6.28%
8:30 AM	22,804 sf	26.18%	4,477 sf	5.14%
8:45 AM	17,204 sf	19.75%	3,746 sf	4.30%
9:00 AM	12,773 sf	14.66%	3,183 sf	3.65%
9:15 AM	9,286 sf	10.66%	2,730 sf	3.13%
9:30 AM	7,542 sf	8.66%	1,693 sf	1.94%
9:45 AM	7,088 sf	8.14%	170 sf	0.19%
10:00 AM	6,704 sf	7.69%	0 sf	0.00%
10:15 AM	6,361 sf	7.30%	0 sf	0.00%
10:30 AM	6,063 sf	6.96%	0 sf	0.00%
10:45 AM	5,761 sf	6.61%	0 sf	0.00%
11:00 AM	5,448 sf	6.25%	0 sf	0.00%
11:15 AM	5,181 sf	5.95%	0 sf	0.00%
11:30 AM	4,898 sf	5.62%	0 sf	0.00%
11:45 AM	4,672 sf	5.36%	0 sf	0.00%
12:00 PM	4,420 sf	5.07%	0 sf	0.00%
12:15 PM	4,214 sf	4.84%	0 sf	0.00%
12:30 PM	3,970 sf	4.56%	0 sf	0.00%
12:45 PM	3,751 sf	4.31%	0 sf	0.00%
1:00 PM	3,791 sf	4.35%	0 sf	0.00%
1:15 PM	3,956 sf	4.54%	0 sf	0.00%
1:30 PM	4,063 sf	4.66%	0 sf	0.00%
1:45 PM	4,226 sf	4.85%	0 sf	0.00%
2:00 PM	4,346 sf	4.99%	0 sf	0.00%
2:15 PM	4,524 sf	5.19%	0 sf	0.00%
2:30 PM	4,658 sf	5.35%	0 sf	0.00%
2:45 PM	4,847 sf	5.56%	0 sf	0.00%
3:00 PM	5,003 sf	5.74%	0 sf	0.00%
3:15 PM	5,213 sf	5.98%	0 sf	0.00%
3:30 PM	5,394 sf	6.19%	0 sf	0.00%
3:45 PM	5,629 sf	6.46%	0 sf	0.00%
4:00 PM	5,852 sf	6.72%	0 sf	0.00%
4:15 PM	6,139 sf	7.05%	0 sf	0.00%
4:30 PM	6,418 sf	7.37%	0 sf	0.00%
4:45 PM	6,788 sf	7.79%	36 sf	0.04%
5:00 PM	7,188 sf	8.25%	518 sf	0.59%
5:15 PM	7,717 sf	8.86%	1,419 sf	1.63%
5:30 PM	8,362 sf	9.60%	2,769 sf	3.18%
5:45 PM	9,273 sf	10.64%	5,045 sf	5.79%
6:00 PM	10,898 sf	12.51%	8,608 sf	9.88%
6:15 PM	16,029 sf	18.40%	13,134 sf	15.08%
6:21 PM	18,876 sf	21.67%	16,664 sf	19.13%

SHADOW/SUNLIGHT BALANCE
Relative levels of Shadow vs. Sun



PROJECT: Family Zoning Plan
OPEN SPACE: Joe DiMaggio (87,120 sf)

SEPTEMBER 20

Fall equinox (Spring equinox on March 22 similar)
Analysis hours: 7:57 AM-6:09 PM (PDT)

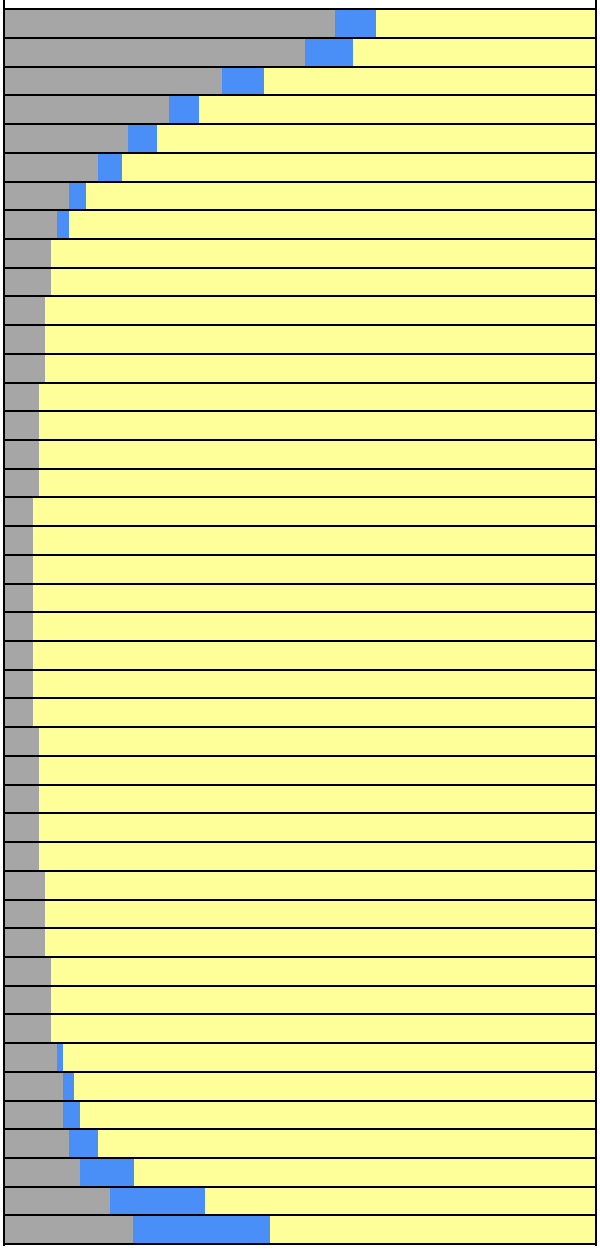
Shadow / Sunlight Balance Key

Existing Shadow | Project Shadow | Sunlight Remaining

Analysis Time	EXISTING SHADOW		PROJECT NET NEW SHADOW	
	Shadow Area	Coverage	Shadow Area	Coverage
7:57 AM	48,971 sf	56.21%	6,393 sf	7.34%
8:00 AM	44,700 sf	51.31%	6,801 sf	7.81%
8:15 AM	32,008 sf	36.74%	5,865 sf	6.73%
8:30 AM	24,397 sf	28.00%	4,773 sf	5.48%
8:45 AM	18,510 sf	21.25%	3,953 sf	4.54%
9:00 AM	13,724 sf	15.75%	3,317 sf	3.81%
9:15 AM	9,958 sf	11.43%	2,829 sf	3.25%
9:30 AM	7,589 sf	8.71%	2,092 sf	2.40%
9:45 AM	7,131 sf	8.19%	396 sf	0.45%
10:00 AM	6,763 sf	7.76%	0 sf	0.00%
10:15 AM	6,427 sf	7.38%	0 sf	0.00%
10:30 AM	6,131 sf	7.04%	0 sf	0.00%
10:45 AM	5,854 sf	6.72%	0 sf	0.00%
11:00 AM	5,600 sf	6.43%	0 sf	0.00%
11:15 AM	5,362 sf	6.15%	0 sf	0.00%
11:30 AM	5,141 sf	5.90%	0 sf	0.00%
11:45 AM	4,939 sf	5.67%	0 sf	0.00%
12:00 PM	4,746 sf	5.45%	0 sf	0.00%
12:15 PM	4,570 sf	5.25%	0 sf	0.00%
12:30 PM	4,334 sf	4.97%	0 sf	0.00%
12:45 PM	4,138 sf	4.75%	0 sf	0.00%
1:00 PM	4,241 sf	4.87%	0 sf	0.00%
1:15 PM	4,404 sf	5.06%	0 sf	0.00%
1:30 PM	4,516 sf	5.18%	0 sf	0.00%
1:45 PM	4,690 sf	5.38%	0 sf	0.00%
2:00 PM	4,822 sf	5.54%	0 sf	0.00%
2:15 PM	5,015 sf	5.76%	0 sf	0.00%
2:30 PM	5,166 sf	5.93%	0 sf	0.00%
2:45 PM	5,381 sf	6.18%	0 sf	0.00%
3:00 PM	5,564 sf	6.39%	0 sf	0.00%
3:15 PM	5,805 sf	6.66%	0 sf	0.00%
3:30 PM	6,023 sf	6.91%	0 sf	0.00%
3:45 PM	6,309 sf	7.24%	0 sf	0.00%
4:00 PM	6,577 sf	7.55%	0 sf	0.00%
4:15 PM	6,934 sf	7.96%	0 sf	0.00%
4:30 PM	7,307 sf	8.39%	99 sf	0.11%
4:45 PM	7,784 sf	8.93%	546 sf	0.63%
5:00 PM	8,321 sf	9.55%	1,360 sf	1.56%
5:15 PM	9,028 sf	10.36%	2,637 sf	3.03%
5:30 PM	9,912 sf	11.38%	4,651 sf	5.34%
5:45 PM	11,638 sf	13.36%	8,117 sf	9.32%
6:00 PM	15,343 sf	17.61%	13,814 sf	15.86%
6:09 PM	19,013 sf	21.82%	20,103 sf	23.08%

SHADOW/SUNLIGHT BALANCE

Relative levels of Shadow vs. Sun



PROJECT: Family Zoning Plan
OPEN SPACE: Joe DiMaggio (87,120 sf)

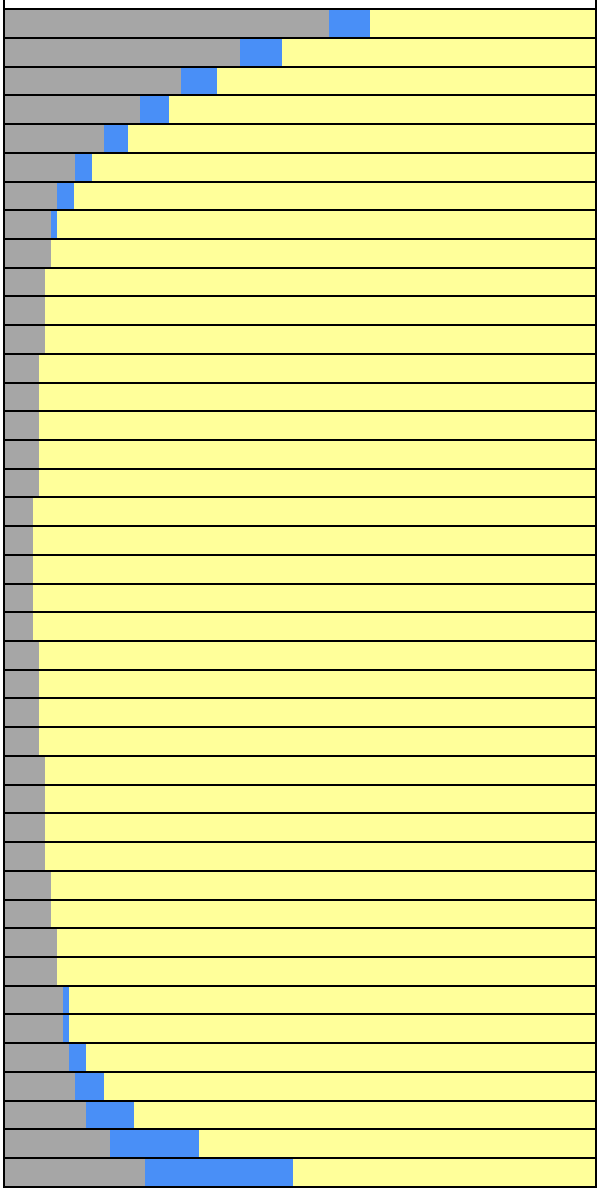
SEPTEMBER 27

Mirror date: March 15
Analysis hours: 8:03 AM-5:58 PM (PDT)

Shadow / Sunlight Balance Key
Existing Shadow | Project Shadow | Sunlight Remaining

Analysis Time	EXISTING SHADOW		PROJECT NET NEW SHADOW	
	Shadow Area	Coverage	Shadow Area	Coverage
8:03 AM	47,524 sf	54.55%	6,398 sf	7.34%
8:15 AM	35,019 sf	40.20%	6,254 sf	7.18%
8:30 AM	26,112 sf	29.97%	5,127 sf	5.89%
8:45 AM	19,923 sf	22.87%	4,186 sf	4.80%
9:00 AM	14,724 sf	16.90%	3,480 sf	3.99%
9:15 AM	10,705 sf	12.29%	2,948 sf	3.38%
9:30 AM	7,691 sf	8.83%	2,458 sf	2.82%
9:45 AM	7,111 sf	8.16%	685 sf	0.79%
10:00 AM	6,725 sf	7.72%	0 sf	0.00%
10:15 AM	6,401 sf	7.35%	0 sf	0.00%
10:30 AM	6,116 sf	7.02%	0 sf	0.00%
10:45 AM	5,852 sf	6.72%	0 sf	0.00%
11:00 AM	5,614 sf	6.44%	0 sf	0.00%
11:15 AM	5,384 sf	6.18%	0 sf	0.00%
11:30 AM	5,178 sf	5.94%	0 sf	0.00%
11:45 AM	4,985 sf	5.72%	0 sf	0.00%
12:00 PM	4,796 sf	5.51%	0 sf	0.00%
12:15 PM	4,613 sf	5.30%	0 sf	0.00%
12:30 PM	4,431 sf	5.09%	0 sf	0.00%
12:45 PM	4,341 sf	4.98%	0 sf	0.00%
1:00 PM	4,541 sf	5.21%	0 sf	0.00%
1:15 PM	4,738 sf	5.44%	0 sf	0.00%
1:30 PM	4,926 sf	5.65%	0 sf	0.00%
1:45 PM	5,135 sf	5.89%	0 sf	0.00%
2:00 PM	5,340 sf	6.13%	0 sf	0.00%
2:15 PM	5,552 sf	6.37%	0 sf	0.00%
2:30 PM	5,727 sf	6.57%	0 sf	0.00%
2:45 PM	5,966 sf	6.85%	0 sf	0.00%
3:00 PM	6,182 sf	7.10%	0 sf	0.00%
3:15 PM	6,460 sf	7.42%	0 sf	0.00%
3:30 PM	6,727 sf	7.72%	0 sf	0.00%
3:45 PM	7,066 sf	8.11%	0 sf	0.00%
4:00 PM	7,407 sf	8.50%	0 sf	0.00%
4:15 PM	7,852 sf	9.01%	143 sf	0.16%
4:30 PM	8,332 sf	9.56%	511 sf	0.59%
4:45 PM	8,956 sf	10.28%	1,221 sf	1.40%
5:00 PM	9,677 sf	11.11%	2,395 sf	2.75%
5:15 PM	10,670 sf	12.25%	4,275 sf	4.91%
5:30 PM	12,408 sf	14.24%	7,222 sf	8.29%
5:45 PM	15,944 sf	18.30%	12,848 sf	14.75%
5:58 PM	21,172 sf	24.30%	22,202 sf	25.48%

SHADOW/SUNLIGHT BALANCE
Relative levels of Shadow vs. Sun



PROJECT: Family Zoning Plan
OPEN SPACE: Joe DiMaggio (87,120 sf)

OCTOBER 4

Mirror date: March 8
Analysis hours: 8:09 AM-5:47 PM (PDT)

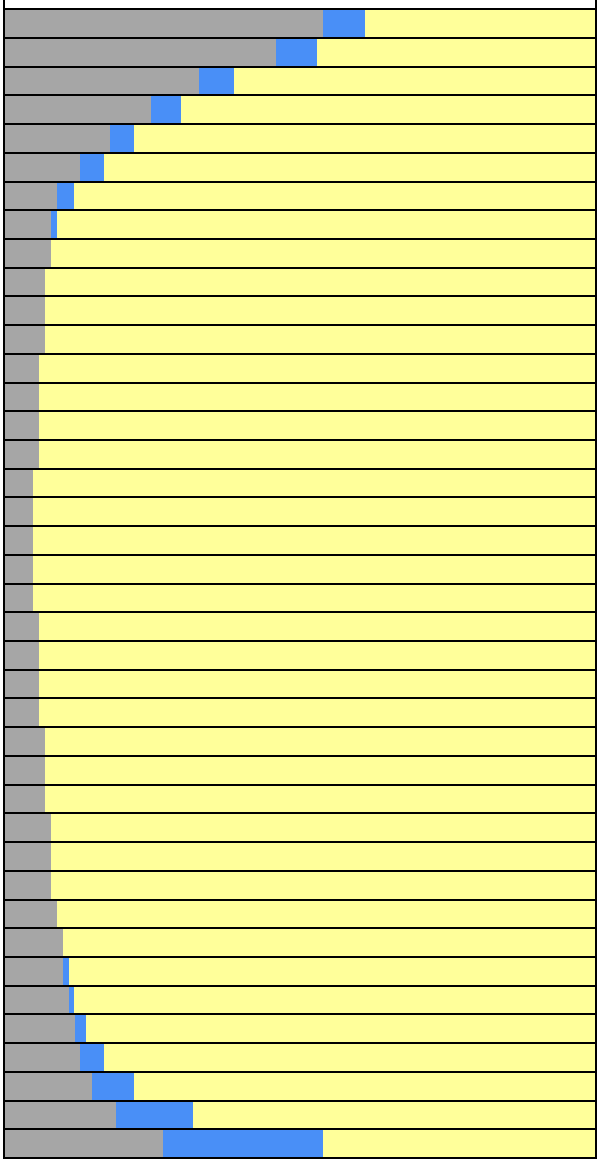
Shadow / Sunlight Balance Key

Existing Shadow | Project Shadow | Sunlight Remaining

Analysis Time	EXISTING SHADOW		PROJECT NET NEW SHADOW	
	Shadow Area	Coverage	Shadow Area	Coverage
8:09 AM	46,677 sf	53.58%	6,434 sf	7.39%
8:15 AM	40,180 sf	46.12%	6,501 sf	7.46%
8:30 AM	28,410 sf	32.61%	5,559 sf	6.38%
8:45 AM	21,439 sf	24.61%	4,472 sf	5.13%
9:00 AM	15,853 sf	18.20%	3,693 sf	4.24%
9:15 AM	11,527 sf	13.23%	3,094 sf	3.55%
9:30 AM	8,163 sf	9.37%	2,599 sf	2.98%
9:45 AM	7,075 sf	8.12%	1,070 sf	1.23%
10:00 AM	6,698 sf	7.69%	0 sf	0.00%
10:15 AM	6,372 sf	7.31%	0 sf	0.00%
10:30 AM	6,088 sf	6.99%	0 sf	0.00%
10:45 AM	5,824 sf	6.69%	0 sf	0.00%
11:00 AM	5,583 sf	6.41%	0 sf	0.00%
11:15 AM	5,360 sf	6.15%	0 sf	0.00%
11:30 AM	5,154 sf	5.92%	0 sf	0.00%
11:45 AM	4,957 sf	5.69%	0 sf	0.00%
12:00 PM	4,789 sf	5.50%	0 sf	0.00%
12:15 PM	4,620 sf	5.30%	0 sf	0.00%
12:30 PM	4,443 sf	5.10%	0 sf	0.00%
12:45 PM	4,424 sf	5.08%	0 sf	0.00%
1:00 PM	4,643 sf	5.33%	0 sf	0.00%
1:15 PM	4,875 sf	5.60%	0 sf	0.00%
1:30 PM	5,088 sf	5.84%	0 sf	0.00%
1:45 PM	5,312 sf	6.10%	0 sf	0.00%
2:00 PM	5,537 sf	6.36%	0 sf	0.00%
2:15 PM	5,795 sf	6.65%	0 sf	0.00%
2:30 PM	6,050 sf	6.94%	0 sf	0.00%
2:45 PM	6,350 sf	7.29%	0 sf	0.00%
3:00 PM	6,654 sf	7.64%	0 sf	0.00%
3:15 PM	7,007 sf	8.04%	0 sf	0.00%
3:30 PM	7,384 sf	8.48%	0 sf	0.00%
3:45 PM	7,820 sf	8.98%	0 sf	0.00%
4:00 PM	8,307 sf	9.53%	119 sf	0.14%
4:15 PM	8,892 sf	10.21%	440 sf	0.51%
4:30 PM	9,517 sf	10.92%	1,000 sf	1.15%
4:45 PM	10,337 sf	11.87%	2,078 sf	2.38%
5:00 PM	11,321 sf	12.99%	3,797 sf	4.36%
5:15 PM	13,160 sf	15.11%	6,402 sf	7.35%
5:30 PM	16,396 sf	18.82%	11,567 sf	13.28%
5:47 PM	23,202 sf	26.63%	23,546 sf	27.03%

SHADOW/SUNLIGHT BALANCE

Relative levels of Shadow vs. Sun



PROJECT: Family Zoning Plan
OPEN SPACE: Joe DiMaggio (87,120 sf)

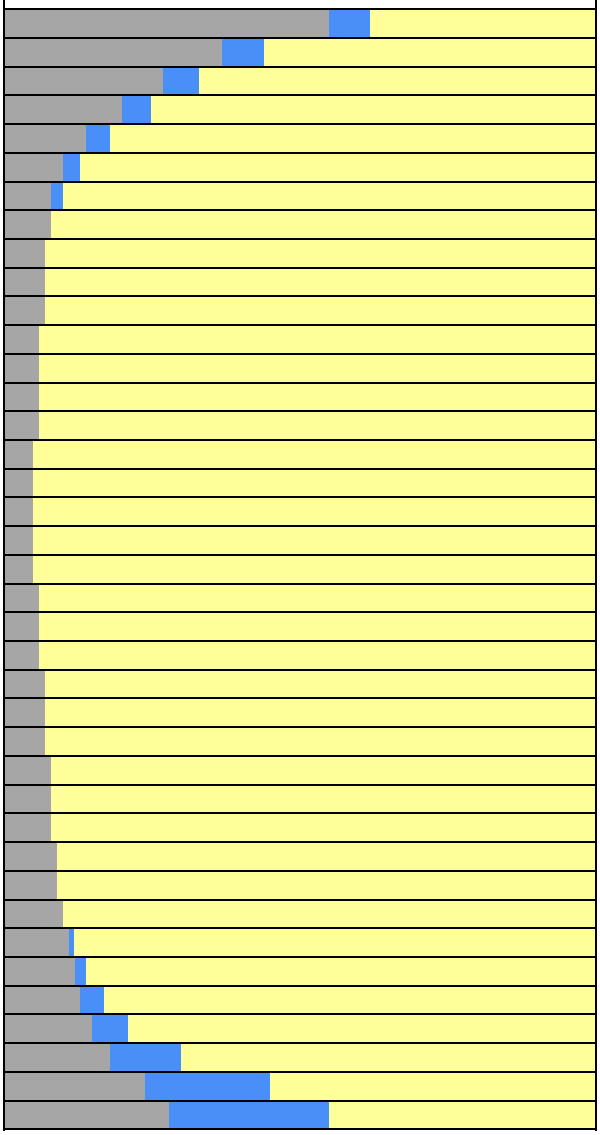
OCTOBER 11

Mirror date: March 1
Analysis hours: 8:16 AM-5:37 PM (PDT)

Shadow / Sunlight Balance Key
Existing Shadow | Project Shadow | Sunlight Remaining

Analysis Time	EXISTING SHADOW		PROJECT NET NEW SHADOW	
	Shadow Area	Coverage	Shadow Area	Coverage
8:16 AM	47,593 sf	54.63%	6,445 sf	7.40%
8:30 AM	31,988 sf	36.72%	5,996 sf	6.88%
8:45 AM	23,183 sf	26.61%	4,817 sf	5.53%
9:00 AM	17,155 sf	19.69%	3,926 sf	4.51%
9:15 AM	12,468 sf	14.31%	3,266 sf	3.75%
9:30 AM	8,774 sf	10.07%	2,746 sf	3.15%
9:45 AM	7,044 sf	8.09%	1,531 sf	1.76%
10:00 AM	6,662 sf	7.65%	24 sf	0.03%
10:15 AM	6,337 sf	7.27%	0 sf	0.00%
10:30 AM	6,058 sf	6.95%	0 sf	0.00%
10:45 AM	5,801 sf	6.66%	0 sf	0.00%
11:00 AM	5,559 sf	6.38%	0 sf	0.00%
11:15 AM	5,335 sf	6.12%	0 sf	0.00%
11:30 AM	5,131 sf	5.89%	0 sf	0.00%
11:45 AM	4,938 sf	5.67%	0 sf	0.00%
12:00 PM	4,769 sf	5.47%	0 sf	0.00%
12:15 PM	4,596 sf	5.28%	0 sf	0.00%
12:30 PM	4,406 sf	5.06%	0 sf	0.00%
12:45 PM	4,524 sf	5.19%	0 sf	0.00%
1:00 PM	4,743 sf	5.44%	0 sf	0.00%
1:15 PM	4,969 sf	5.70%	0 sf	0.00%
1:30 PM	5,188 sf	5.96%	0 sf	0.00%
1:45 PM	5,424 sf	6.23%	0 sf	0.00%
2:00 PM	5,675 sf	6.51%	0 sf	0.00%
2:15 PM	5,950 sf	6.83%	0 sf	0.00%
2:30 PM	6,247 sf	7.17%	0 sf	0.00%
2:45 PM	6,560 sf	7.53%	0 sf	0.00%
3:00 PM	6,900 sf	7.92%	0 sf	0.00%
3:15 PM	7,286 sf	8.36%	0 sf	0.00%
3:30 PM	7,703 sf	8.84%	1 sf	0.00%
3:45 PM	8,189 sf	9.40%	73 sf	0.08%
4:00 PM	8,745 sf	10.04%	319 sf	0.37%
4:15 PM	9,415 sf	10.81%	762 sf	0.87%
4:30 PM	10,214 sf	11.72%	1,657 sf	1.90%
4:45 PM	11,226 sf	12.89%	3,291 sf	3.78%
5:00 PM	12,880 sf	14.78%	5,580 sf	6.41%
5:15 PM	15,792 sf	18.13%	10,343 sf	11.87%
5:30 PM	20,669 sf	23.72%	18,729 sf	21.50%
5:37 PM	24,126 sf	27.69%	23,682 sf	27.18%

SHADOW/SUNLIGHT BALANCE
Relative levels of Shadow vs. Sun



PROJECT: Family Zoning Plan
OPEN SPACE: Joe DiMaggio (87,120 sf)

OCTOBER 18

Mirror date: February 22
Analysis hours: 8:22 AM-5:27 PM (PDT)

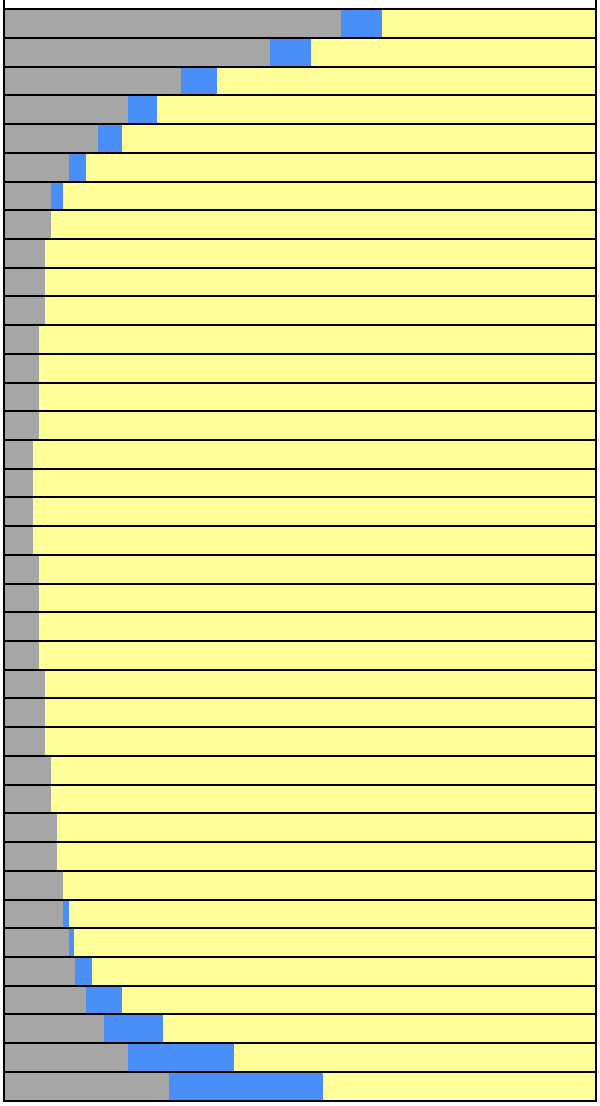
Shadow / Sunlight Balance Key

Existing Shadow | Project Shadow | Sunlight Remaining

Analysis Time	EXISTING SHADOW		PROJECT NET NEW SHADOW	
	Shadow Area	Coverage	Shadow Area	Coverage
8:22 AM	49,356 sf	56.65%	6,407 sf	7.35%
8:30 AM	39,444 sf	45.28%	6,313 sf	7.25%
8:45 AM	26,211 sf	30.09%	5,247 sf	6.02%
9:00 AM	18,682 sf	21.44%	4,215 sf	4.84%
9:15 AM	13,562 sf	15.57%	3,469 sf	3.98%
9:30 AM	9,551 sf	10.96%	2,890 sf	3.32%
9:45 AM	7,027 sf	8.07%	2,062 sf	2.37%
10:00 AM	6,625 sf	7.60%	188 sf	0.22%
10:15 AM	6,299 sf	7.23%	0 sf	0.00%
10:30 AM	6,024 sf	6.91%	0 sf	0.00%
10:45 AM	5,767 sf	6.62%	0 sf	0.00%
11:00 AM	5,537 sf	6.36%	0 sf	0.00%
11:15 AM	5,315 sf	6.10%	0 sf	0.00%
11:30 AM	5,111 sf	5.87%	0 sf	0.00%
11:45 AM	4,923 sf	5.65%	0 sf	0.00%
12:00 PM	4,755 sf	5.46%	0 sf	0.00%
12:15 PM	4,595 sf	5.27%	0 sf	0.00%
12:30 PM	4,416 sf	5.07%	0 sf	0.00%
12:45 PM	4,591 sf	5.27%	0 sf	0.00%
1:00 PM	4,820 sf	5.53%	0 sf	0.00%
1:15 PM	5,051 sf	5.80%	0 sf	0.00%
1:30 PM	5,281 sf	6.06%	0 sf	0.00%
1:45 PM	5,528 sf	6.35%	0 sf	0.00%
2:00 PM	5,787 sf	6.64%	0 sf	0.00%
2:15 PM	6,079 sf	6.98%	0 sf	0.00%
2:30 PM	6,391 sf	7.34%	0 sf	0.00%
2:45 PM	6,728 sf	7.72%	0 sf	0.00%
3:00 PM	7,097 sf	8.15%	0 sf	0.00%
3:15 PM	7,511 sf	8.62%	0 sf	0.00%
3:30 PM	7,978 sf	9.16%	15 sf	0.02%
3:45 PM	8,511 sf	9.77%	190 sf	0.22%
4:00 PM	9,128 sf	10.48%	492 sf	0.57%
4:15 PM	9,887 sf	11.35%	1,215 sf	1.39%
4:30 PM	10,804 sf	12.40%	2,651 sf	3.04%
4:45 PM	12,255 sf	14.07%	4,803 sf	5.51%
5:00 PM	14,625 sf	16.79%	8,955 sf	10.28%
5:15 PM	18,254 sf	20.95%	15,624 sf	17.93%
5:27 PM	24,202 sf	27.78%	22,907 sf	26.29%

SHADOW/SUNLIGHT BALANCE

Relative levels of Shadow vs. Sun



PROJECT: Family Zoning Plan
OPEN SPACE: Joe DiMaggio (87,120 sf)

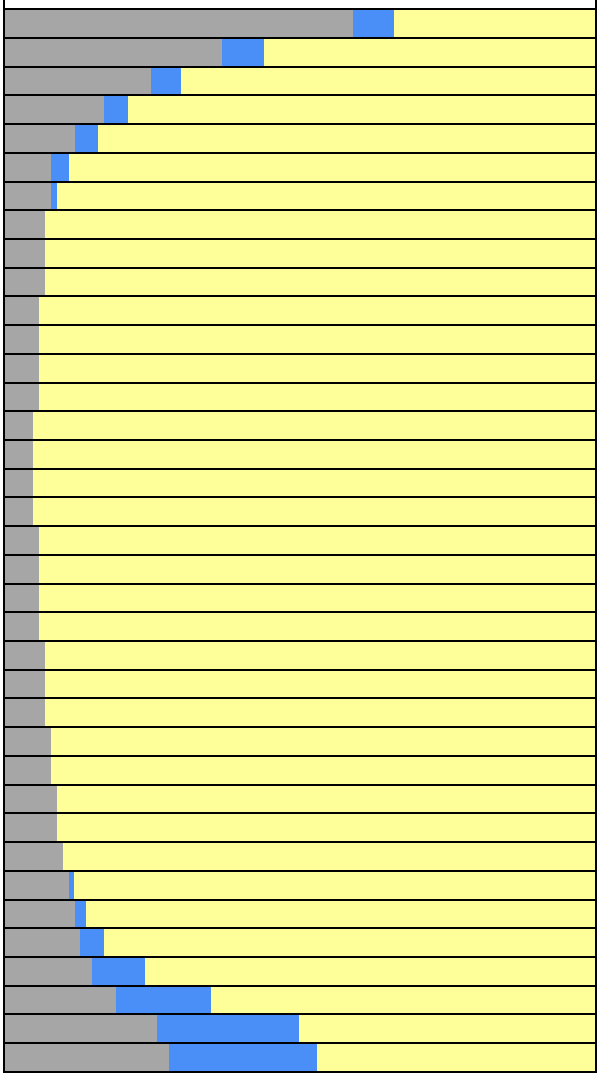
OCTOBER 25

Mirror date: February 15
Analysis hours: 7:30 AM-4:18 PM (PST)

Shadow / Sunlight Balance Key
Existing Shadow | Project Shadow | Sunlight Remaining

Analysis Time	EXISTING SHADOW		PROJECT NET NEW SHADOW	
	Shadow Area	Coverage	Shadow Area	Coverage
7:30 AM	51,336 sf	58.93%	5,893 sf	6.76%
7:45 AM	32,576 sf	37.39%	5,790 sf	6.65%
8:00 AM	21,547 sf	24.73%	4,568 sf	5.24%
8:15 AM	14,922 sf	17.13%	3,712 sf	4.26%
8:30 AM	10,530 sf	12.09%	3,061 sf	3.51%
8:45 AM	7,289 sf	8.37%	2,511 sf	2.88%
9:00 AM	6,606 sf	7.58%	571 sf	0.66%
9:15 AM	6,272 sf	7.20%	0 sf	0.00%
9:30 AM	6,002 sf	6.89%	0 sf	0.00%
9:45 AM	5,744 sf	6.59%	0 sf	0.00%
10:00 AM	5,513 sf	6.33%	0 sf	0.00%
10:15 AM	5,299 sf	6.08%	0 sf	0.00%
10:30 AM	5,090 sf	5.84%	0 sf	0.00%
10:45 AM	4,910 sf	5.64%	0 sf	0.00%
11:00 AM	4,749 sf	5.45%	0 sf	0.00%
11:15 AM	4,593 sf	5.27%	0 sf	0.00%
11:30 AM	4,439 sf	5.10%	0 sf	0.00%
11:45 AM	4,654 sf	5.34%	0 sf	0.00%
12:00 PM	4,885 sf	5.61%	0 sf	0.00%
12:15 PM	5,128 sf	5.89%	0 sf	0.00%
12:30 PM	5,367 sf	6.16%	0 sf	0.00%
12:45 PM	5,624 sf	6.46%	0 sf	0.00%
1:00 PM	5,896 sf	6.77%	0 sf	0.00%
1:15 PM	6,202 sf	7.12%	0 sf	0.00%
1:30 PM	6,528 sf	7.49%	0 sf	0.00%
1:45 PM	6,893 sf	7.91%	0 sf	0.00%
2:00 PM	7,282 sf	8.36%	0 sf	0.00%
2:15 PM	7,731 sf	8.87%	0 sf	0.00%
2:30 PM	8,229 sf	9.45%	97 sf	0.11%
2:45 PM	8,819 sf	10.12%	291 sf	0.33%
3:00 PM	9,500 sf	10.90%	715 sf	0.82%
3:15 PM	10,350 sf	11.88%	1,914 sf	2.20%
3:30 PM	11,536 sf	13.24%	3,813 sf	4.38%
3:45 PM	13,493 sf	15.49%	7,533 sf	8.65%
4:00 PM	16,681 sf	19.15%	13,991 sf	16.06%
4:15 PM	22,420 sf	25.73%	20,793 sf	23.87%
4:18 PM	24,096 sf	27.66%	21,706 sf	24.92%

SHADOW/SUNLIGHT BALANCE
Relative levels of Shadow vs. Sun



PROJECT: Family Zoning Plan
OPEN SPACE: Joe DiMaggio (87,120 sf)

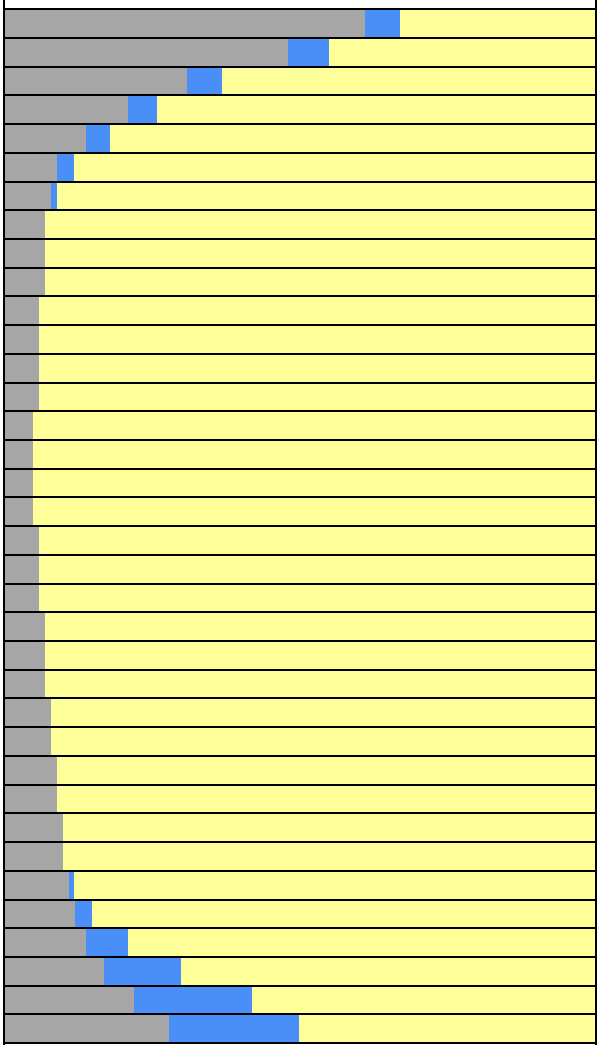
NOVEMBER 1

Mirror date: February 8
Analysis hours: 7:36 AM-4:10 PM (PST)

Shadow / Sunlight Balance Key
Existing Shadow | Project Shadow | Sunlight Remaining

Analysis Time	EXISTING SHADOW		PROJECT NET NEW SHADOW	
	Shadow Area	Coverage	Shadow Area	Coverage
7:36 AM	53,393 sf	61.29%	5,303 sf	6.09%
7:45 AM	41,612 sf	47.76%	5,811 sf	6.67%
8:00 AM	27,149 sf	31.16%	5,000 sf	5.74%
8:15 AM	17,945 sf	20.60%	4,002 sf	4.59%
8:30 AM	11,806 sf	13.55%	3,269 sf	3.75%
8:45 AM	8,030 sf	9.22%	2,706 sf	3.11%
9:00 AM	6,601 sf	7.58%	1,129 sf	1.30%
9:15 AM	6,254 sf	7.18%	0 sf	0.00%
9:30 AM	5,977 sf	6.86%	0 sf	0.00%
9:45 AM	5,727 sf	6.57%	0 sf	0.00%
10:00 AM	5,495 sf	6.31%	0 sf	0.00%
10:15 AM	5,284 sf	6.06%	0 sf	0.00%
10:30 AM	5,080 sf	5.83%	0 sf	0.00%
10:45 AM	4,898 sf	5.62%	0 sf	0.00%
11:00 AM	4,748 sf	5.45%	0 sf	0.00%
11:15 AM	4,591 sf	5.27%	0 sf	0.00%
11:30 AM	4,485 sf	5.15%	0 sf	0.00%
11:45 AM	4,705 sf	5.40%	0 sf	0.00%
12:00 PM	4,947 sf	5.68%	0 sf	0.00%
12:15 PM	5,195 sf	5.96%	0 sf	0.00%
12:30 PM	5,445 sf	6.25%	0 sf	0.00%
12:45 PM	5,714 sf	6.56%	0 sf	0.00%
1:00 PM	5,988 sf	6.87%	0 sf	0.00%
1:15 PM	6,314 sf	7.25%	0 sf	0.00%
1:30 PM	6,654 sf	7.64%	0 sf	0.00%
1:45 PM	7,036 sf	8.08%	0 sf	0.00%
2:00 PM	7,451 sf	8.55%	0 sf	0.00%
2:15 PM	7,934 sf	9.11%	28 sf	0.03%
2:30 PM	8,468 sf	9.72%	119 sf	0.14%
2:45 PM	9,107 sf	10.45%	266 sf	0.31%
3:00 PM	9,853 sf	11.31%	1,111 sf	1.27%
3:15 PM	10,863 sf	12.47%	2,800 sf	3.21%
3:30 PM	12,362 sf	14.19%	5,846 sf	6.71%
3:45 PM	14,775 sf	16.96%	11,579 sf	13.29%
4:00 PM	19,191 sf	22.03%	17,790 sf	20.42%
4:10 PM	24,483 sf	28.10%	19,556 sf	22.45%

SHADOW/SUNLIGHT BALANCE
Relative levels of Shadow vs. Sun



PROJECT: Family Zoning Plan
OPEN SPACE: Joe DiMaggio (87,120 sf)

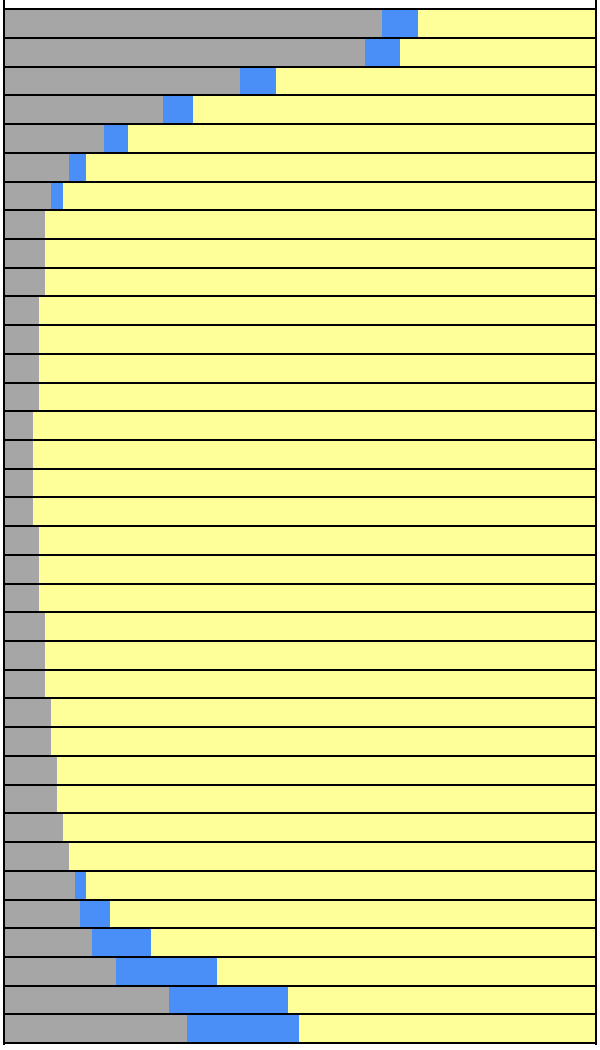
NOVEMBER 8

Mirror date: February 1
Analysis hours: 7:43 AM-4:03 PM (PST)

Shadow / Sunlight Balance Key
Existing Shadow | Project Shadow | Sunlight Remaining

Analysis Time	EXISTING SHADOW		PROJECT NET NEW SHADOW	
	Shadow Area	Coverage	Shadow Area	Coverage
7:43 AM	55,430 sf	63.63%	4,886 sf	5.61%
7:45 AM	53,511 sf	61.42%	5,070 sf	5.82%
8:00 AM	34,979 sf	40.15%	5,259 sf	6.04%
8:15 AM	23,271 sf	26.71%	4,374 sf	5.02%
8:30 AM	14,809 sf	17.00%	3,524 sf	4.05%
8:45 AM	9,424 sf	10.82%	2,883 sf	3.31%
9:00 AM	6,613 sf	7.59%	1,811 sf	2.08%
9:15 AM	6,252 sf	7.18%	25 sf	0.03%
9:30 AM	5,968 sf	6.85%	0 sf	0.00%
9:45 AM	5,720 sf	6.57%	0 sf	0.00%
10:00 AM	5,492 sf	6.30%	0 sf	0.00%
10:15 AM	5,276 sf	6.06%	0 sf	0.00%
10:30 AM	5,077 sf	5.83%	0 sf	0.00%
10:45 AM	4,901 sf	5.63%	0 sf	0.00%
11:00 AM	4,755 sf	5.46%	0 sf	0.00%
11:15 AM	4,604 sf	5.28%	0 sf	0.00%
11:30 AM	4,514 sf	5.18%	0 sf	0.00%
11:45 AM	4,744 sf	5.45%	0 sf	0.00%
12:00 PM	4,994 sf	5.73%	0 sf	0.00%
12:15 PM	5,251 sf	6.03%	0 sf	0.00%
12:30 PM	5,503 sf	6.32%	0 sf	0.00%
12:45 PM	5,784 sf	6.64%	0 sf	0.00%
1:00 PM	6,066 sf	6.96%	0 sf	0.00%
1:15 PM	6,401 sf	7.35%	0 sf	0.00%
1:30 PM	6,760 sf	7.76%	0 sf	0.00%
1:45 PM	7,173 sf	8.23%	0 sf	0.00%
2:00 PM	7,601 sf	8.72%	0 sf	0.00%
2:15 PM	8,104 sf	9.30%	16 sf	0.02%
2:30 PM	8,672 sf	9.95%	83 sf	0.10%
2:45 PM	9,355 sf	10.74%	377 sf	0.43%
3:00 PM	10,167 sf	11.67%	1,621 sf	1.86%
3:15 PM	11,341 sf	13.02%	4,143 sf	4.76%
3:30 PM	13,065 sf	15.00%	8,806 sf	10.11%
3:45 PM	16,324 sf	18.74%	14,673 sf	16.84%
4:00 PM	24,209 sf	27.79%	17,105 sf	19.63%
4:03 PM	27,281 sf	31.31%	16,856 sf	19.35%

SHADOW/SUNLIGHT BALANCE
Relative levels of Shadow vs. Sun



PROJECT: Family Zoning Plan
OPEN SPACE: Joe DiMaggio (87,120 sf)

NOVEMBER 15

Mirror date: January 25
Analysis hours: 7:51 AM-3:57 PM (PST)

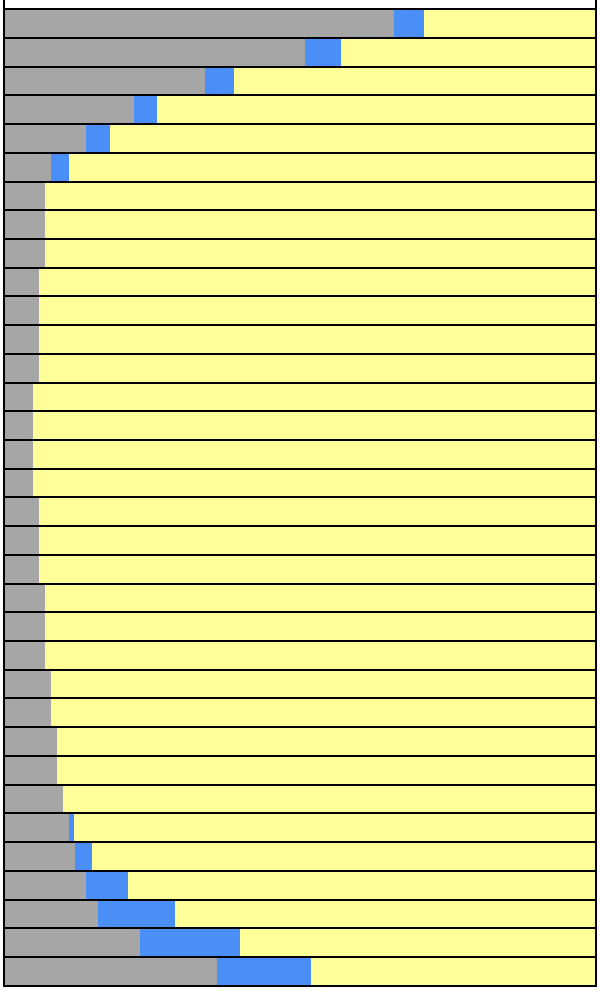
Shadow / Sunlight Balance Key

Existing Shadow | Project Shadow | Sunlight Remaining

Analysis Time	EXISTING SHADOW		PROJECT NET NEW SHADOW	
	Shadow Area	Coverage	Shadow Area	Coverage
7:51 AM	57,456 sf	65.95%	4,431 sf	5.09%
8:00 AM	44,494 sf	51.07%	5,133 sf	5.89%
8:15 AM	29,993 sf	34.43%	4,572 sf	5.25%
8:30 AM	19,421 sf	22.29%	3,823 sf	4.39%
8:45 AM	12,326 sf	14.15%	3,104 sf	3.56%
9:00 AM	7,383 sf	8.47%	2,508 sf	2.88%
9:15 AM	6,271 sf	7.20%	368 sf	0.42%
9:30 AM	5,967 sf	6.85%	0 sf	0.00%
9:45 AM	5,723 sf	6.57%	0 sf	0.00%
10:00 AM	5,494 sf	6.31%	0 sf	0.00%
10:15 AM	5,282 sf	6.06%	0 sf	0.00%
10:30 AM	5,082 sf	5.83%	0 sf	0.00%
10:45 AM	4,904 sf	5.63%	0 sf	0.00%
11:00 AM	4,764 sf	5.47%	0 sf	0.00%
11:15 AM	4,619 sf	5.30%	0 sf	0.00%
11:30 AM	4,538 sf	5.21%	0 sf	0.00%
11:45 AM	4,772 sf	5.48%	0 sf	0.00%
12:00 PM	5,029 sf	5.77%	0 sf	0.00%
12:15 PM	5,292 sf	6.07%	0 sf	0.00%
12:30 PM	5,552 sf	6.37%	0 sf	0.00%
12:45 PM	5,835 sf	6.70%	0 sf	0.00%
1:00 PM	6,127 sf	7.03%	0 sf	0.00%
1:15 PM	6,471 sf	7.43%	0 sf	0.00%
1:30 PM	6,838 sf	7.85%	0 sf	0.00%
1:45 PM	7,253 sf	8.33%	0 sf	0.00%
2:00 PM	7,709 sf	8.85%	0 sf	0.00%
2:15 PM	8,235 sf	9.45%	4 sf	0.00%
2:30 PM	8,834 sf	10.14%	54 sf	0.06%
2:45 PM	9,552 sf	10.96%	602 sf	0.69%
3:00 PM	10,422 sf	11.96%	2,338 sf	2.68%
3:15 PM	11,766 sf	13.51%	5,933 sf	6.81%
3:30 PM	13,946 sf	16.01%	11,220 sf	12.88%
3:45 PM	19,955 sf	22.91%	14,991 sf	17.21%
3:57 PM	31,138 sf	35.74%	14,108 sf	16.19%

SHADOW/SUNLIGHT BALANCE

Relative levels of Shadow vs. Sun



PROJECT: Family Zoning Plan
OPEN SPACE: Joe DiMaggio (87,120 sf)

NOVEMBER 22

Mirror date: January 18
Analysis hours: 7:57 AM-3:54 PM (PST)

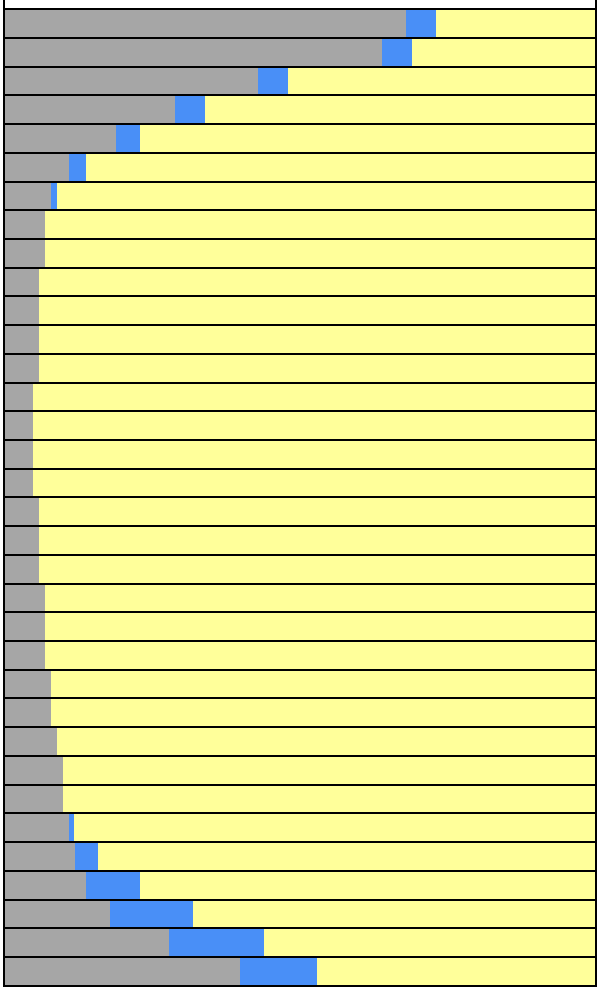
Shadow / Sunlight Balance Key

Existing Shadow | Project Shadow | Sunlight Remaining

Analysis Time	EXISTING SHADOW		PROJECT NET NEW SHADOW	
	Shadow Area	Coverage	Shadow Area	Coverage
7:57 AM	59,462 sf	68.25%	4,024 sf	4.62%
8:00 AM	56,106 sf	64.40%	4,258 sf	4.89%
8:15 AM	37,839 sf	43.43%	4,598 sf	5.28%
8:30 AM	25,145 sf	28.86%	4,022 sf	4.62%
8:45 AM	16,356 sf	18.77%	3,360 sf	3.86%
9:00 AM	9,898 sf	11.36%	2,721 sf	3.12%
9:15 AM	7,077 sf	8.12%	1,031 sf	1.18%
9:30 AM	6,019 sf	6.91%	0 sf	0.00%
9:45 AM	5,735 sf	6.58%	0 sf	0.00%
10:00 AM	5,508 sf	6.32%	0 sf	0.00%
10:15 AM	5,293 sf	6.08%	0 sf	0.00%
10:30 AM	5,094 sf	5.85%	0 sf	0.00%
10:45 AM	4,921 sf	5.65%	0 sf	0.00%
11:00 AM	4,782 sf	5.49%	0 sf	0.00%
11:15 AM	4,642 sf	5.33%	0 sf	0.00%
11:30 AM	4,551 sf	5.22%	0 sf	0.00%
11:45 AM	4,786 sf	5.49%	0 sf	0.00%
12:00 PM	5,042 sf	5.79%	0 sf	0.00%
12:15 PM	5,311 sf	6.10%	0 sf	0.00%
12:30 PM	5,580 sf	6.40%	0 sf	0.00%
12:45 PM	5,869 sf	6.74%	0 sf	0.00%
1:00 PM	6,165 sf	7.08%	0 sf	0.00%
1:15 PM	6,509 sf	7.47%	0 sf	0.00%
1:30 PM	6,887 sf	7.90%	0 sf	0.00%
1:45 PM	7,318 sf	8.40%	0 sf	0.00%
2:00 PM	7,785 sf	8.94%	0 sf	0.00%
2:15 PM	8,321 sf	9.55%	0 sf	0.00%
2:30 PM	8,937 sf	10.26%	31 sf	0.04%
2:45 PM	9,680 sf	11.11%	824 sf	0.95%
3:00 PM	10,624 sf	12.20%	3,146 sf	3.61%
3:15 PM	12,246 sf	14.06%	7,550 sf	8.67%
3:30 PM	15,814 sf	18.15%	12,449 sf	14.29%
3:45 PM	24,777 sf	28.44%	13,761 sf	15.80%
3:54 PM	34,860 sf	40.01%	11,627 sf	13.35%

SHADOW/SUNLIGHT BALANCE

Relative levels of Shadow vs. Sun



PROJECT: Family Zoning Plan
OPEN SPACE: Joe DiMaggio (87,120 sf)

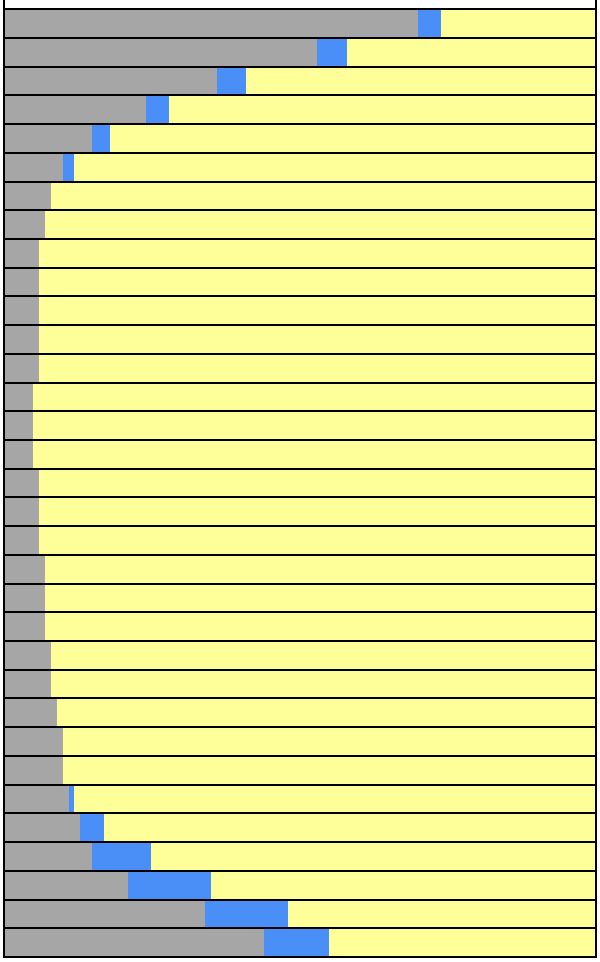
NOVEMBER 29

Mirror date: January 11
Analysis hours: 8:04 AM-3:51 PM (PST)

Shadow / Sunlight Balance Key
Existing Shadow | Project Shadow | Sunlight Remaining

Analysis Time	EXISTING SHADOW		PROJECT NET NEW SHADOW	
	Shadow Area	Coverage	Shadow Area	Coverage
8:04 AM	60,975 sf	69.99%	3,790 sf	4.35%
8:15 AM	46,327 sf	53.18%	4,521 sf	5.19%
8:30 AM	31,415 sf	36.06%	4,084 sf	4.69%
8:45 AM	20,984 sf	24.09%	3,555 sf	4.08%
9:00 AM	13,129 sf	15.07%	2,935 sf	3.37%
9:15 AM	8,485 sf	9.74%	1,824 sf	2.09%
9:30 AM	6,811 sf	7.82%	0 sf	0.00%
9:45 AM	5,872 sf	6.74%	0 sf	0.00%
10:00 AM	5,532 sf	6.35%	0 sf	0.00%
10:15 AM	5,316 sf	6.10%	0 sf	0.00%
10:30 AM	5,117 sf	5.87%	0 sf	0.00%
10:45 AM	4,940 sf	5.67%	0 sf	0.00%
11:00 AM	4,804 sf	5.51%	0 sf	0.00%
11:15 AM	4,670 sf	5.36%	0 sf	0.00%
11:30 AM	4,546 sf	5.22%	0 sf	0.00%
11:45 AM	4,759 sf	5.46%	0 sf	0.00%
12:00 PM	5,000 sf	5.74%	0 sf	0.00%
12:15 PM	5,294 sf	6.08%	0 sf	0.00%
12:30 PM	5,585 sf	6.41%	0 sf	0.00%
12:45 PM	5,879 sf	6.75%	0 sf	0.00%
1:00 PM	6,178 sf	7.09%	0 sf	0.00%
1:15 PM	6,517 sf	7.48%	0 sf	0.00%
1:30 PM	6,904 sf	7.92%	0 sf	0.00%
1:45 PM	7,335 sf	8.42%	0 sf	0.00%
2:00 PM	7,810 sf	8.96%	0 sf	0.00%
2:15 PM	8,358 sf	9.59%	0 sf	0.00%
2:30 PM	8,980 sf	10.31%	24 sf	0.03%
2:45 PM	9,745 sf	11.19%	1,069 sf	1.23%
3:00 PM	10,930 sf	12.55%	3,847 sf	4.42%
3:15 PM	13,003 sf	14.93%	8,515 sf	9.77%
3:30 PM	17,870 sf	20.51%	12,500 sf	14.35%
3:45 PM	29,585 sf	33.96%	12,017 sf	13.79%
3:51 PM	38,226 sf	43.88%	9,782 sf	11.23%

SHADOW/SUNLIGHT BALANCE
Relative levels of Shadow vs. Sun



PROJECT: Family Zoning Plan
OPEN SPACE: Joe DiMaggio (87,120 sf)

DECEMBER 6

Mirror date: January 4
Analysis hours: 8:10 AM-3:51 PM (PST)

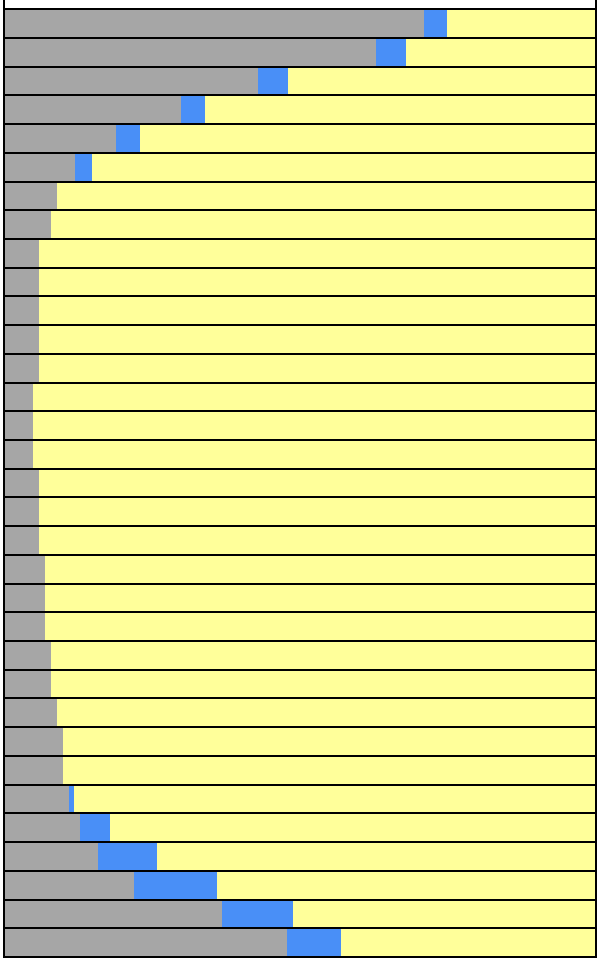
Shadow / Sunlight Balance Key

Existing Shadow | Project Shadow | Sunlight Remaining

Analysis Time	EXISTING SHADOW		PROJECT NET NEW SHADOW	
	Shadow Area	Coverage	Shadow Area	Coverage
8:10 AM	62,077 sf	71.25%	3,623 sf	4.16%
8:15 AM	55,171 sf	63.33%	3,964 sf	4.55%
8:30 AM	37,834 sf	43.43%	4,133 sf	4.74%
8:45 AM	25,717 sf	29.52%	3,623 sf	4.16%
9:00 AM	16,650 sf	19.11%	3,157 sf	3.62%
9:15 AM	10,386 sf	11.92%	2,530 sf	2.90%
9:30 AM	7,843 sf	9.00%	260 sf	0.30%
9:45 AM	6,564 sf	7.53%	0 sf	0.00%
10:00 AM	5,653 sf	6.49%	0 sf	0.00%
10:15 AM	5,348 sf	6.14%	0 sf	0.00%
10:30 AM	5,150 sf	5.91%	0 sf	0.00%
10:45 AM	4,967 sf	5.70%	0 sf	0.00%
11:00 AM	4,834 sf	5.55%	0 sf	0.00%
11:15 AM	4,701 sf	5.40%	0 sf	0.00%
11:30 AM	4,542 sf	5.21%	0 sf	0.00%
11:45 AM	4,757 sf	5.46%	0 sf	0.00%
12:00 PM	5,024 sf	5.77%	0 sf	0.00%
12:15 PM	5,298 sf	6.08%	0 sf	0.00%
12:30 PM	5,573 sf	6.40%	0 sf	0.00%
12:45 PM	5,859 sf	6.72%	0 sf	0.00%
1:00 PM	6,163 sf	7.07%	0 sf	0.00%
1:15 PM	6,497 sf	7.46%	0 sf	0.00%
1:30 PM	6,881 sf	7.90%	0 sf	0.00%
1:45 PM	7,318 sf	8.40%	0 sf	0.00%
2:00 PM	7,793 sf	8.95%	0 sf	0.00%
2:15 PM	8,341 sf	9.57%	0 sf	0.00%
2:30 PM	8,961 sf	10.29%	23 sf	0.03%
2:45 PM	9,870 sf	11.33%	1,182 sf	1.36%
3:00 PM	11,182 sf	12.83%	4,220 sf	4.84%
3:15 PM	13,645 sf	15.66%	8,831 sf	10.14%
3:30 PM	19,347 sf	22.21%	12,156 sf	13.95%
3:45 PM	32,446 sf	37.24%	10,874 sf	12.48%
3:51 PM	41,983 sf	48.19%	7,815 sf	8.97%

SHADOW/SUNLIGHT BALANCE

Relative levels of Shadow vs. Sun



PROJECT: Family Zoning Plan
OPEN SPACE: Joe DiMaggio (87,120 sf)

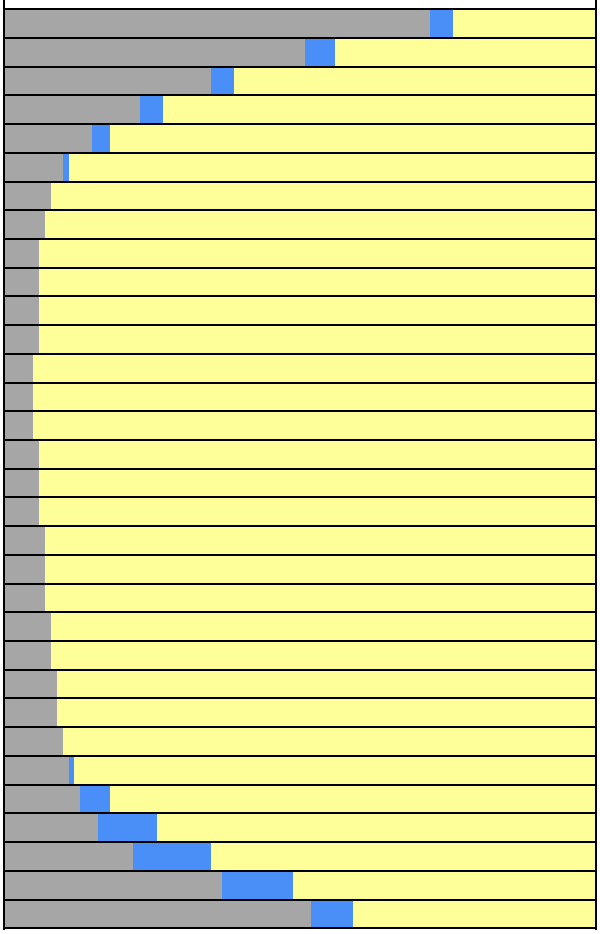
DECEMBER 13

Mirror date: December 28
Analysis hours: 8:15 AM-3:52 PM (PST)

Shadow / Sunlight Balance Key
Existing Shadow | Project Shadow | Sunlight Remaining

Analysis Time	EXISTING SHADOW		PROJECT NET NEW SHADOW	
	Shadow Area	Coverage	Shadow Area	Coverage
8:15 AM	62,797 sf	72.08%	3,498 sf	4.02%
8:30 AM	44,071 sf	50.59%	4,120 sf	4.73%
8:45 AM	30,241 sf	34.71%	3,724 sf	4.27%
9:00 AM	19,954 sf	22.90%	3,236 sf	3.71%
9:15 AM	12,851 sf	14.75%	2,723 sf	3.13%
9:30 AM	8,805 sf	10.11%	869 sf	1.00%
9:45 AM	7,255 sf	8.33%	0 sf	0.00%
10:00 AM	6,109 sf	7.01%	0 sf	0.00%
10:15 AM	5,439 sf	6.24%	0 sf	0.00%
10:30 AM	5,186 sf	5.95%	0 sf	0.00%
10:45 AM	4,998 sf	5.74%	0 sf	0.00%
11:00 AM	4,857 sf	5.58%	0 sf	0.00%
11:15 AM	4,731 sf	5.43%	0 sf	0.00%
11:30 AM	4,548 sf	5.22%	0 sf	0.00%
11:45 AM	4,709 sf	5.40%	0 sf	0.00%
12:00 PM	4,976 sf	5.71%	0 sf	0.00%
12:15 PM	5,253 sf	6.03%	0 sf	0.00%
12:30 PM	5,528 sf	6.35%	0 sf	0.00%
12:45 PM	5,821 sf	6.68%	0 sf	0.00%
1:00 PM	6,123 sf	7.03%	0 sf	0.00%
1:15 PM	6,454 sf	7.41%	0 sf	0.00%
1:30 PM	6,831 sf	7.84%	0 sf	0.00%
1:45 PM	7,258 sf	8.33%	0 sf	0.00%
2:00 PM	7,731 sf	8.87%	0 sf	0.00%
2:15 PM	8,270 sf	9.49%	0 sf	0.00%
2:30 PM	8,933 sf	10.25%	0 sf	0.00%
2:45 PM	9,859 sf	11.32%	1,062 sf	1.22%
3:00 PM	11,281 sf	12.95%	4,068 sf	4.67%
3:15 PM	13,808 sf	15.85%	8,530 sf	9.79%
3:30 PM	19,540 sf	22.43%	11,753 sf	13.49%
3:45 PM	32,452 sf	37.25%	10,549 sf	12.11%
3:52 PM	44,996 sf	51.65%	6,232 sf	7.15%

SHADOW/SUNLIGHT BALANCE
Relative levels of Shadow vs. Sun



PROJECT: Family Zoning Plan
OPEN SPACE: Joe DiMaggio (87,120 sf)

DECEMBER 20

Winter solstice (December 21 similar)
Analysis hours: 8:19 AM-3:54 PM (PST)

Shadow / Sunlight Balance Key

Existing Shadow | Project Shadow | Sunlight Remaining

Analysis Time	EXISTING SHADOW		PROJECT NET NEW SHADOW	
	Shadow Area	Coverage	Shadow Area	Coverage
8:19 AM	63,052 sf	72.37%	3,457 sf	3.97%
8:30 AM	49,142 sf	56.41%	4,080 sf	4.68%
8:45 AM	34,003 sf	39.03%	3,810 sf	4.37%
9:00 AM	22,611 sf	25.95%	3,341 sf	3.83%
9:15 AM	14,836 sf	17.03%	2,875 sf	3.30%
9:30 AM	9,679 sf	11.11%	1,488 sf	1.71%
9:45 AM	7,787 sf	8.94%	0 sf	0.00%
10:00 AM	6,454 sf	7.41%	0 sf	0.00%
10:15 AM	5,621 sf	6.45%	0 sf	0.00%
10:30 AM	5,229 sf	6.00%	0 sf	0.00%
10:45 AM	5,039 sf	5.78%	0 sf	0.00%
11:00 AM	4,883 sf	5.61%	0 sf	0.00%
11:15 AM	4,765 sf	5.47%	0 sf	0.00%
11:30 AM	4,623 sf	5.31%	0 sf	0.00%
11:45 AM	4,656 sf	5.34%	0 sf	0.00%
12:00 PM	4,923 sf	5.65%	0 sf	0.00%
12:15 PM	5,200 sf	5.97%	0 sf	0.00%
12:30 PM	5,472 sf	6.28%	0 sf	0.00%
12:45 PM	5,762 sf	6.61%	0 sf	0.00%
1:00 PM	6,064 sf	6.96%	0 sf	0.00%
1:15 PM	6,389 sf	7.33%	0 sf	0.00%
1:30 PM	6,753 sf	7.75%	0 sf	0.00%
1:45 PM	7,175 sf	8.24%	0 sf	0.00%
2:00 PM	7,635 sf	8.76%	0 sf	0.00%
2:15 PM	8,165 sf	9.37%	0 sf	0.00%
2:30 PM	8,816 sf	10.12%	0 sf	0.00%
2:45 PM	9,715 sf	11.15%	772 sf	0.89%
3:00 PM	11,060 sf	12.70%	3,478 sf	3.99%
3:15 PM	13,417 sf	15.40%	7,731 sf	8.87%
3:30 PM	18,450 sf	21.18%	11,434 sf	13.12%
3:45 PM	30,188 sf	34.65%	10,821 sf	12.42%
3:54 PM	46,296 sf	53.14%	5,558 sf	6.38%

SHADOW/SUNLIGHT BALANCE

Relative levels of Shadow vs. Sun

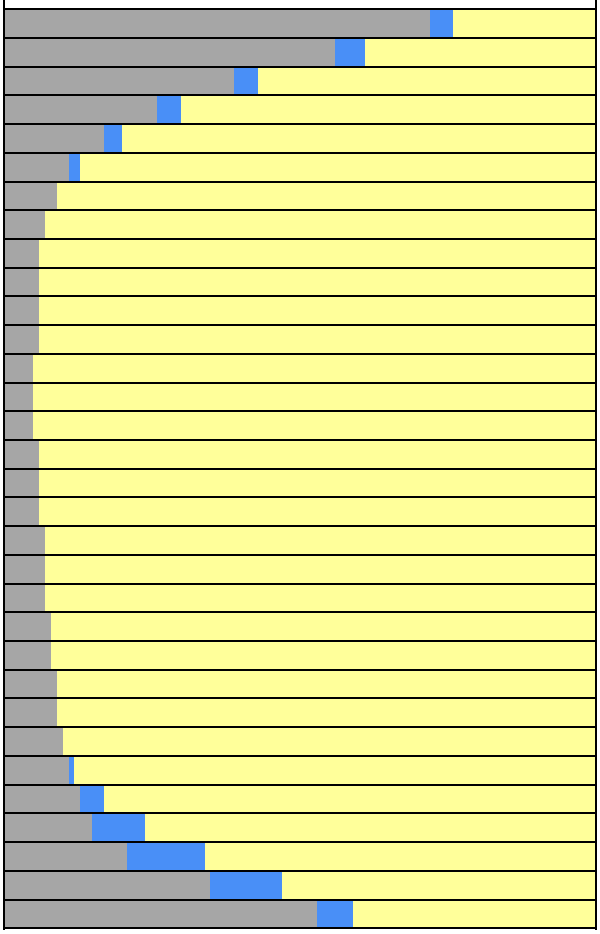


EXHIBIT E

SWAPE Technical Consultation, Data Analysis and Litigation Support for the Environment

2656 29th Street, Suite 201
Santa Monica, CA 90405

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(949) 887-9013
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November 14, 2025

Richard Drury
Lozeau | Drury LLP
1939 Harrison St., Suite 150
Oakland, CA 94612

Subject: **Comments on the Family Zoning Plan – Housing Element Rezoning Program (SCH No. 2021060358)**

Dear Mr. Drury,

We have reviewed the September 2025 Addendum No. 1 to Environmental Impact Report ("Addendum") and the November 2022 Final Environmental Impact Report ("FEIR") for the Family Zoning Plan – Housing Element Rezoning Program ("Project") located in the City of San Francisco ("City"). The Addendum proposes to develop an additional 4,000 housing units to bring the total units under the Family Zoning Plan to 54,000 housing units.

Our review concludes that the Addendum fails to adequately evaluate the Project's hazards, hazardous materials, and air quality impacts. As a result, emissions and health risk impacts associated with construction and operation of the proposed Project may be underestimated and inadequately addressed. A subsequent Environmental Impact Report ("EIR") should be prepared to adequately assess and mitigate the potential hazards, hazardous materials, and air quality impacts that the project may have on the environment.

Hazards and Hazardous Materials

Inadequate Disclosure and Analysis of Impacts

The Addendum and FEIR do not mention the newly passed AB 130 which mandates that hazardous waste sites be addressed through the completion of a Phase I Environmental Site Assessments ("ESAs"). AB 130 states: [1]

> "The development can proceed as a "use by right" if, [among other provisions],

[1] "Assembly Bill No. 130." California State Legislature, 2025, *available at:* https://legiscan.com/CA/text/AB130/id/3258333

(13) (A) The development proponent completes a Phase I environmental assessment, as defined in Section 78090 of the Health and Safety Code, and a Phase II environmental assessment, as defined in subdivision (o) of Section 25403 of the Health and Safety Code, if warranted.

(B) If a recognized environmental condition is found, the development proponent shall undertake a preliminary endangerment assessment, as defined in Section 78095 of the Health and Safety Code, prepared by an environmental assessor to determine the existence of any release of a hazardous substance on the site and to determine the potential for exposure of future occupants to significant health hazards from any nearby property or activity.

(i) If a release of hazardous substance is found to exist on the site, the release shall be removed, or any significant effect of the release shall be mitigated to a level of insignificance in compliance with state and federal requirements.

(ii) If a potential for exposure to significant hazards from surrounding properties or activities is found to exist, the effects of the potential exposure shall be mitigated to a level of insignificance in compliance with current state and federal requirements."

These requirements are not mentioned in the Addendum or FEIR. There are thousands of hazardous waste sites in San Francisco. According to the FEIR, there are 2,000 Maher sites and 2,300 Cortese List sites within San Francisco (p. 4.1-219) [2]. All Maher- and Cortese-listed sites that will be subject to development under this Project will need to undergo a Phase I ESA according to the AB 130 text cited above.

Phase I ESAs are conducted to identify if any recognized environmental conditions are found that would potentially pose a health risk to construction workers or for future residents. If a recognized environmental condition is found, a more detailed preliminary endangerment assessment is required to identify any hazardous substance release.

A subsequent EIR should be prepared to include specific mitigation measures for dealing with Maher- and Cortese-listed sites in a manner consistent with AB 130. These mitigation measures must include provisions for conducting Phase I ESAs and, if recognized conditions are found, Phase II ESAs so that the health of construction workers, future occupants and workers is protected.

[2] The Hazardous Waste and Substances Sites (Cortese) List is a planning document used by the State, local agencies, and developers to comply with the California Environmental Quality Act requirements in providing information about the location of hazardous materials release sites. Government Code section 65962.5 requires the California Environmental Protection Agencyopens in a new window to develop at least annually an updated Cortese List. DTSC is responsible for a portion of the information contained in the Cortese List. Other State and local government agencies are required to provide additional hazardous material release information for the Cortese List. https://dtsc.ca.gov/dtscs-cortese-list/

Air Quality

Failure to Quantify and Adequately Evaluate Criteria Air Pollutant Emissions

The Addendum fails to quantify the criteria air pollutant emissions associated with Project construction and operation. Rather, in regard to the proposed Project's construction-related air quality impacts, the Addendum states:

> "The proposed rezoning program and subsequent development is expected to result in the same significant criteria air pollutant impacts from construction but not substantially more severe impacts than those disclosed in the EIR" (p. 93).

Similarly, in regard to the Project's operational air quality impacts, the Addendum states:

> "The conclusion in the FEIR is that total operational emissions for future development would be below the air district's thresholds of significance for all pollutants. That conclusion also applies to the proposed rezoning program. Operational emissions would not exceed any thresholds for any representative building type that would be constructed under the proposed rezoning program, and the impact would be less than significant" (p. 95).

However, relevant Bay Area Air Quality Management District ("BAAQMD") guidance supports the calculation of the Project's air pollutant emissions. The Addendum proposes to construct an additional 4,000 residential units. According to BAAQMD's screening criteria, apartments and condo-townhouse land uses must undergo further environmental review if they exceed 416 units for construction or 637/638 units for operational emissions (see table below).[3]

[3] "Screening For Criteria Air Pollutants and Precursors." BAAQMD, 2022, *available at*: https://www.baaqmd.gov/~/media/files/planning-and-research/ceqa/ceqa-guidelines-2022/ceqa-guidelines-chapter-4-screening_final-pdf.pdf?la=en, p. 4.

Land Use Category	Land Use Subcategory	Land Use Unit	Screening Level	
			Construction	Operation
Education	Worship Place	KSF	452	642
Industrial	General Heavy Industry	KSF	452	1,009
Industrial	General Light Industry	KSF	452	998
Industrial	Industrial Park	KSF	452	1,247
Industrial	Manufacturing	KSF	452	1,009
Industrial	Warehouse[1]	KSF	452	1,423
Recreational	Arena	KSF	732	600
Recreational	City Park	Acres	10	175
Recreational	Fast Food Restaurant	KSF	452	21
Recreational	Health Club	KSF	452	261
Recreational	Hotel	Rooms	312	633
Recreational	Motel	Rooms	230	767
Recreational	Movie Theater	KSF	458	80
Recreational	Restaurant – High Turnover (Sit-Down)	KSF	452	75
Recreational	Restaurant – Quality (Fine Dining)	KSF	452	105
Recreational	Racquet Club	KSF	452	457
Recreational	Recreational Swimming Pool	KSF	452	376
Residential	Apartments	DU	416	638
Residential	Condo-Townhouse	DU	416	637
Residential	Mobile Home Park	DU	377	721
Residential	Congregate Care/Retirement Community	DU	416	1,008
Residential	Single Family Housing	DU	254	421
Retail	Auto Care Center	KSF	452	356
Retail	Convenience Market	KSF	452	11
Retail	Discount Store	KSF	452	150
Retail	Home Improvement Superstore/Hardware-Paint Store	KSF	452	221
Retail	Regional Shopping Center	KSF	452	221
Retail	Strip Mall	KSF	452	204
Retail	Supermarket	KSF	452	72

Notes: DU = dwelling unit; KSF = thousand square feet.

Furthermore, the BAAQMD indicates that if a Project includes any of the listed screening criteria, "then the lead agency would need to perform a detailed assessment of the project's criteria air pollutant and precursor emissions."[4] Thus, pursuant to relevant BAAQMD guidance, a quantitative air quality analysis should be prepared in a subsequent EIR.

Without making an effort to estimate the Project's potential construction-related and operational criteria air pollutant emissions, the Addendum lacks evidence to support the conclusion that the Project's emissions would not exceed the applicable BAAQMD significance thresholds. Until further analysis is provided, we cannot verify the Project would not result in new, significant air quality impacts already addressed in the FEIR. The Project should not be approved until a subsequent EIR is prepared to adequately assess and mitigate the potential air quality impacts that Project construction and operation may have on the surrounding environment.

SWAPE's Analysis Indicates a Potentially Significant Air Quality Impact

In an effort to estimate construction-related and operational emissions that may result from development of the additional 4,000 housing units under the Addendum, we prepared a preliminary CalEEMod model. Our analysis provides a generalized evaluation of a range of potential residential building types. Specifically, we modeled accounting for 2,000 "Apartments Mid Rise" and 2,000

[4] "Screening For Criteria Air Pollutants and Precursors." BAAQMD, 2022, *available at*: https://www.baaqmd.gov/~/media/files/planning-and-research/ceqa/ceqa-guidelines-2022/ceqa-guidelines-chapter-4-screening_final-pdf.pdf?la=en, p. 4.

"Condo/Townhouse High Rise" land use subtypes. Because Project-specific details such as construction schedule, equipment types, and operating parameters are not known at this time, all other values were left as default.

Our analysis estimates that the Project's construction and operational related reactive organic gases/volatile organic compounds ("ROG/VOC") emissions exceed the BAAQMD daily threshold of 54 pounds per day ("lbs/day") (see table below).

SWAPE Criteria Air Pollutant Emissions Estimates		
	Construction ROG/VOC (lbs/day)	**Operational ROG/VOC** (lbs/day)
SWAPE	148	145
BAAQMD Threshold	**54**	**54**
Exceeds?	***Yes***	***Yes***

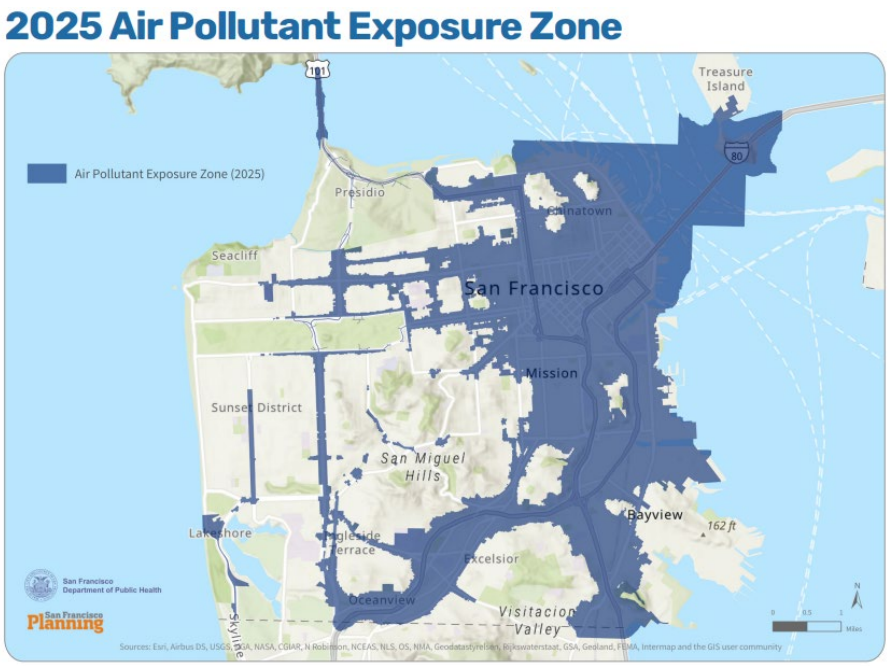
According to our analysis, the construction and operational related ROG/VOC emissions are estimated to be approximately 148 and 145 lbs/day, respectively, exceeding the BAAQMD daily threshold. This finding indicates a potentially significant air quality impact that the Addendum did not identify or address. In our opinion, a subsequent EIR should be conducted to provide a more substantial calculation of the Project's emissions and a more detailed evaluation of the Project's potential air quality impacts.

Failure to Adequately Account for Air Pollution Exposure Zones

The Addendum proposes development in the Downtown, Marina, Mission, Northeast, and Western Addition planning districts, which have areas within the City's air pollutant exposure zones ("APEZ"). The Addendum states that "the proposed rezoning program may result in a small proportion of additional rezoned parcels being in the APEZ, which could increase the number of people exposed to the generally high pollutant concentrations in the APEZ" (p. 97).

In 2025, the City identified new APEZ areas, defined as locations "where particulate matter ($PM_{2.5}$) is greater than or equal to 9 $\mu g/m^3$ or where the risk of cancer from air pollutants is greater than or equal to 100 in a million," and are displayed in the APEZ map presented below:[5]

[5] "2025 Air Pollutant Exposure Zone." San Francisco Department of Public Health, February 2025, available at: https://citypln-m-extnl.sfgov.org/SharedLinks.aspx?accesskey=216571d03e991ee3e00bc434a2415eb36eabc17a8f25a39dc8105f404b976d2f&VaultGUID=A4A7DACD-B0DC-4322-BD29-F6F07103C6E0.



According to the City:

> "Since 2008, San Francisco Health Code article 38 requires new residential construction projects in the APEZ to install enhanced ventilation in buildings to protect residents from the health effects of poor air quality. In addition, through the environmental review process, many construction projects in the APEZ are required to use the cleanest available construction equipment to reduce air quality impacts."[6][7]

As demonstrated above, residential projects are recommended to install enhanced ventilation in buildings. The Addendum and FEIR have failed to do so. Additionally, the Addendum concludes that the $PM_{2.5}$ and cancer risk impacts associated with the Project would be significant-and-unavoidable with mitigation, stating:

> "The maximum increases in $PM_{2.5}$ concentrations and cancer risks would not be meaningfully different than those found in the FEIR analysis, and the results would most likely still be above the air district's thresholds and thus significant and unavoidable with mitigation" (p. 97).

While we agree that the Project would result in significant air quality impacts, the Addendum's assertion that this impact is significant-and-unavoidable is unsupported. The Project proposed by the Addendum would allow further residential development within newly designated APEZ areas, which are already characterized by elevated $PM_{2.5}$ levels and an increased cancer risk. By facilitating new housing in these

[6] "Air Quality Review." San Francisco Planning, 2025, *available at:* https://sfplanning.org/air-quality#permit-anchor-3.
[7] "ARTICLE 38: Enhanced Ventilation for Urban Infill." City and County of San Francisco, December 2008, *available at: https://codelibrary.amlegal.com/codes/san_francisco/latest/sf_health/0-0-0-6054*.

areas without committing to additional mitigation, the Addendum could expose future residents to potentially significant health impacts. According to CEQA Guidelines §15096(g)(2):

> "When an updated EIR has been prepared for a project, the Responsible Agency shall not approve the project as proposed if the agency finds any feasible alternative or feasible mitigation measures within its powers that would substantially lessen or avoid any significant effect the project would have on the environment."[8]

As such, the Addendum is required under CEQA to implement all feasible mitigation to reduce impacts to a less-than-significant level. To reduce the Project's air quality impacts to the maximum extent possible, additional feasible mitigation measures should be incorporated, such as those suggested in the section of this letter titled "Feasible Mitigation Measures Available to Reduce Emissions." The Project should not be approved until a subsequent EIR is prepared, incorporating all feasible mitigation to reduce emissions to the maximum extent possible.

Mitigation

Feasible Mitigation Measures Available to Reduce Emissions

The Addendum is required under CEQA to implement all feasible mitigation to reduce the Project's potential impacts. As demonstrated above, the Project would result in potentially significant air quality impacts that should be mitigated further.

To reduce the VOC emissions associated with Project construction and operation, we recommend the Addendum consider incorporating the following mitigation measures:[9]

- Use super-compliant VOC-content architectural coatings (0 grams per liter to less than 10 grams per liter VOC) during Project construction application of paints and other architectural coatings.
- If paints and coatings with VOC content of 0 grams/liter to less than 10 grams/liter cannot be utilized, or they do not reduce emissions to below thresholds, the developer shall avoid application of architectural coatings during the peak smog season: July, August, and September.

While the Project is not located in Los Angeles County, the above mitigation measures would decrease emissions regardless. Further mitigation used by other land use development projects to address VOC emissions include:[10]

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[8] "Cal. Code Regs. tit. 14 § 15096." California Legislature, available at: https://casetext.com/regulation/california-code-of-regulations/title-14-natural-resources/division-6-resources-agency/chapter-3-guidelines-for-implementation-of-the-california-environmental-quality-act/article-7-eir-process/section-15096-process-for-a-responsible-agency.

[9] "Mitigation Monitoring and Reporting Program." Los Angeles County Housing Element Update Program EIR. August 2021, *available at*: https://planning.lacounty.gov/wp-content/uploads/2023/07/Housing_final-peir-mitigation-monitoring.pdf.

[10] "Banning Commerce Center Project." Kimley-Horn and Associates, Inc., June 2024, *available at*: https://ceqanet.opr.ca.gov/2022090102/2; Draft Environmental Impact Report, p. 1-7.

- Recycle leftover paint. Take any leftover paint to a household hazardous waste center; do not mix leftover water-based and oil-based paints.
- Keep lids closed on all paint containers when not in use to prevent VOC emissions and excessive odors.
- For water-based paints, clean up with water only. Whenever possible, do not rinse the cleanup water down the drain or pour it directly into the ground or the storm drain
- Use compliant low-VOC cleaning solvents to clean paint application equipment.
- Keep all paint- and solvent-laden rags in sealed containers to prevent VOC emissions.
- Contractors shall construct/build with materials that do not require painting and use pre-painted construction materials to the extent practicable.
- Use high-pressure/low-volume paint applicators with a minimum transfer efficiency of at least 50 percent or other application techniques with equivalent or higher transfer efficiency.
- Manual application using a paintbrush, hand-roller, trowel, spatula, dauber, rag, or sponge, to achieve a 100 percent application efficiency.

In order to reduce the $PM_{2.5}$ and cancer risk emissions associated with the Project and recommend the Addendum consider incorporating several mitigation measures as listed below. Incorporating these measures would also reduce cumulative exposure for future residential developments proposed within APEZ zones, where pollutant concentrations are already elevated. The Southern California Association of Governments' Certified Final Program Environmental Impact Report for Connect SoCal 2024 recommends the following Project-level air quality mitigation measures: [11]

- Installing high-efficiency or enhanced filtration units, such as Minimum Efficiency Reporting Value (MERV) 13 or better. Installation of enhanced filtration units can be verified during occupancy inspection prior to the issuance of an occupancy permit.
- Disclose potential health impacts to prospective sensitive receptors from living in close proximity to freeways or other sources of air pollution and the reduced effectiveness of air filtration systems when windows are open or residents are outside.
- Identify the responsible implementing and enforcement agency to ensure that enhanced filtration units are installed on-site before a permit of occupancy is issued.
- Identify the responsible entity such as future residents themselves, Homeowner's Association, or property managers for ensuring enhanced filtration units are replaced on time.
- Identify, provide, and disclose ongoing cost-sharing strategies, if any, for replacing the enhanced filtration units.
- Set criteria for assessing progress in installing and replacing the enhanced filtration units,
- Develop a process for evaluating the effectiveness of the enhanced filtration units.
- Diesel generators on site for more than 10 total days shall be equipped with emission control technology verified by EPA or CARB to reduce PM emissions by a minimum of 85%.

[11] "Certified Final Program Environmental Impact Report for Connect SoCal 2024." SCAG, May 2020, *available at:* https://scag.ca.gov/program-environmental-impact-report-0.

- Establish generator sites and truck-staging zones for vehicles waiting to load or unload material on site. Such zones shall be located where diesel emissions have the least impact on abutters, the general public, and especially sensitive receptors such as hospitals, schools, daycare facilities, elderly housing, and convalescent facilities.
- Obtain CARB Portable Equipment Registration with the state or a local district permit for portable engines and portable engine-driven equipment units used at the project work site, with the exception of on-road and off-road motor vehicles. Arrange appropriate consultations with CARB or the local air district to determine registration and permitting requirements prior to equipment operation at the site.
- Provide pedestrian network improvements, such as interconnected street network, narrower roadways and shorter block lengths, sidewalks, parks and public spaces, minimize pedestrian barriers.
- Create urban non-motorized zones.
- Provide bike parking in non-residential and multi-unit residential projects
- Require residential area parking permit.
- Provide ride-sharing programs:
    - Designate a certain percentage of parking spacing for ride sharing vehicles,
    - Designating adequate passenger loading and unloading and waiting areas for ride-sharing vehicles,
    - Providing a web site or messaging board for coordinating rides, and
    - Permanent transportation management association membership and finding requirement.

Provided above are several mitigation measures that would reduce Project-related VOC and $PM_{2.5}$/cancer risk emissions. These measures offer a cost-effective, feasible way to incorporate lower-emitting design features into the proposed Project, which subsequently reduces emissions released during Project construction and operation.

A subsequent EIR should be prepared that includes all feasible mitigation measures, as well as an updated air quality analysis to ensure that the necessary mitigation measures are implemented to reduce emissions to the maximum extent feasible. The subsequent EIR should also demonstrate a commitment to the implementation of these measures prior to Project approval, to ensure that the Project's potentially significant emissions are reduced to the maximum extent possible.

Disclaimer

SWAPE has received limited documentation regarding this project. Additional information may become available in the future; thus, we retain the right to revise or amend this report when additional information becomes available. Our professional services have been performed using that degree of care and skill ordinarily exercised, under similar circumstances, by reputable environmental consultants practicing in this or similar localities at the time of service. No other warranty, expressed or implied, is made as to the scope of work, work methodologies and protocols, site conditions, analytical testing results, and findings presented. This report reflects efforts which were limited to information that was

reasonably accessible at the time of the work, and may contain informational gaps, inconsistencies, or otherwise be incomplete due to the unavailability or uncertainty of information obtained or provided by third parties.

Sincerely,

Matt Hagemann, P.G., C.Hg.

Paul E. Rosenfeld, Ph.D.

Attachment A: CalEEMod Output Files
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San Francisco Housing Element Detailed Report

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1. Basic Project Information

1.1. Basic Project Information

Data Field	Value
Project Name	San Francisco Housing Element
Construction Start Date	1/1/2026
Operational Year	2050
Lead Agency	—
Land Use Scale	Plan/community
Analysis Level for Defaults	County
Windspeed (m/s)	3.9
Precipitation (days)	42
Location	San Francisco, CA, USA
County	San Francisco
City	San Francisco
Air District	Bay Area AQMD
Air Basin	San Francisco Bay Area
TAZ	1047
EDFZ	1
Electric Utility	Pacific Gas & Electric Company
Gas Utility	Pacific Gas & Electric
App Version	2022.1.1.32

1.2. Land Use Types

Land Use Subtype	Size	Unit	Lot Acreage	Building Area (sq ft)	Landscape Area (sq ft)	Special Landscape Area (sq ft)	Population	Description
Apartments Mid Rise	2,000	Dwelling Unit	53	1,920,000	—	—	4,660	—

Condo/Townhouse High Rise	2,000	Dwelling Unit	31	1,920,000	—	—	4,660	—

1.3. User-Selected Emission Reduction Measures by Emissions Sector

No measures selected

2. Emissions Summary

2.1. Construction Emissions Compared Against Thresholds

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Un/Mit.	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	493	493	33	121	0.10	1.2	27	27	1.1	10	11	—	39,740	39,740	2.1	2.0	105	40,504
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	493	493	35	113	0.10	1.1	27	27	1.0	6.5	6.9	—	38,384	38,384	2.3	2.8	2.7	39,270
Average Daily (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	148	148	23	76	0.07	0.74	19	19	0.68	4.5	4.8	—	26,971	26,971	1.5	1.6	29	27,454
Annual (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	27	27	4.2	14	0.01	0.14	3.4	3.5	0.12	0.83	0.87	—	4,465	4,465	0.25	0.26	4.8	4,545

2.2. Construction Emissions by Year, Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Year	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e

Daily - Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2026	3.8	3.2	29	29	0.06	1.2	20	21	1.1	10	11	—	6,776	6,776	0.27	0.05	0.62	6,799
2027	11	8.6	33	121	0.10	0.42	27	27	0.39	6.5	6.9	—	39,740	39,740	2.1	2.0	105	40,504
2028	11	8.4	31	116	0.10	0.38	27	27	0.36	6.5	6.8	—	38,945	38,945	2.1	1.9	94	39,672
2029	11	8.1	29	111	0.10	0.35	27	27	0.33	6.5	6.8	—	38,138	38,138	1.9	1.9	84	38,850
2030	9.5	7.8	28	107	0.10	0.34	27	27	0.32	6.5	6.8	—	37,342	37,342	1.8	1.9	74	38,018
2031	9.2	7.6	26	104	0.10	0.32	27	27	0.30	6.5	6.8	—	36,693	36,693	1.7	1.8	65	37,333
2032	8.9	7.4	24	101	0.10	0.30	27	27	0.29	6.5	6.8	—	35,954	35,954	1.6	1.8	57	36,583
2033	493	493	5.9	16	0.01	0.18	4.8	4.8	0.17	1.1	1.1	—	4,730	4,730	0.06	0.04	7.6	4,750
Daily - Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2026	3.7	3.1	27	28	0.06	1.1	9.4	10	1.0	3.7	4.7	—	6,766	6,766	0.27	0.06	0.02	6,791
2027	11	8.5	35	113	0.10	1.0	27	27	0.96	6.5	6.9	—	38,384	38,384	2.3	2.8	2.7	39,270
2028	11	8.2	33	108	0.10	0.38	27	27	0.36	6.5	6.8	—	37,614	37,614	2.1	2.7	2.4	38,471
2029	11	7.8	31	104	0.10	0.35	27	27	0.33	6.5	6.8	—	36,830	36,830	2.0	2.7	2.2	37,685
2030	9.5	7.7	29	100	0.10	0.34	27	27	0.32	6.5	6.8	—	36,055	36,055	2.0	1.9	1.9	36,663
2031	9.1	7.4	27	97	0.10	0.32	27	27	0.30	6.5	6.8	—	35,418	35,418	1.7	1.8	1.7	35,996
2032	8.8	7.3	26	93	0.10	0.30	27	27	0.29	6.5	6.8	—	34,697	34,697	1.6	1.8	1.5	35,273
2033	493	493	25	90	0.10	0.28	27	27	0.27	6.5	6.8	—	34,007	34,007	1.5	1.7	1.3	34,556
2034	493	493	1.5	14	< 0.005	0.01	4.8	4.8	0.01	1.1	1.1	—	4,430	4,430	0.07	0.04	0.17	4,443
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2026	2.4	2.0	18	18	0.03	0.74	5.8	6.6	0.68	2.7	3.4	—	3,709	3,709	0.15	0.03	0.17	3,723
2027	6.8	5.1	23	66	0.07	0.39	16	17	0.37	4.1	4.5	—	22,553	22,553	1.3	1.6	25	23,076
2028	7.8	5.8	23	76	0.07	0.27	19	19	0.25	4.5	4.8	—	26,971	26,971	1.5	1.4	29	27,454
2029	7.5	5.6	22	73	0.07	0.25	19	19	0.24	4.5	4.7	—	26,337	26,337	1.4	1.4	26	26,813
2030	6.7	5.5	20	69	0.07	0.24	19	19	0.23	4.5	4.7	—	25,782	25,782	1.4	1.3	23	26,237

2031	6.4	5.2	19	67	0.07	0.23	19	19	0.22	4.5	4.7	—	25,327	25,327	1.2	1.3	20	25,759
2032	6.2	5.2	19	65	0.07	0.22	19	19	0.20	4.5	4.7	—	24,879	24,879	1.1	1.3	17	25,307
2033	148	148	5.0	17	0.02	0.09	4.4	4.5	0.08	1.0	1.1	—	5,689	5,689	0.21	0.21	3.4	5,760
2034	2.9	2.9	0.01	0.08	< 0.005	< 0.005	0.03	0.03	< 0.005	0.01	0.01	—	26	26	< 0.005	< 0.005	0.02	26
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2026	0.43	0.37	3.3	3.3	0.01	0.14	1.1	1.2	0.12	0.49	0.61	—	614	614	0.02	0.01	0.03	616
2027	1.2	0.93	4.2	12	0.01	0.07	2.9	3.0	0.07	0.75	0.82	—	3,734	3,734	0.21	0.26	4.2	3,820
2028	1.4	1.1	4.2	14	0.01	0.05	3.4	3.5	0.05	0.83	0.87	—	4,465	4,465	0.25	0.23	4.8	4,545
2029	1.4	1.0	4.0	13	0.01	0.05	3.4	3.5	0.04	0.82	0.87	—	4,360	4,360	0.23	0.23	4.3	4,439
2030	1.2	1.00	3.7	13	0.01	0.04	3.4	3.5	0.04	0.82	0.86	—	4,269	4,269	0.22	0.22	3.8	4,344
2031	1.2	0.95	3.5	12	0.01	0.04	3.4	3.5	0.04	0.82	0.86	—	4,193	4,193	0.20	0.21	3.3	4,265
2032	1.1	0.94	3.4	12	0.01	0.04	3.4	3.5	0.04	0.83	0.86	—	4,119	4,119	0.19	0.21	2.9	4,190
2033	27	27	0.91	3.1	< 0.005	0.02	0.80	0.82	0.02	0.19	0.21	—	942	942	0.03	0.03	0.56	954
2034	0.53	0.53	< 0.005	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	4.3	4.3	< 0.005	< 0.005	< 0.005	4.3

2.4. Operations Emissions Compared Against Thresholds

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Un/Mit.	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	167	161	70	547	1.1	4.3	82	86	4.2	21	25	1,819	147,054	148,873	189	3.7	35	154,742
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	146	141	71	313	1.0	4.2	82	86	4.2	21	25	1,819	143,053	144,872	189	4.0	28	150,827
Average Daily (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	149	145	31	386	0.75	1.1	76	77	1.1	19	20	1,819	90,932	92,751	188	3.7	31	98,577

Annual (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	27	27	5.7	70	0.14	0.20	14	14	0.20	3.5	3.7	301	15,055	15,356	31	0.61	5.1	16,321

2.5. Operations Emissions by Sector, Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Sector	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	44	41	19	298	0.75	0.27	82	82	0.25	21	21	—	76,997	76,997	3.1	2.9	7.6	77,951
Area	122	119	42	245	0.26	3.3	—	3.3	3.3	—	3.3	0.00	50,720	50,720	0.97	0.10	—	50,774
Energy	1.0	0.52	8.9	3.8	0.06	0.72	—	0.72	0.72	—	0.72	—	18,912	18,912	2.2	0.17	—	19,019
Water	—	—	—	—	—	—	—	—	—	—	—	225	425	650	23	0.56	—	1,394
Waste	—	—	—	—	—	—	—	—	—	—	—	1,594	0.00	1,594	159	0.00	—	5,577
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	28	28
Total	167	161	70	547	1.1	4.3	82	86	4.2	21	25	1,819	147,054	148,873	189	3.7	35	154,742
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	44	41	23	293	0.72	0.27	82	82	0.25	21	21	—	73,602	73,602	3.4	3.2	0.20	74,645
Area	102	99	39	17	0.25	3.2	—	3.2	3.2	—	3.2	0.00	50,113	50,113	0.94	0.09	—	50,165
Energy	1.0	0.52	8.9	3.8	0.06	0.72	—	0.72	0.72	—	0.72	—	18,912	18,912	2.2	0.17	—	19,019
Water	—	—	—	—	—	—	—	—	—	—	—	225	425	650	23	0.56	—	1,394
Waste	—	—	—	—	—	—	—	—	—	—	—	1,594	0.00	1,594	159	0.00	—	5,577
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	28	28
Total	146	141	71	313	1.0	4.2	82	86	4.2	21	25	1,819	143,053	144,872	189	4.0	28	150,827
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	41	38	21	269	0.69	0.26	76	76	0.24	19	20	—	70,060	70,060	3.1	3.0	3.1	71,022

Area	107	107	2.0	113	0.01	0.13	—	0.13	0.12	—	0.12	0.00	1,535	1,535	0.04	< 0.005	—	1,537
Energy	1.0	0.52	8.9	3.8	0.06	0.72	—	0.72	0.72	—	0.72	—	18,912	18,912	2.2	0.17	—	19,019
Water	—	—	—	—	—	—	—	—	—	—	—	225	425	650	23	0.56	—	1,394
Waste	—	—	—	—	—	—	—	—	—	—	—	1,594	0.00	1,594	159	0.00	—	5,577
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	28	28
Total	149	145	31	386	0.75	1.1	76	77	1.1	19	20	1,819	90,932	92,751	188	3.7	31	98,577
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	7.5	7.0	3.7	49	0.13	0.05	14	14	0.04	3.5	3.6	—	11,599	11,599	0.51	0.49	0.52	11,759
Area	20	19	0.37	21	< 0.005	0.02	—	0.02	0.02	—	0.02	0.00	254	254	0.01	< 0.005	—	255
Energy	0.19	0.09	1.6	0.69	0.01	0.13	—	0.13	0.13	—	0.13	—	3,131	3,131	0.37	0.03	—	3,149
Water	—	—	—	—	—	—	—	—	—	—	—	37	70	108	3.8	0.09	—	231
Waste	—	—	—	—	—	—	—	—	—	—	—	264	0.00	264	26	0.00	—	923
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	4.6	4.6
Total	27	27	5.7	70	0.14	0.20	14	14	0.20	3.5	3.7	301	15,055	15,356	31	0.61	5.1	16,321

3. Construction Emissions Details

3.1. Demolition (2026) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	2.7	2.3	21	19	0.03	0.84	—	0.84	0.78	—	0.78	—	3,427	3,427	0.14	0.03	—	3,438
Demolition	—	—	—	—	—	—	0.00	0.00	—	0.00	0.00	—	—	—	—	—	—	—

Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	2.7	2.3	21	19	0.03	0.84	—	0.84	0.78	—	0.78	—	3,427	3,427	0.14	0.03	—	3,438
Demolition	—	—	—	—	—	—	0.00	0.00	—	0.00	0.00	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.75	0.63	5.7	5.2	0.01	0.23	—	0.23	0.21	—	0.21	—	939	939	0.04	0.01	—	942
Demolition	—	—	—	—	—	—	0.00	0.00	—	0.00	0.00	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.14	0.11	1.0	0.95	< 0.005	0.04	—	0.04	0.04	—	0.04	—	155	155	0.01	< 0.005	—	156
Demolition	—	—	—	—	—	—	0.00	0.00	—	0.00	0.00	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Worker	0.04	0.04	0.03	0.52	0.00	0.00	0.12	0.12	0.00	0.03	0.03	—	133	133	< 0.005	< 0.005	0.46	134
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.04	0.04	0.03	0.47	0.00	0.00	0.12	0.12	0.00	0.03	0.03	—	126	126	< 0.005	< 0.005	0.01	127
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01	0.01	0.01	0.13	0.00	0.00	0.03	0.03	0.00	0.01	0.01	—	34	34	< 0.005	< 0.005	0.05	35
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.02	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	—	5.7	5.7	< 0.005	< 0.005	0.01	5.8
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.3. Site Preparation (2026) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	3.7	3.1	29	29	0.05	1.2	—	1.2	1.1	—	1.1	—	5,298	5,298	0.21	0.04	—	5,316

Dust From Material Movement	—	—	—	—	—	—	20	20	—	10	10	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.62	0.52	4.8	4.7	0.01	0.20	—	0.20	0.19	—	0.19	—	871	871	0.04	0.01	—	874
Dust From Material Movement	—	—	—	—	—	—	3.2	3.2	—	1.7	1.7	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.11	0.09	0.87	0.86	< 0.005	0.04	—	0.04	0.03	—	0.03	—	144	144	0.01	< 0.005	—	145
Dust From Material Movement	—	—	—	—	—	—	0.59	0.59	—	0.30	0.30	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.05	0.04	0.03	0.61	0.00	0.00	0.14	0.14	0.00	0.03	0.03	—	155	155	< 0.005	< 0.005	0.54	156

Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01	0.01	0.01	0.09	0.00	0.00	0.02	0.02	0.00	0.01	0.01	—	24	24	< 0.005	< 0.005	0.04	24
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.02	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	4.0	4.0	< 0.005	< 0.005	0.01	4.1
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.5. Grading (2026) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	3.6	3.0	27	28	0.06	1.1	—	1.1	1.0	—	1.0	—	6,599	6,599	0.27	0.05	—	6,621
Dust From Material Movement	—	—	—	—	—	—	9.2	9.2	—	3.7	3.7	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	3.6	3.0	27	28	0.06	1.1	—	1.1	1.0	—	1.0	—	6,599	6,599	0.27	0.05	—	6,621
Dust From Material Movement	—	—	—	—	—	—	9.2	9.2	—	3.7	3.7	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.99	0.83	7.4	7.5	0.02	0.31	—	0.31	0.28	—	0.28	—	1,795	1,795	0.07	0.01	—	1,801
Dust From Material Movement	—	—	—	—	—	—	2.5	2.5	—	0.99	0.99	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.18	0.15	1.4	1.4	< 0.005	0.06	—	0.06	0.05	—	0.05	—	297	297	0.01	< 0.005	—	298
Dust From Material Movement	—	—	—	—	—	—	0.46	0.46	—	0.18	0.18	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.06	0.05	0.04	0.69	0.00	0.00	0.17	0.17	0.00	0.04	0.04	—	177	177	< 0.005	< 0.005	0.62	178
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.06	0.05	0.04	0.63	0.00	0.00	0.17	0.17	0.00	0.04	0.04	—	168	168	< 0.005	0.01	0.02	170
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.02	0.01	0.01	0.17	0.00	0.00	0.04	0.04	0.00	0.01	0.01	—	46	46	< 0.005	< 0.005	0.07	46
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.03	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	—	7.6	7.6	< 0.005	< 0.005	0.01	7.7
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.7. Grading (2027) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	3.5	2.9	26	27	0.06	1.0	—	1.0	0.96	—	0.96	—	6,598	6,598	0.27	0.05	—	6,621
Dust From Material Movement	—	—	—	—	—	—	9.2	9.2	—	3.7	3.7	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.54	0.46	4.0	4.2	0.01	0.16	—	0.16	0.15	—	0.15	—	1,020	1,020	0.04	0.01	—	1,024
Dust From Material Movement	—	—	—	—	—	—	1.4	1.4	—	0.56	0.56	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.10	0.08	0.72	0.77	< 0.005	0.03	—	0.03	0.03	—	0.03	—	169	169	0.01	< 0.005	—	169
Dust From Material Movement	—	—	—	—	—	—	0.26	0.26	—	0.10	0.10	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.06	0.05	0.04	0.60	0.00	0.00	0.17	0.17	0.00	0.04	0.04	—	165	165	< 0.005	0.01	0.01	167
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01	0.01	0.01	0.09	0.00	0.00	0.02	0.02	0.00	0.01	0.01	—	25	25	< 0.005	< 0.005	0.04	26
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.02	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	4.2	4.2	< 0.005	< 0.005	0.01	4.3
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.9. Building Construction (2027) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.2	1.0	9.4	13	0.02	0.34	—	0.34	0.31	—	0.31	—	2,397	2,397	0.10	0.02	—	2,405
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.2	1.0	9.4	13	0.02	0.34	—	0.34	0.31	—	0.31	—	2,397	2,397	0.10	0.02	—	2,405
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.69	0.58	5.3	7.2	0.01	0.19	—	0.19	0.17	—	0.17	—	1,342	1,342	0.05	0.01	—	1,346
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.13	0.11	0.96	1.3	< 0.005	0.03	—	0.03	0.03	—	0.03	—	222	222	0.01	< 0.005	—	223
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	8.0	7.2	5.2	94	0.00	0.00	24	24	0.00	5.6	5.6	—	25,057	25,057	0.38	0.19	80	25,204
Vendor	2.2	0.40	19	14	0.08	0.08	3.2	3.3	0.08	0.91	0.99	—	12,286	12,286	1.7	1.8	25	12,895
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	8.0	7.1	6.3	86	0.00	0.00	24	24	0.00	5.6	5.6	—	23,705	23,705	0.51	0.93	2.1	23,998

Vendor	2.2	0.39	20	14	0.08	0.08	3.2	3.3	0.08	0.91	0.99	—	12,282	12,282	1.7	1.8	0.65	12,866
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	4.4	3.8	3.0	47	0.00	0.00	13	13	0.00	3.0	3.0	—	13,291	13,291	0.25	0.52	19	13,472
Vendor	1.2	0.22	11	7.8	0.04	0.04	1.7	1.8	0.04	0.50	0.54	—	6,875	6,875	0.93	1.0	6.1	7,208
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.80	0.70	0.55	8.5	0.00	0.00	2.4	2.4	0.00	0.55	0.55	—	2,200	2,200	0.04	0.09	3.2	2,230
Vendor	0.22	0.04	2.0	1.4	0.01	0.01	0.32	0.33	0.01	0.09	0.10	—	1,138	1,138	0.15	0.17	1.0	1,193
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.11. Building Construction (2028) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.2	0.99	8.9	13	0.02	0.30	—	0.30	0.28	—	0.28	—	2,397	2,397	0.10	0.02	—	2,406
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.2	0.99	8.9	13	0.02	0.30	—	0.30	0.28	—	0.28	—	2,397	2,397	0.10	0.02	—	2,406

Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.85	0.71	6.4	9.3	0.02	0.22	—	0.22	0.20	—	0.20	—	1,717	1,717	0.07	0.01	—	1,723
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.15	0.13	1.2	1.7	< 0.005	0.04	—	0.04	0.04	—	0.04	—	284	284	0.01	< 0.005	—	285
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	7.9	7.0	4.4	90	0.00	0.00	24	24	0.00	5.6	5.6	—	24,628	24,628	0.38	0.19	72	24,767
Vendor	2.0	0.40	17	14	0.08	0.08	3.2	3.3	0.08	0.91	0.99	—	11,919	11,919	1.6	1.7	23	12,499
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	7.8	6.8	5.5	81	0.00	0.00	24	24	0.00	5.6	5.6	—	23,300	23,300	0.44	0.93	1.9	23,591
Vendor	2.0	0.38	18	14	0.08	0.08	3.2	3.3	0.08	0.91	0.99	—	11,916	11,916	1.6	1.7	0.58	12,475
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	5.5	4.8	3.8	57	0.00	0.00	17	17	0.00	3.9	3.9	—	16,718	16,718	0.32	0.14	22	16,789
Vendor	1.4	0.28	13	9.7	0.06	0.06	2.2	2.3	0.06	0.64	0.70	—	8,536	8,536	1.1	1.2	7.0	8,943

Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	1.00	0.88	0.70	10	0.00	0.00	3.0	3.0	0.00	0.71	0.71	—	2,768	2,768	0.05	0.02	3.7	2,780
Vendor	0.26	0.05	2.3	1.8	0.01	0.01	0.41	0.42	0.01	0.12	0.13	—	1,413	1,413	0.19	0.21	1.2	1,481
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.13. Building Construction (2029) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.2	0.97	8.6	13	0.02	0.28	—	0.28	0.25	—	0.25	—	2,397	2,397	0.10	0.02	—	2,405
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.2	0.97	8.6	13	0.02	0.28	—	0.28	0.25	—	0.25	—	2,397	2,397	0.10	0.02	—	2,405
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.82	0.69	6.1	9.2	0.02	0.20	—	0.20	0.18	—	0.18	—	1,712	1,712	0.07	0.01	—	1,718

Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.15	0.13	1.1	1.7	< 0.005	0.04	—	0.04	0.03	—	0.03	—	283	283	0.01	< 0.005	—	284
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	7.6	6.8	4.4	85	0.00	0.00	24	24	0.00	5.6	5.6	—	24,223	24,223	0.32	0.19	64	24,352
Vendor	1.9	0.32	16	13	0.08	0.08	3.2	3.3	0.08	0.91	0.99	—	11,518	11,518	1.5	1.7	20	12,093
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	7.6	6.6	5.4	78	0.00	0.00	24	24	0.00	5.6	5.6	—	22,917	22,917	0.44	0.93	1.7	23,208
Vendor	1.9	0.30	17	13	0.08	0.08	3.2	3.3	0.08	0.91	0.99	—	11,517	11,517	1.5	1.7	0.51	12,073
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	5.3	4.7	3.8	54	0.00	0.00	17	17	0.00	3.9	3.9	—	16,398	16,398	0.27	0.14	20	16,465
Vendor	1.4	0.21	12	9.4	0.06	0.06	2.2	2.3	0.06	0.64	0.70	—	8,227	8,227	1.1	1.2	6.1	8,630
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.97	0.86	0.69	9.9	0.00	0.00	3.0	3.0	0.00	0.71	0.71	—	2,715	2,715	0.05	0.02	3.3	2,726
Vendor	0.25	0.04	2.1	1.7	0.01	0.01	0.40	0.41	0.01	0.12	0.13	—	1,362	1,362	0.18	0.21	1.0	1,429
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.15. Building Construction (2030) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.1	0.94	8.4	13	0.02	0.26	—	0.26	0.24	—	0.24	—	2,397	2,397	0.10	0.02	—	2,405
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.1	0.94	8.4	13	0.02	0.26	—	0.26	0.24	—	0.24	—	2,397	2,397	0.10	0.02	—	2,405
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.80	0.67	6.0	9.2	0.02	0.19	—	0.19	0.17	—	0.17	—	1,712	1,712	0.07	0.01	—	1,718
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.15	0.12	1.1	1.7	< 0.005	0.03	—	0.03	0.03	—	0.03	—	283	283	0.01	< 0.005	—	284

Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	6.6	6.5	4.3	82	0.00	0.00	24	24	0.00	5.6	5.6	—	23,839	23,839	0.32	0.19	57	23,961
Vendor	1.7	0.31	15	13	0.08	0.08	3.2	3.3	0.08	0.91	0.99	—	11,106	11,106	1.4	1.7	17	11,653
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	6.6	6.5	5.4	74	0.00	0.00	24	24	0.00	5.6	5.6	—	22,553	22,553	0.44	0.19	1.5	22,622
Vendor	1.7	0.30	16	13	0.08	0.08	3.2	3.3	0.08	0.91	0.99	—	11,105	11,105	1.4	1.7	0.45	11,636
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	4.7	4.6	3.2	51	0.00	0.00	17	17	0.00	3.9	3.9	—	16,138	16,138	0.27	0.14	18	16,203
Vendor	1.2	0.21	11	9.1	0.06	0.06	2.2	2.3	0.06	0.64	0.70	—	7,932	7,932	1.0	1.2	5.4	8,316
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.85	0.83	0.59	9.3	0.00	0.00	3.0	3.0	0.00	0.71	0.71	—	2,672	2,672	0.05	0.02	2.9	2,683
Vendor	0.23	0.04	2.0	1.7	0.01	0.01	0.40	0.41	0.01	0.12	0.13	—	1,313	1,313	0.17	0.20	0.89	1,377
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.17. Building Construction (2031) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.1	0.92	8.1	13	0.02	0.24	—	0.24	0.22	—	0.22	—	2,397	2,397	0.10	0.02	—	2,405
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.1	0.92	8.1	13	0.02	0.24	—	0.24	0.22	—	0.22	—	2,397	2,397	0.10	0.02	—	2,405
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.78	0.66	5.8	9.2	0.02	0.17	—	0.17	0.16	—	0.16	—	1,712	1,712	0.07	0.01	—	1,718
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.14	0.12	1.1	1.7	< 0.005	0.03	—	0.03	0.03	—	0.03	—	283	283	0.01	< 0.005	—	284
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Worker	6.5	6.3	3.5	79	0.00	0.00	24	24	0.00	5.6	5.6	—	23,605	23,605	0.32	0.19	50	23,720
Vendor	1.6	0.31	14	12	0.08	0.08	3.2	3.3	0.08	0.91	0.99	—	10,691	10,691	1.2	1.6	15	11,208
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	6.3	6.2	4.6	72	0.00	0.00	24	24	0.00	5.6	5.6	—	22,330	22,330	0.38	0.19	1.3	22,397
Vendor	1.6	0.30	15	12	0.08	0.08	3.2	3.3	0.08	0.91	0.99	—	10,692	10,692	1.2	1.6	0.39	11,194
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	4.5	4.3	3.2	49	0.00	0.00	17	17	0.00	3.9	3.9	—	15,978	15,978	0.27	0.14	15	16,041
Vendor	1.2	0.21	10	8.8	0.06	0.06	2.2	2.3	0.06	0.64	0.70	—	7,637	7,637	0.89	1.1	4.6	8,000
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.82	0.79	0.58	9.0	0.00	0.00	3.0	3.0	0.00	0.71	0.71	—	2,645	2,645	0.05	0.02	2.6	2,656
Vendor	0.21	0.04	1.9	1.6	0.01	0.01	0.40	0.41	0.01	0.12	0.13	—	1,264	1,264	0.15	0.19	0.76	1,324
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.19. Building Construction (2032) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.1	0.90	7.9	13	0.02	0.22	—	0.22	0.21	—	0.21	—	2,397	2,397	0.10	0.02	—	2,405

Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.1	0.90	7.9	13	0.02	0.22	—	0.22	0.21	—	0.21	—	2,397	2,397	0.10	0.02	—	2,405
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.77	0.64	5.6	9.2	0.02	0.16	—	0.16	0.15	—	0.15	—	1,717	1,717	0.07	0.01	—	1,723
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.14	0.12	1.0	1.7	< 0.005	0.03	—	0.03	0.03	—	0.03	—	284	284	0.01	< 0.005	—	285
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	6.3	6.2	3.5	76	0.00	0.00	24	24	0.00	5.6	5.6	—	23,278	23,278	0.32	0.19	44	23,387
Vendor	1.5	0.31	13	12	0.08	0.08	3.1	3.2	0.08	0.91	0.99	—	10,279	10,279	1.2	1.6	13	10,791
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Worker	6.3	6.1	4.5	68	0.00	0.00	24	24	0.00	5.6	5.6	—	22,020	22,020	0.38	0.19	1.1	22,087
Vendor	1.5	0.30	14	12	0.08	0.08	3.1	3.2	0.08	0.91	0.99	—	10,280	10,280	1.2	1.6	0.33	10,780
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	4.4	4.3	3.2	47	0.00	0.00	17	17	0.00	3.9	3.9	—	15,800	15,800	0.23	0.14	14	15,860
Vendor	1.1	0.21	9.7	8.5	0.06	0.06	2.2	2.2	0.06	0.64	0.70	—	7,363	7,363	0.83	1.1	3.9	7,725
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.80	0.79	0.58	8.7	0.00	0.00	3.0	3.0	0.00	0.71	0.71	—	2,616	2,616	0.04	0.02	2.2	2,626
Vendor	0.19	0.04	1.8	1.6	0.01	0.01	0.40	0.41	0.01	0.12	0.13	—	1,219	1,219	0.14	0.19	0.65	1,279
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.21. Building Construction (2033) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.0	0.88	7.7	13	0.02	0.20	—	0.20	0.19	—	0.19	—	2,397	2,397	0.10	0.02	—	2,405
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Off-Road	0.12	0.10	0.87	1.5	< 0.005	0.02	—	0.02	0.02	—	0.02	—	272	272	0.01	< 0.005	—	273
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.02	0.02	0.16	0.26	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	45	45	< 0.005	< 0.005	—	45
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	6.1	5.9	4.4	66	0.00	0.00	24	24	0.00	5.6	5.6	—	21,738	21,738	0.38	0.19	0.99	21,805
Vendor	1.4	0.30	13	12	0.08	0.08	3.1	3.2	0.08	0.91	0.99	—	9,872	9,872	1.1	1.5	0.28	10,347
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.68	0.67	0.41	7.3	0.00	0.00	2.6	2.6	0.00	0.62	0.62	—	2,472	2,472	0.04	0.02	1.9	2,481
Vendor	0.16	0.03	1.4	1.3	0.01	0.01	0.34	0.35	0.01	0.10	0.11	—	1,120	1,120	0.12	0.17	0.52	1,175
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.12	0.12	0.08	1.3	0.00	0.00	0.48	0.48	0.00	0.11	0.11	—	409	409	0.01	< 0.005	0.31	411
Vendor	0.03	0.01	0.26	0.24	< 0.005	< 0.005	0.06	0.06	< 0.005	0.02	0.02	—	185	185	0.02	0.03	0.09	194
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.23. Paving (2033) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.70	0.59	5.9	9.8	0.01	0.18	—	0.18	0.17	—	0.17	—	1,511	1,511	0.06	0.01	—	1,516
Paving	0.00	0.00	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.70	0.59	5.9	9.8	0.01	0.18	—	0.18	0.17	—	0.17	—	1,511	1,511	0.06	0.01	—	1,516
Paving	0.00	0.00	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.21	0.18	1.8	3.0	< 0.005	0.06	—	0.06	0.05	—	0.05	—	455	455	0.02	< 0.005	—	457
Paving	0.00	0.00	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Off-Road Equipment	0.04	0.03	0.33	0.54	< 0.005	0.01	—	0.01	0.01	—	0.01	—	75	75	< 0.005	< 0.005	—	76
Paving	0.00	0.00	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.03	0.03	0.02	0.38	0.00	0.00	0.12	0.12	0.00	0.03	0.03	—	120	120	< 0.005	< 0.005	0.20	120
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.03	0.03	0.02	0.34	0.00	0.00	0.12	0.12	0.00	0.03	0.03	—	113	113	< 0.005	< 0.005	0.01	114
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01	0.01	0.01	0.10	0.00	0.00	0.04	0.04	0.00	0.01	0.01	—	34	34	< 0.005	< 0.005	0.03	34
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.02	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	—	5.7	5.7	< 0.005	< 0.005	< 0.005	5.7
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.25. Architectural Coating (2033) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.11	0.09	0.76	1.1	< 0.005	0.01	—	0.01	0.01	—	0.01	—	134	134	0.01	< 0.005	—	134
Architectural Coatings	492	492	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.11	0.09	0.76	1.1	< 0.005	0.01	—	0.01	0.01	—	0.01	—	134	134	0.01	< 0.005	—	134
Architectural Coatings	492	492	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.03	0.03	0.23	0.33	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	40	40	< 0.005	< 0.005	—	40

Architectural Coating	146	146	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.01	< 0.005	0.04	0.06	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	6.6	6.6	< 0.005	< 0.005	—	6.6
Architectural Coatings	27	27	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	1.2	1.2	0.69	15	0.00	0.00	4.8	4.8	0.00	1.1	1.1	—	4,596	4,596	0.05	0.04	7.6	4,616
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	1.2	1.2	0.89	13	0.00	0.00	4.8	4.8	0.00	1.1	1.1	—	4,348	4,348	0.08	0.04	0.20	4,361
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.36	0.35	0.22	3.8	0.00	0.00	1.4	1.4	0.00	0.32	0.32	—	1,296	1,296	0.02	0.01	0.98	1,300
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.07	0.06	0.04	0.69	0.00	0.00	0.25	0.25	0.00	0.06	0.06	—	214	214	< 0.005	< 0.005	0.16	215
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.27. Architectural Coating (2034) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.11	0.09	0.76	1.1	< 0.005	0.01	—	0.01	0.01	—	0.01	—	134	134	0.01	< 0.005	—	134
Architectural Coatings	492	492	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	< 0.005	< 0.005	0.01	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	0.78	0.78	< 0.005	< 0.005	—	0.79
Architectural Coatings	2.9	2.9	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	0.13	0.13	< 0.005	< 0.005	—	0.13
Architectural Coatings	0.53	0.53	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	1.2	1.1	0.74	13	0.00	0.00	4.8	4.8	0.00	1.1	1.1	—	4,296	4,296	0.06	0.04	0.17	4,309
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01	0.01	< 0.005	0.07	0.00	0.00	0.03	0.03	0.00	0.01	0.01	—	25	25	< 0.005	< 0.005	0.02	25
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.01	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	4.2	4.2	< 0.005	< 0.005	< 0.005	4.2
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

4. Operations Emissions Details

4.1. Mobile Emissions by Land Use

4.1.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	22	20	9.7	149	0.38	0.13	41	41	0.13	10	11	—	38,498	38,498	1.5	1.5	3.8	38,975
Condo/Townhouse High Rise	22	20	9.7	149	0.38	0.13	41	41	0.13	10	11	—	38,498	38,498	1.5	1.5	3.8	38,975
Total	44	41	19	298	0.75	0.27	82	82	0.25	21	21	—	76,997	76,997	3.1	2.9	7.6	77,951
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	22	20	11	146	0.36	0.13	41	41	0.13	10	11	—	36,801	36,801	1.7	1.6	0.10	37,323
Condo/Townhouse High Rise	22	20	11	146	0.36	0.13	41	41	0.13	10	11	—	36,801	36,801	1.7	1.6	0.10	37,323
Total	44	41	23	293	0.72	0.27	82	82	0.25	21	21	—	73,602	73,602	3.4	3.2	0.20	74,645
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Apartments Mid Rise	3.7	3.5	1.9	25	0.06	0.02	6.9	7.0	0.02	1.8	1.8	—	5,800	5,800	0.26	0.25	0.26	5,879
Condo/Townhouse High Rise	3.7	3.5	1.9	25	0.06	0.02	6.9	7.0	0.02	1.8	1.8	—	5,800	5,800	0.26	0.25	0.26	5,879
Total	7.5	7.0	3.7	49	0.13	0.05	14	14	0.04	3.5	3.6	—	11,599	11,599	0.51	0.49	0.52	11,759

4.2. Energy

4.2.1. Electricity Emissions By Land Use - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	—	3,813	3,813	0.62	0.07	—	3,851
Condo/Townhouse High Rise	—	—	—	—	—	—	—	—	—	—	—	—	3,813	3,813	0.62	0.07	—	3,851
Total	—	—	—	—	—	—	—	—	—	—	—	—	7,626	7,626	1.2	0.15	—	7,701
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	—	3,813	3,813	0.62	0.07	—	3,851

Condo/Townhouse	—	—	—	—	—	—	—	—	—	—	—	—	3,813	3,813	0.62	0.07	—	3,851
Total	—	—	—	—	—	—	—	—	—	—	—	—	7,626	7,626	1.2	0.15	—	7,701
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	—	631	631	0.10	0.01	—	638
Condo/Townhouse High Rise	—	—	—	—	—	—	—	—	—	—	—	—	631	631	0.10	0.01	—	638
Total	—	—	—	—	—	—	—	—	—	—	—	—	1,263	1,263	0.20	0.02	—	1,275

4.2.3. Natural Gas Emissions By Land Use - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	0.52	0.26	4.4	1.9	0.03	0.36	—	0.36	0.36	—	0.36	—	5,643	5,643	0.50	0.01	—	5,659
Condo/Townhouse High Rise	0.52	0.26	4.4	1.9	0.03	0.36	—	0.36	0.36	—	0.36	—	5,643	5,643	0.50	0.01	—	5,659
Total	1.0	0.52	8.9	3.8	0.06	0.72	—	0.72	0.72	—	0.72	—	11,286	11,286	1.00	0.02	—	11,318
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Apartments Mid Rise	0.52	0.26	4.4	1.9	0.03	0.36	—	0.36	0.36	—	0.36	—	5,643	5,643	0.50	0.01	—	5,659
Condo/Townhouse High Rise	0.52	0.26	4.4	1.9	0.03	0.36	—	0.36	0.36	—	0.36	—	5,643	5,643	0.50	0.01	—	5,659
Total	1.0	0.52	8.9	3.8	0.06	0.72	—	0.72	0.72	—	0.72	—	11,286	11,286	1.00	0.02	—	11,318
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	0.09	0.05	0.81	0.35	0.01	0.07	—	0.07	0.07	—	0.07	—	934	934	0.08	< 0.005	—	937
Condo/Townhouse High Rise	0.09	0.05	0.81	0.35	0.01	0.07	—	0.07	0.07	—	0.07	—	934	934	0.08	< 0.005	—	937
Total	0.19	0.09	1.6	0.69	0.01	0.13	—	0.13	0.13	—	0.13	—	1,869	1,869	0.17	< 0.005	—	1,874

4.3. Area Emissions by Source

4.3.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Source	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Hearths	4.6	2.3	39	17	0.25	3.2	—	3.2	3.2	—	3.2	0.00	50,113	50,113	0.94	0.09	—	50,165
Consumer Products	82	82	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Architectural Coating	15	15	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Landscape Equipment	21	20	2.1	228	0.01	0.10	—	0.10	0.08	—	0.08	—	607	607	0.03	0.01	—	609
Total	122	119	42	245	0.26	3.3	—	3.3	3.3	—	3.3	0.00	50,720	50,720	0.97	0.10	—	50,774
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Hearths	4.6	2.3	39	17	0.25	3.2	—	3.2	3.2	—	3.2	0.00	50,113	50,113	0.94	0.09	—	50,165
Consumer Products	82	82	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	15	15	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	102	99	39	17	0.25	3.2	—	3.2	3.2	—	3.2	0.00	50,113	50,113	0.94	0.09	—	50,165
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Hearths	0.02	0.01	0.18	0.08	< 0.005	0.01	—	0.01	0.01	—	0.01	0.00	205	205	< 0.005	< 0.005	—	205
Consumer Products	15	15	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	2.7	2.7	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Landscape Equipment	1.9	1.8	0.19	21	< 0.005	0.01	—	0.01	0.01	—	0.01	—	50	50	< 0.005	< 0.005	—	50
Total	20	19	0.37	21	< 0.005	0.02	—	0.02	0.02	—	0.02	0.00	254	254	0.01	< 0.005	—	255

4.4. Water Emissions by Land Use

4.4.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	112	212	325	12	0.28	—	697
Condo/Townhouse High Rise	—	—	—	—	—	—	—	—	—	—	—	112	212	325	12	0.28	—	697
Total	—	—	—	—	—	—	—	—	—	—	—	225	425	650	23	0.56	—	1,394
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	112	212	325	12	0.28	—	697
Condo/Townhouse High Rise	—	—	—	—	—	—	—	—	—	—	—	112	212	325	12	0.28	—	697
Total	—	—	—	—	—	—	—	—	—	—	—	225	425	650	23	0.56	—	1,394
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	19	35	54	1.9	0.05	—	115

Condo/Townhouse	—	—	—	—	—	—	—	—	—	—	—	19	35	54	1.9	0.05	—	115
Total	—	—	—	—	—	—	—	—	—	—	—	37	70	108	3.8	0.09	—	231

4.5. Waste Emissions by Land Use

4.5.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	797	0.00	797	80	0.00	—	2,789
Condo/Townhouse High Rise	—	—	—	—	—	—	—	—	—	—	—	797	0.00	797	80	0.00	—	2,789
Total	—	—	—	—	—	—	—	—	—	—	—	1,594	0.00	1,594	159	0.00	—	5,577
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	797	0.00	797	80	0.00	—	2,789
Condo/Townhouse High Rise	—	—	—	—	—	—	—	—	—	—	—	797	0.00	797	80	0.00	—	2,789
Total	—	—	—	—	—	—	—	—	—	—	—	1,594	0.00	1,594	159	0.00	—	5,577

Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	132	0.00	132	13	0.00	—	462
Condo/Townhouse High Rise	—	—	—	—	—	—	—	—	—	—	—	132	0.00	132	13	0.00	—	462
Total	—	—	—	—	—	—	—	—	—	—	—	264	0.00	264	26	0.00	—	923

4.6. Refrigerant Emissions by Land Use

4.6.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	14	14
Condo/Townhouse High Rise	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	14	14
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	28	28
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	14	14

Condo/T High Rise	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	14	14
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	28	28
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	2.3	2.3
Condo/Townhouse High Rise	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	2.3	2.3
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	4.6	4.6

4.7. Offroad Emissions By Equipment Type

4.7.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.8. Stationary Emissions By Equipment Type

4.8.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.9. User Defined Emissions By Equipment Type

4.9.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10. Soil Carbon Accumulation By Vegetation Type

4.10.1. Soil Carbon Accumulation By Vegetation Type - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Vegetation	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10.2. Above and Belowground Carbon Accumulation by Land Use Type - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10.3. Avoided and Sequestered Emissions by Species - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Species	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

5. Activity Data

5.1. Construction Schedule

Phase Name	Phase Type	Start Date	End Date	Days Per Week	Work Days per Phase	Phase Description
Demolition	Demolition	1/1/2026	5/21/2026	5.0	100	—
Site Preparation	Site Preparation	5/22/2026	8/14/2026	5.0	60	—
Grading	Grading	8/15/2026	3/20/2027	5.0	155	—
Building Construction	Building Construction	3/21/2027	2/27/2033	5.0	1,550	—
Paving	Paving	2/28/2033	8/1/2033	5.0	110	—
Architectural Coating	Architectural Coating	8/2/2033	1/3/2034	5.0	110	—

5.2. Off-Road Equipment

5.2.1. Unmitigated

Phase Name	Equipment Type	Fuel Type	Engine Tier	Number per Day	Hours Per Day	Horsepower	Load Factor
Demolition	Rubber Tired Dozers	Diesel	Average	2.0	8.0	367	0.40
Demolition	Excavators	Diesel	Average	3.0	8.0	36	0.38
Demolition	Concrete/Industrial Saws	Diesel	Average	1.00	8.0	33	0.73

Site Preparation	Rubber Tired Dozers	Diesel	Average	3.0	8.0	367	0.40
Site Preparation	Tractors/Loaders/Back hoes	Diesel	Average	4.0	8.0	84	0.37
Grading	Graders	Diesel	Average	1.00	8.0	148	0.41
Grading	Excavators	Diesel	Average	2.0	8.0	36	0.38
Grading	Tractors/Loaders/Back hoes	Diesel	Average	2.0	8.0	84	0.37
Grading	Scrapers	Diesel	Average	2.0	8.0	423	0.48
Grading	Rubber Tired Dozers	Diesel	Average	1.00	8.0	367	0.40
Building Construction	Forklifts	Diesel	Average	3.0	8.0	82	0.20
Building Construction	Generator Sets	Diesel	Average	1.00	8.0	14	0.74
Building Construction	Cranes	Diesel	Average	1.00	7.0	367	0.29
Building Construction	Welders	Diesel	Average	1.00	8.0	46	0.45
Building Construction	Tractors/Loaders/Back hoes	Diesel	Average	3.0	7.0	84	0.37
Paving	Pavers	Diesel	Average	2.0	8.0	81	0.42
Paving	Paving Equipment	Diesel	Average	2.0	8.0	89	0.36
Paving	Rollers	Diesel	Average	2.0	8.0	36	0.38
Architectural Coating	Air Compressors	Diesel	Average	1.00	6.0	37	0.48

5.3. Construction Vehicles

5.3.1. Unmitigated

Phase Name	Trip Type	One-Way Trips per Day	Miles per Trip	Vehicle Mix
Demolition	Worker	15	12	LDA,LDT1,LDT2
Demolition	Vendor	—	8.4	HHDT,MHDT
Demolition	Hauling	0.00	20	HHDT
Demolition	Onsite truck	—	—	HHDT
Site Preparation	Worker	18	12	LDA,LDT1,LDT2

Site Preparation	Vendor	—	8.4	HHDT,MHDT
Site Preparation	Hauling	0.00	20	HHDT
Site Preparation	Onsite truck	—	—	HHDT
Grading	Worker	20	12	LDA,LDT1,LDT2
Grading	Vendor	—	8.4	HHDT,MHDT
Grading	Hauling	0.00	20	HHDT
Grading	Onsite truck	—	—	HHDT
Building Construction	Worker	2,880	12	LDA,LDT1,LDT2
Building Construction	Vendor	428	8.4	HHDT,MHDT
Building Construction	Hauling	0.00	20	HHDT
Building Construction	Onsite truck	—	—	HHDT
Paving	Worker	15	12	LDA,LDT1,LDT2
Paving	Vendor	—	8.4	HHDT,MHDT
Paving	Hauling	0.00	20	HHDT
Paving	Onsite truck	—	—	HHDT
Architectural Coating	Worker	576	12	LDA,LDT1,LDT2
Architectural Coating	Vendor	—	8.4	HHDT,MHDT
Architectural Coating	Hauling	0.00	20	HHDT
Architectural Coating	Onsite truck	—	—	HHDT

5.4. Vehicles

5.4.1. Construction Vehicle Control Strategies

Non-applicable. No control strategies activated by user.

5.5. Architectural Coatings

Phase Name	Residential Interior Area Coated (sq ft)	Residential Exterior Area Coated (sq ft)	Non-Residential Interior Area Coated (sq ft)	Non-Residential Exterior Area Coated (sq ft)	Parking Area Coated (sq ft)
Architectural Coating	7,776,000	2,592,000	0.00	0.00	—

5.6. Dust Mitigation

5.6.1. Construction Earthmoving Activities

Phase Name	Material Imported (cy)	Material Exported (cy)	Acres Graded (acres)	Material Demolished (sq. ft.)	Acres Paved (acres)
Demolition	0.00	0.00	0.00	—	0.00
Site Preparation	—	—	90	0.00	0.00
Grading	—	—	465	0.00	0.00
Paving	0.00	0.00	0.00	0.00	0.00

5.6.2. Construction Earthmoving Control Strategies

Non-applicable. No control strategies activated by user.

5.7. Construction Paving

Phase Name	Land Use	Area Paved (acres)	% Asphalt
Paving	Apartments Mid Rise	—	0%
Paving	Condo/Townhouse High Rise	—	0%

5.8. Construction Electricity Consumption and Emissions Factors

kWh per Year and Emission Factor (lb/MWh)

Year	kWh per Year	CO2	CH4	N2O
2026	0.00	204	0.03	< 0.005
2027	0.00	204	0.03	< 0.005
2028	0.00	204	0.03	< 0.005
2029	0.00	204	0.03	< 0.005
2030	0.00	204	0.03	< 0.005
2031	0.00	204	0.03	< 0.005
2032	0.00	204	0.03	< 0.005
2033	0.00	204	0.03	< 0.005

2034	0.00	204	0.03	< 0.005

5.9. Operational Mobile Sources

5.9.1. Unmitigated

Land Use Type	Trips/Weekday	Trips/Saturday	Trips/Sunday	Trips/Year	VMT/Weekday	VMT/Saturday	VMT/Sunday	VMT/Year
Apartments Mid Rise	10,880	9,820	8,180	3,775,143	57,891	52,251	43,525	20,087,074
Condo/Townhouse High Rise	10,880	9,820	8,180	3,775,143	57,891	52,251	43,525	20,087,074

5.10. Operational Area Sources

5.10.1. Hearths

Land Use	Hearth Type	Unmitigated (number)	Mitigated (number)
Apartments Mid Rise	Wood Fireplaces	0	0
Apartments Mid Rise	Gas Fireplaces	1,020	1,020
Apartments Mid Rise	Propane Fireplaces	0	0
Apartments Mid Rise	Electric Fireplaces	0	0
Apartments Mid Rise	No Fireplaces	980	980
Apartments Mid Rise	Conventional Wood Stoves	0	0
Apartments Mid Rise	Catalytic Wood Stoves	0	0
Apartments Mid Rise	Non-Catalytic Wood Stoves	0	0
Apartments Mid Rise	Pellet Wood Stoves	0	0
Condo/Townhouse High Rise	Wood Fireplaces	0	0
Condo/Townhouse High Rise	Gas Fireplaces	1,020	1,020
Condo/Townhouse High Rise	Propane Fireplaces	0	0
Condo/Townhouse High Rise	Electric Fireplaces	0	0
Condo/Townhouse High Rise	No Fireplaces	980	980

Condo/Townhouse High Rise	Conventional Wood Stoves	0	0
Condo/Townhouse High Rise	Catalytic Wood Stoves	0	0
Condo/Townhouse High Rise	Non-Catalytic Wood Stoves	0	0
Condo/Townhouse High Rise	Pellet Wood Stoves	0	0

5.10.2. Architectural Coatings

—	Residential Interior Area Coated (sq ft)	Residential Exterior Area Coated (sq ft)	Non-Residential Interior Area Coated (sq ft)	Non-Residential Exterior Area Coated (sq ft)	Parking Area Coated (sq ft)
undefined	7,776,000	2,592,000	0.00	0.00	—

5.10.3. Landscape Equipment

Season	Unit	Value
Snow Days	day/yr	0.00
Summer Days	day/yr	180

5.11. Operational Energy Consumption

5.11.1. Unmitigated

Electricity (kWh/yr) and CO2 and CH4 and N2O and Natural Gas (kBTU/yr)

Land Use	Electricity (kWh/yr)	CO2	CH4	N2O	Natural Gas (kBTU/yr)
Apartments Mid Rise	6,822,902	204	0.0330	0.0040	17,608,142
Condo/Townhouse High Rise	6,822,902	204	0.0330	0.0040	17,608,142

5.12. Operational Water and Wastewater Consumption

5.12.1. Unmitigated

Land Use	Indoor Water (gal/year)	Outdoor Water (gal/year)
Apartments Mid Rise	58,681,050	0.00

Condo/Townhouse High Rise	58,681,050	0.00

5.13. Operational Waste Generation

5.13.1. Unmitigated

Land Use	Waste (ton/year)	Cogeneration (kWh/year)
Apartments Mid Rise	1,479	0.00
Condo/Townhouse High Rise	1,479	0.00

5.14. Operational Refrigeration and Air Conditioning Equipment

5.14.1. Unmitigated

Land Use	Equipment Type	Refrigerant	GWP	Quantity (kg)	Operations Leak Rate	Service Leak Rate	Times Serviced
Apartments Mid Rise	Average room A/C & Other residential A/C and heat pumps	R-410A	2,088	< 0.005	2.5	2.5	10.0
Apartments Mid Rise	Household refrigerators and/or freezers	R-134a	1,430	0.12	0.60	0.00	1.00
Condo/Townhouse High Rise	Average room A/C & Other residential A/C and heat pumps	R-410A	2,088	< 0.005	2.5	2.5	10.0
Condo/Townhouse High Rise	Household refrigerators and/or freezers	R-134a	1,430	0.12	0.60	0.00	1.00

5.15. Operational Off-Road Equipment

5.15.1. Unmitigated

5.16. Stationary Sources

5.16.1. Emergency Generators and Fire Pumps

5.16.2. Process Boilers

5.17. User Defined

5.18. Vegetation

5.18.1. Land Use Change

5.18.1.1. Unmitigated

Vegetation Land Use Type	Vegetation Soil Type	Initial Acres	Final Acres

5.18.1. Biomass Cover Type

5.18.1.1. Unmitigated

Biomass Cover Type	Initial Acres	Final Acres

5.18.2. Sequestration

5.18.2.1. Unmitigated

Tree Type	Number	Electricity Saved (kWh/year)	Natural Gas Saved (btu/year)

6. Climate Risk Detailed Report

6.1. Climate Risk Summary

Cal-Adapt midcentury 2040–2059 average projections for four hazards are reported below for your project location. These are under Representation Concentration Pathway (RCP) 8.5 which assumes GHG emissions will continue to rise strongly through 2050 and then plateau around 2100.

Climate Hazard	Result for Project Location	Unit
Temperature and Extreme Heat	5.9	annual days of extreme heat

Extreme Precipitation	7.5	annual days with precipitation above 20 mm
Sea Level Rise	—	meters of inundation depth
Wildfire	4.4	annual hectares burned

Temperature and Extreme Heat data are for grid cell in which your project are located. The projection is based on the 98th historical percentile of daily maximum/minimum temperatures from observed historical data (32 climate model ensemble from Cal-Adapt, 2040–2059 average under RCP 8.5). Each grid cell is 6 kilometers (km) by 6 km, or 3.7 miles (mi) by 3.7 mi.
Extreme Precipitation data are for the grid cell in which your project are located. The threshold of 20 mm is equivalent to about ¾ an inch of rain, which would be light to moderate rainfall if received over a full day or heavy rain if received over a period of 2 to 4 hours. Each grid cell is 6 kilometers (km) by 6 km, or 3.7 miles (mi) by 3.7 mi.
Sea Level Rise data are for the grid cell in which your project are located. The projections are from Radke et al. (2017), as reported in Cal-Adapt (Radke et al., 2017, CEC-500-2017-008), and consider inundation location and depth for the San Francisco Bay, the Sacramento-San Joaquin River Delta and California coast resulting different increments of sea level rise coupled with extreme storm events. Users may select from four scenarios to view the range in potential inundation depth for the grid cell. The four scenarios are: No rise, 0.5 meter, 1.0 meter, 1.41 meters
Wildfire data are for the grid cell in which your project are located. The projections are from UC Davis, as reported in Cal-Adapt (2040–2059 average under RCP 8.5), and consider historical data of climate, vegetation, population density, and large (> 400 ha) fire history. Users may select from four model simulations to view the range in potential wildfire probabilities for the grid cell. The four simulations make different assumptions about expected rainfall and temperature are: Warmer/drier (HadGEM2-ES), Cooler/wetter (CNRM-CM5), Average conditions (CanESM2), Range of different rainfall and temperature possibilities (MIROC5). Each grid cell is 6 kilometers (km) by 6 km, or 3.7 miles (mi) by 3.7 mi.

6.2. Initial Climate Risk Scores

Climate Hazard	Exposure Score	Sensitivity Score	Adaptive Capacity Score	Vulnerability Score
Temperature and Extreme Heat	N/A	N/A	N/A	N/A
Extreme Precipitation	2	0	0	N/A
Sea Level Rise	1	0	0	N/A
Wildfire	1	0	0	N/A
Flooding	N/A	N/A	N/A	N/A
Drought	N/A	N/A	N/A	N/A
Snowpack Reduction	N/A	N/A	N/A	N/A
Air Quality Degradation	0	0	0	N/A

The sensitivity score reflects the extent to which a project would be adversely affected by exposure to a climate hazard. Exposure is rated on a scale of 1 to 5, with a score of 5 representing the greatest exposure.
The adaptive capacity of a project refers to its ability to manage and reduce vulnerabilities from projected climate hazards. Adaptive capacity is rated on a scale of 1 to 5, with a score of 5 representing the greatest ability to adapt.
The overall vulnerability scores are calculated based on the potential impacts and adaptive capacity assessments for each hazard. Scores do not include implementation of climate risk reduction measures.

6.3. Adjusted Climate Risk Scores

Climate Hazard	Exposure Score	Sensitivity Score	Adaptive Capacity Score	Vulnerability Score

Temperature and Extreme Heat	N/A	N/A	N/A	N/A
Extreme Precipitation	2	1	1	3
Sea Level Rise	1	1	1	2
Wildfire	1	1	1	2
Flooding	N/A	N/A	N/A	N/A
Drought	N/A	N/A	N/A	N/A
Snowpack Reduction	N/A	N/A	N/A	N/A
Air Quality Degradation	1	1	1	2

The sensitivity score reflects the extent to which a project would be adversely affected by exposure to a climate hazard. Exposure is rated on a scale of 1 to 5, with a score of 5 representing the greatest exposure.
The adaptive capacity of a project refers to its ability to manage and reduce vulnerabilities from projected climate hazards. Adaptive capacity is rated on a scale of 1 to 5, with a score of 5 representing the greatest ability to adapt.
The overall vulnerability scores are calculated based on the potential impacts and adaptive capacity assessments for each hazard. Scores include implementation of climate risk reduction measures.

6.4. Climate Risk Reduction Measures

7. Health and Equity Details

7.1. CalEnviroScreen 4.0 Scores

The maximum CalEnviroScreen score is 100. A high score (i.e., greater than 50) reflects a higher pollution burden compared to other census tracts in the state.

Indicator	Result for Project Census Tract
Exposure Indicators	—
AQ-Ozone	3.1
AQ-PM	25
AQ-DPM	99
Drinking Water	15
Lead Risk Housing	59
Pesticides	9.0
Toxic Releases	45
Traffic	53

Effect Indicators	—
CleanUp Sites	74
Groundwater	71
Haz Waste Facilities/Generators	98
Impaired Water Bodies	0.00
Solid Waste	80
Sensitive Population	—
Asthma	81
Cardio-vascular	18
Low Birth Weights	84
Socioeconomic Factor Indicators	—
Education	48
Housing	67
Linguistic	82
Poverty	65
Unemployment	54

7.2. Healthy Places Index Scores

The maximum Health Places Index score is 100. A high score (i.e., greater than 50) reflects healthier community conditions compared to other census tracts in the state.

Indicator	Result for Project Census Tract
Economic	—
Above Poverty	21.28833569
Employed	26.07468241
Median HI	16.37366868
Education	—
Bachelor's or higher	64.48094444
High school enrollment	100
Preschool enrollment	38.90671115

Transportation	—
Auto Access	0.372128834
Active commuting	99.53804697
Social	—
2-parent households	2.643397921
Voting	31.75927114
Neighborhood	—
Alcohol availability	4.516874118
Park access	38.62440652
Retail density	99.05042987
Supermarket access	94.25125112
Tree canopy	6.03105351
Housing	—
Homeownership	10.15013474
Housing habitability	0.526113178
Low-inc homeowner severe housing cost burden	32.54202489
Low-inc renter severe housing cost burden	44.3731554
Uncrowded housing	36.46862569
Health Outcomes	—
Insured adults	41.04965995
Arthritis	59.3
Asthma ER Admissions	18.9
High Blood Pressure	44.4
Cancer (excluding skin)	68.9
Asthma	37.3
Coronary Heart Disease	43.7
Chronic Obstructive Pulmonary Disease	33.2
Diagnosed Diabetes	36.9

Life Expectancy at Birth	23.5
Cognitively Disabled	4.4
Physically Disabled	1.7
Heart Attack ER Admissions	60.2
Mental Health Not Good	34.8
Chronic Kidney Disease	35.4
Obesity	39.8
Pedestrian Injuries	98.0
Physical Health Not Good	33.1
Stroke	34.3
Health Risk Behaviors	—
Binge Drinking	24.0
Current Smoker	20.2
No Leisure Time for Physical Activity	36.8
Climate Change Exposures	—
Wildfire Risk	0.0
SLR Inundation Area	0.0
Children	86.0
Elderly	54.5
English Speaking	11.2
Foreign-born	81.4
Outdoor Workers	88.7
Climate Change Adaptive Capacity	—
Impervious Surface Cover	0.2
Traffic Density	58.5
Traffic Access	87.4
Other Indices	—
Hardship	58.6

Other Decision Support	—
2016 Voting	44.8

7.3. Overall Health & Equity Scores

Metric	Result for Project Census Tract
CalEnviroScreen 4.0 Score for Project Location (a)	71
Healthy Places Index Score for Project Location (b)	20
Project Located in a Designated Disadvantaged Community (Senate Bill 535)	No
Project Located in a Low-Income Community (Assembly Bill 1550)	Yes
Project Located in a Community Air Protection Program Community (Assembly Bill 617)	No

a: The maximum CalEnviroScreen score is 100. A high score (i.e., greater than 50) reflects a higher pollution burden compared to other census tracts in the state.
b: The maximum Health Places Index score is 100. A high score (i.e., greater than 50) reflects healthier community conditions compared to other census tracts in the state.

7.4. Health & Equity Measures

No Health & Equity Measures selected.

7.5. Evaluation Scorecard

Health & Equity Evaluation Scorecard not completed.

7.6. Health & Equity Custom Measures

No Health & Equity Custom Measures created.

8. User Changes to Default Data

8.1. Justifications

Screen	Justification
Operations: Water and Waste Water	Outdoor water use set to zero.

SWAPE Technical Consultation, Data Analysis and Litigation Support for the Environment

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- **Geologic and Hydrogeologic Characterization, Investigation and Remediation Strategies**
- **Industrial Stormwater Compliance**
- **CEQA Review**
- **Expert Testimony**

Professional Certifications:
California Professional Geologist, P.G.
California Certified Hydrogeologist, C.Hg.

Education:
M.S. Degree, Geology, California State University Los Angeles, Los Angeles, CA, 1984.
B.A. Degree, Geology, Humboldt State University, Arcata, CA, 1982.

Professional Experience:
30 years of experience in environmental policy, contaminant assessment and remediation, stormwater compliance, and CEQA review. Spent nine years with the U.S. EPA in the Resource Conservation Recovery Act (RCRA) and Superfund programs and served as EPA's Senior Science Policy Advisor in the Western Regional Office where I identified emerging threats to groundwater. While with EPA, I served as a Senior Hydrogeologist in the oversight of the assessment of seven major military facilities undergoing base closure. Led numerous enforcement actions under provisions of the Resource Conservation and Recovery Act (RCRA) and directed efforts to improve hydrogeologic characterization and water quality monitoring. For the past 15 years, as a founding partner with SWAPE, I developed extensive client relationships and has managed complex projects that include consultations as an expert witness and a regulatory specialist, and managing projects ranging from industrial stormwater compliance to CEQA review of impacts from hazardous waste, air quality and greenhouse gas emissions.

Positions held include:

Government:
Senior Science Policy Advisor and Hydrogeologist, U.S. Environmental Protection Agency (1989–1998);

Hydrogeologist, National Park Service, Water Resources Division (1998 – 2000);
Geologist, U.S. Forest Service (1986 – 1998).

Educational:
Geology Instructor, Golden West College, 2010 – 2104, 2017;
Adjunct Faculty Member, San Francisco State University, Department of Geosciences (1993 – 1998);
Instructor, College of Marin, Department of Science (1990 – 1995).

Private Sector:
Founding Partner, Soil/Water/Air Protection Enterprise (SWAPE) (2003 – present);
Senior Environmental Analyst, Komex H2O Science, Inc. (2000 -- 2003);
Executive Director, Orange Coast Watch (2001 – 2004);
Geologist, Dames & Moore (1984 – 1986).

Senior Regulatory and Litigation Support Analyst:
With SWAPE, responsibilities have included:

- Lead analyst and testifying expert, for both plaintiffs and defendants, in the review of over 300 environmental impact reports and negative declarations since 2003 under CEQA that identify significant issues with regard to hazardous waste, water resources, water quality, air quality, greenhouse gas emissions, and geologic hazards.
- Recommending additional mitigation measures to lead agencies at the local and county level to include additional characterization of health risks and implementation of protective measures to reduce exposure to hazards from toxins.
- Stormwater analysis, sampling and best management practice evaluation, for both government agencies and corporate clients, at more than 150 industrial facilities.
- Serving as expert witness for both plaintiffs and defendants in cases including contamination of groundwater, CERCLAcompliance in assessment and remediation, and industrial stormwater contamination.
- Technical assistance and litigation support for vapor intrusion concerns, for both government agencies and corporate clients.
- Lead analyst and testifying expert in the review of environmental issues in license applicationsfor large solar power plants before the California Energy Commission.
- Manager of a project to evaluate numerous formerly used military sites in the western U.S.
- Manager of a comprehensive evaluation of potential sources of perchlorate contamination in Southern California drinking water wells.
- Manager and designated expert for litigation support under provisions of Proposition 65 in the review of releases of gasoline to sources drinking water at major refineries and hundreds of gas stations throughout California.

With Komex H2O Science Inc., duties included the following:

- Senior author of a report on the extent of perchlorate contamination that was used in testimony by the former U.S. EPA Administrator and General Counsel.
- Senior researcher in the development of a comprehensive, electronically interactive chronology of MTBE use, research, and regulation.
- Senior researcher in the development of a comprehensive, electronically interactive chronology of perchlorate use, research, and regulation.
- Senior researcher in a study that estimates nationwide costs for MTBE remediation and drinking

water treatment, results of which were published in newspapers nationwide and in testimony against provisions of an energy bill that would limit liability for oil companies.

- Research to support litigation to restore drinking water supplies that have been contaminated by MTBE in California and New York.
- Lead author for a multi-volume remedial investigation report for an operating school in LosAngeles that met strict Sate of California regulatory requirements.
- Development of strategic approaches for cleanup of contaminated sites in consultation withclients and regulators.

Hydrogeology:

As a Senior Hydrogeologist with the U.S. Environmental Protection Agency, led investigations to characterize and cleanup closing military bases, including Mare Island Naval Shipyard, Hunters Point Naval Shipyard, Treasure Island Naval Station, Alameda Naval Station, Moffett Field, Mather Army Airfield, and Sacramento Army Depot. Specific activities included:

- Leading efforts to model groundwater flow and contaminant transport, ensured adequacy of monitoring networks, and assessed cleanup alternatives for contaminated sediment, soil, and groundwater.
- Initiating a regional program for evaluation of groundwater sampling practices and laboratory analysis at military bases.
- Identifying emerging issues, wrote technical guidance, and assisted in policy and regulation development through work on four national U.S. EPA workgroups, including the Superfund Groundwater Technical Forum and the Federal Facilities Forum.

At the request of the State of Hawaii, developed a methodology to determine the vulnerability of groundwater to contamination on the islands of Maui and Oahu. Used analytical models and a GIS to show zones of vulnerability, and the results were adopted and published by the State of Hawaii and County of Maui.

As a hydrogeologist with the EPA Groundwater Protection Section, worked with provisions of the Safe Drinking Water Act and NEPA to prevent drinking water contamination. Specific activities included the following:

- Received an EPA Bronze Medal for contribution to the development of national guidance for the protection of drinking water.
- Managed the Sole Source Aquifer Program and protected the drinking water of two communities through designation under the Safe Drinking Water Act. Prepared geologic reports, conducted hearings, and responded to public comments from residents who were very concerned about the impact of designation.
- Reviewed a number of Environmental Impact Statements for planned major developments, including large hazardous and solid waste disposal facilities, mine reclamation, and water transfer.

Served as a hydrogeologist with the RCRA Hazardous Waste program. Duties included:

- Supervised the hydrogeologic investigation of hazardous waste sites to determine compliancewith Subtitle C requirements.
- Reviewed and wrote "part B" permits for the disposal of hazardous waste.
- Conducted RCRA Corrective Action investigations of waste sites and led inspections that formed the basis for significant enforcement actions that were developed in close coordination with U.S.EPA legal counsel.

- Wrote contract specifications and supervised contractor's investigations of waste sites.

With the National Park Service, directed service-wide investigations of contaminant sources to prevent degradation of water quality, including the following:

- Applied pertinent laws and regulations including CERCLA, RCRA, NEPA, NRDA, and the Clean Water Act to control military, mining, and landfill contaminants.
- Conducted watershed-scale investigations of contaminants at parks, including Yellowstone and Olympic National Park.
- Identified high-levels of perchlorate in soil adjacent to a national park in New Mexicoand advised park superintendent on appropriate response actions under CERCLA.
- Served as a Park Service representative on the Interagency Perchlorate Steering Committee, a national workgroup.
- Developed a program to conduct environmental compliance audits of all National Parks while serving on a national workgroup.
- Co-authored two papers on the potential for water contamination from the operation of personal watercraft and snowmobiles, these papers serving as the basis for the development of nation- wide policy on the use of these vehicles in National Parks.
- Contributed to the Federal Multi-Agency Source Water Agreement under the Clean Water Action Plan.

Policy:

Served as senior management as the Senior Science Policy Advisor with the U.S. Environmental Protection Agency, Region 9. Activities included the following:

- Advising the Regional Administrator and senior management on emerging issues such as the potential for the gasoline additive MTBE and ammonium perchlorate to contaminate drinkingwater supplies.
- Shaping EPA's national response to these threats by serving on workgroups and by contributingto guidance, including the Office of Research and Development publication, Oxygenates in Water: Critical Information and Research Needs.
- Improving the technical training of EPA's scientific and engineering staff.
- Earning an EPA Bronze Medal for representing the region's 300 scientists and engineers in negotiations with the Administrator and senior management to better integrate scientific principles into the policy-making process.
- Establishing national protocol for the peer review of scientific documents.

Geology:

With the U.S. Forest Service, led investigations to determine hillslope stability of areas proposed for timber harvest in the central Oregon Coast Range. Specific activities included:

- Mapping geology in the field, and used aerial photographic interpretation and mathematical models to determine slope stability.
- Coordinating research with community stakeholders who were concerned with natural resource protection.
- Characterizing the geology of an aquifer that serves as the sole source of drinking water for thecity of Medford, Oregon.

As a consultant with Dames and Moore, led geologic investigations of two contaminated sites (later listed on the Superfund NPL) in the Portland, Oregon, area and a large RCRA hazardous waste site in eastern Oregon.

Duties included the following:

- Supervising year-long effort for soil and groundwater sampling.
- Conducting aquifer tests.
- Investigating active faults beneath sites proposed for hazardous waste disposal.

Teaching:

From 1990 to 1998, taught at least one course per semester at the community college and university levels:

- At San Francisco State University, held an adjunct faculty position and taught courses in environmental geology, oceanography (lab and lecture), hydrogeology, and groundwater contamination.
- Served as a committee member for graduate and undergraduate students.
- Taught courses in environmental geology and oceanography at the College of Marin.
- Part time geology instructor at Golden West College in Huntington Beach, California from 2010 to 2014 and in 2017.

Summary of Testimony Experience Over Past Four Years

In Re New Jersey Department of Environmental Protection et al. vs. E.I. DuPont de Nemours and Company, in the United States District Court, District of New Jersey, Civil Action No. 1:19-cv-14766-RMB-JBC. Deposition in 2025. Representing Plaintiffs in matters regarding contamination of groundwater, wastewater, soil, and air with per- and poly-fluoroalkyl substances.

In Re Edmond Asher, et al., vs. RTX Corporation (f/k/a Raytheon Technologies Corporation, et al.) in the County of Huntington Superior Court, Indiana, Cause number 35D01-2006-CT-000338. Deposition in 2024. Representing Plaintiffs in matters regarding contamination of groundwater and soil vapor with trichlorethylene.

In Re Wright vs Consolidated Rail Corporation In the Circuit Court of Cook County, Illinois, Case No: 21L3966. Deposition in 2023, Representing Plaintiff in matters involving groundwater and drinking water contamination of perchloroethylene, trichlorethylene, 1,2-dichloroethane, and carbon tetrachloride.

In Re Behr Dayton Thermal Products LLC In the United States District Court for the Southern District of Ohio Western Division at Dayton, Case No: 08-cv-326. Deposition in 2022. Representing Plaintiff in matters regarding contamination of groundwater and indoor air with perchloroethylene and trichloethelene.

Orange County Water District vs. Sabic Innovative Plastics US, LLC, et al. In the Court of Appeal, Fourth District,

Division 1, California, Case No: D070553. Deposition in 2020. Representing Plaintiff in matters involving compliance with The Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA).
Los Angeles Waterkeeper vs. AAA Plating and Inspection, Inc. In the United States District Court for the Central District of California, Case No: No. CV 18-5916 PA (GJSx). Deposition in 2019. Expert witness representing Plaintiff in matters involving contaminated stormwater runoff at an industrial facility in Compton, California.

Californians for Alternatives to Toxics vs. Schneider Dock and Intermodal Facility. In the United States District Court for the Northern District of California, Case No: 3:17-cv-05287-JST. Deposition in 2019. Expert witness representing Plaintiff in matters involving contaminated stormwater runoff at an industrial facility in Eureka, California.

Bells et al. vs. The 3M Company et al. In the United States District Court for the District of Colorado, Case No: 1:16-CV-02531-RBJ. Deposition in 2018. Expert witness representing Plaintiff on matters regarding the general hydrogeological conditions present in an area impacted by per- and poly-fluoroalkyl substances.

Ungar vs. Foundation for Affordable Housing. In the Superior Court, State of California, Los Angeles County, Case No. BC628890 Deposition in 2017. Expert witness representing defendant on matters involving alleged drinking water contamination.

Invited Testimony, Reports, Papers and Presentations:

Hagemann, M.F., 2008. Disclosure of Hazardous Waste Issues under CEQA. Presentation to the Public Environmental Law Conference, Eugene, Oregon.

Hagemann, M.F., 2008. Disclosure of Hazardous Waste Issues under CEQA. Invited presentation to U.S.EPA Region 9, San Francisco, California.

Hagemann, M.F., 2005. Use of Electronic Databases in Environmental Regulation, Policy Making andPublic Participation. Brownfields 2005, Denver, Coloradao.

Hagemann, M.F., 2004. Perchlorate Contamination of the Colorado River and Impacts to Drinking Water in Nevada and the Southwestern U.S. Presentation to a meeting of the American Groundwater Trust, Las Vegas, NV (served on conference organizing committee).

Hagemann, M.F., 2004. Invited testimony to a California Senate committee hearing on air toxins atschools in Southern California, Los Angeles.

Brown, A., Farrow, J., Gray, A. and **Hagemann, M.**, 2004. An Estimate of Costs to Address MTBEReleases from Underground Storage Tanks and the Resulting Impact to Drinking Water Wells.

Presentation to the Ground Water and Environmental Law Conference, National GroundwaterAssociation.

Hagemann, M.F., 2004. Perchlorate Contamination of the Colorado River and Impacts to Drinking Waterin Arizona and the Southwestern U.S. Presentation to a meeting of the American Groundwater Trust, Phoenix, AZ (served on conference organizing committee).

Hagemann, M.F., 2003. Perchlorate Contamination of the Colorado River and Impacts to Drinking Waterin the Southwestern U.S. Invited presentation to a special committee meeting of the National Academy of Sciences, Irvine, CA.

Hagemann, M.F., 2003. Perchlorate Contamination of the Colorado River. Invited presentation to atribal EPA meeting, Pechanga, CA.

Hagemann, M.F., 2003. Perchlorate Contamination of the Colorado River. Invited presentation to ameeting of tribal representatives, Parker, AZ.

Hagemann, M.F., 2003. Impact of Perchlorate on the Colorado River and Associated Drinking WaterSupplies. Invited presentation to the Inter-Tribal Meeting, Torres Martinez Tribe.

Hagemann, M.F., 2003. The Emergence of Perchlorate as a Widespread Drinking Water Contaminant.Invited presentation to the U.S. EPA Region 9.

Hagemann, M.F., 2003. A Deductive Approach to the Assessment of Perchlorate Contamination. Invited presentation to the California Assembly Natural Resources Committee.

Hagemann, M.F., 2003. Perchlorate: A Cold War Legacy in Drinking Water. Presentation to a meeting ofthe National Groundwater Association.

Hagemann, M.F., 2002. From Tank to Tap: A Chronology of MTBE in Groundwater. Presentation to ameeting of the National Groundwater Association.

Hagemann, M.F., 2002. A Chronology of MTBE in Groundwater and an Estimate of Costs to AddressImpacts to Groundwater. Presentation to the annual meeting of the Society of Environmental Journalists.

Hagemann, M.F., 2002. An Estimate of the Cost to Address MTBE Contamination in Groundwater(and Who Will Pay). Presentation to a meeting of the National Groundwater Association.

Hagemann, M.F., 2002. An Estimate of Costs to Address MTBE Releases from Underground Storage Tanks and the Resulting Impact to Drinking Water Wells. Presentation to a meeting of the U.S. EPA andState Underground Storage Tank Program managers.

Hagemann, M.F., 2001. From Tank to Tap: A Chronology of MTBE in Groundwater. Unpublishedreport.

Hagemann, M.F., 2001. Estimated Cleanup Cost for MTBE in Groundwater Used as Drinking Water. Unpublished report.

Hagemann, M.F., 2001. Estimated Costs to Address MTBE Releases from Leaking Underground StorageTanks.

Unpublished report.

Hagemann, M.F., and VanMouwerik, M., 1999. Potential Water Concerns Related to Snowmobile Usage. Water Resources Division, National Park Service, Technical Report.

VanMouwerik, M. and **Hagemann, M.F**. 1999, Water Quality Concerns Related to Personal WatercraftUsage. Water Resources Division, National Park Service, Technical Report.

Hagemann, M.F., 1999, Is Dilution the Solution to Pollution in National Parks? The George WrightSociety Biannual Meeting, Asheville, North Carolina.

Hagemann, M.F., 1997, The Potential for MTBE to Contaminate Groundwater. U.S. EPA Superfund Groundwater Technical Forum Annual Meeting, Las Vegas, Nevada.

Hagemann, M.F., and Gill, M., 1996, Impediments to Intrinsic Remediation, Moffett Field Naval AirStation, Conference on Intrinsic Remediation of Chlorinated Hydrocarbons, Salt Lake City.

Hagemann, M.F., Fukunaga, G.L., 1996, The Vulnerability of Groundwater to Anthropogenic Contaminants on the Island of Maui, Hawaii. Hawaii Water Works Association Annual Meeting, Maui,October 1996.

Hagemann, M. F., Fukanaga, G. L., 1996, Ranking Groundwater Vulnerability in Central Oahu, Hawaii. Proceedings, Geographic Information Systems in Environmental Resources Management, Airand Waste Management Association Publication VIP-61.

Hagemann, M.F., 1994. Groundwater Characterization and Cleanup at Closing Military Basesin California. Proceedings, California Groundwater Resources Association Meeting.

Hagemann, M.F. and Sabol, M.A., 1993. Role of the U.S. EPA in the High Plains States Groundwater Recharge Demonstration Program. Proceedings, Sixth Biennial Symposium on the Artificial Recharge of Groundwater.

Hagemann, M.F., 1993. U.S. EPA Policy on the Technical Impracticability of the Cleanup of DNAPL-contaminated Groundwater. California Groundwater Resources Association Meeting.

Hagemann, M.F., 1992. Dense Nonaqueous Phase Liquid Contamination of Groundwater: An Ounce of Prevention... Proceedings, Association of Engineering Geologists Annual Meeting, v. 35.

Other Experience:
Selected as subject matter expert for the California Professional Geologist licensing examinations,2009-2011.

SWAPE Technical Consultation, Data Analysis and Litigation Support for the Environment

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Paul Rosenfeld, Ph.D.

Chemical Fate and Transport & Air Dispersion Modeling

Principal Environmental Chemist

Risk Assessment & Remediation Specialist

Education

Ph.D. Soil Chemistry, University of Washington, 1999. Dissertation on volatile organic compound filtration.

M.S. Environmental Science, U.C. Berkeley, 1995. Thesis on organic waste economics.

B.A. Environmental Studies, U.C. Santa Barbara, 1991. Focus on wastewater treatment.

Professional Experience

Dr. Rosenfeld has over 25 years of experience conducting environmental investigations and risk assessments for evaluating impacts to human health, property, and ecological receptors. His expertise focuses on the fate and transport of environmental contaminants, human health risk, exposure assessment, and ecological restoration. Dr. Rosenfeld has evaluated and modeled emissions from oil spills, landfills, boilers and incinerators, process stacks, storage tanks, confined animal feeding operations, industrial, military and agricultural sources, unconventional oil drilling operations, and locomotive and construction engines. His project experience ranges from monitoring and modeling of pollution sources to evaluating impacts of pollution on workers at industrial facilities and residents in surrounding communities. Dr. Rosenfeld has also successfully modeled exposure to contaminants distributed by water systems and via vapor intrusion.

Dr. Rosenfeld has investigated and designed remediation programs and risk assessments for contaminated sites containing lead, heavy metals, mold, bacteria, particulate matter, petroleum hydrocarbons, chlorinated solvents, pesticides, radioactive waste, dioxins and furans, semi- and volatile organic compounds, PCBs, PAHs, creosote, perchlorate, asbestos, per- and poly-fluoroalkyl substances (PFOA/PFOS), unusual polymers, fuel oxygenates (MTBE), among other pollutants. Dr. Rosenfeld also has experience evaluating greenhouse gas emissions from various projects and is an expert on the assessment of odors from industrial and agricultural sites, as well as the evaluation of odor nuisance impacts and technologies for abatement of odorous emissions. As a principal scientist at SWAPE, Dr. Rosenfeld directs air dispersion modeling and exposure assessments. He has served as an expert witness and testified about pollution sources causing nuisance and/or personal injury at sites and has testified as an expert witness on numerous cases involving exposure to soil, water and air contaminants from industrial, railroad, agricultural, and military sources.

Professional History:

Soil Water Air Protection Enterprise (SWAPE); 2003 to present; Principal and Founding Partner
UCLA School of Public Health; 2007 to 2011; Lecturer (Assistant Researcher)
UCLA School of Public Health; 2003 to 2006; Adjunct Professor
UCLA Environmental Science and Engineering Program; 2002-2004; Doctoral Intern Coordinator
UCLA Institute of the Environment, 2001-2002; Research Associate
Komex H_2O Science, 2001 to 2003; Senior Remediation Scientist
National Groundwater Association, 2002-2004; Lecturer
San Diego State University, 1999-2001; Adjunct Professor
Anteon Corp., San Diego, 2000-2001; Remediation Project Manager
Ogden (now Amec), San Diego, 2000-2000; Remediation Project Manager
Bechtel, San Diego, California, 1999 – 2000; Risk Assessor
King County, Seattle, 1996 – 1999; Scientist
James River Corp., Washington, 1995-96; Scientist
Big Creek Lumber, Davenport, California, 1995; Scientist
Plumas Corp., California and USFS, Tahoe 1993-1995; Scientist
Peace Corps and World Wildlife Fund, St. Kitts, West Indies, 1991-1993; Scientist

Publications:

Rosenfeld, P.E., Spaeth, K.R., McCarthy, S.J. *et al.* Camp Lejeune Marine Cancer Risk Assessment for Exposure to Contaminated Drinking Water From 1955 to 1987. *Water Air Soil Pollut* **235**, 124 (2024). https://doi.org/10.1007/s11270-023-06863-y.

Rosenfeld P.E., Spaeth K.R., Remy L.L., Byers V., Muerth S.A., Hallman R,C., Summers-Evans J., Barker S. (2023) Perfluoroalkyl substances exposure in firefighters: Sources and implications, *Environmental Research*, Volume 220, https://doi.org/10.1016/j.envres.2022.115164.

Rosenfeld P.E. and Spaeth K.R., (2023) Authors' Response to Letter to the Editor from Bullock and Ramacciotti, *Water Air Soil Pollution* Volume 234, https://doi.org/10.1007/s11270-023-06165-3

Rosenfeld P. E., Spaeth K., Hallman R., Bressler R., Smith, G., (2022) Cancer Risk and Diesel Exhaust Exposure Among Railroad Workers. *Water Air Soil Pollution.* **233,** 171.

Remy, L.L., Clay T., Byers, V., **Rosenfeld P. E.** (2019) Hospital, Health, and Community Burden After Oil Refinery Fires, Richmond, California 2007 and 2012. *Environmental Health.* 18:48

Simons, R.A., Seo, Y. **Rosenfeld, P**., (2015) Modeling the Effect of Refinery Emission On Residential Property Value. *Journal of Real Estate Research*. 27(3):321-342

Chen, J. A, Zapata A. R., Sutherland A. J., Molmen, D.R., Chow, B. S., Wu, L. E., **Rosenfeld, P. E.,** Hesse, R. C., (2012) Sulfur Dioxide and Volatile Organic Compound Exposure To A Community In Texas City Texas Evaluated Using Aermod and Empirical Data. *American Journal of Environmental Science*, 8(6), 622-632.

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Cheremisinoff, N.P., & **Rosenfeld, P.E.** (2011). *Handbook of Pollution Prevention and Cleaner Production: Best Practices in the Agrochemical Industry*, Amsterdam: Elsevier Publishing.

Gonzalez, J., Feng, L., Sutherland, A., Waller, C., Sok, H., Hesse, R., **Rosenfeld, P.** (2010). PCBs and Dioxins/Furans in Attic Dust Collected Near Former PCB Production and Secondary Copper Facilities in Sauget, IL. *Procedia Environmental Sciences*. 113–125.

Feng, L., Wu, C., Tam, L., Sutherland, A.J., Clark, J.J., **Rosenfeld, P.E.** (2010). Dioxin and Furan Blood Lipid and Attic Dust Concentrations in Populations Living Near Four Wood Treatment Facilities in the United States. *Journal of Environmental Health*. 73(6), 34-46.

Cheremisinoff, N.P., & **Rosenfeld, P.E.** (2010). *Handbook of Pollution Prevention and Cleaner Production: Best Practices in the Wood and Paper Industries.* Amsterdam: Elsevier Publishing.

Cheremisinoff, N.P., & **Rosenfeld, P.E.,** (2009). *Handbook of Pollution Prevention and Cleaner Production: Best Practices in the Petroleum Industry*. Amsterdam: Elsevier Publishing.

Wu, C., Tam, L., Clark, J., **Rosenfeld, P**. (2009). Dioxin and furan blood lipid concentrations in populations living near four wood treatment facilities in the United States. *WIT Transactions on Ecology and the Environment, Air Pollution,* 123 (17), 319-327.

Cheremisinoff, N.P., **Rosenfeld, P.E.** Davletshin, A.R. (2008). ***Responsible Care***. Gulf Publishing. Texas.

Tam L. K., Wu C. D., Clark J. J. and **Rosenfeld, P.E.** (2008). A Statistical Analysis Of Attic Dust And Blood Lipid Concentrations Of Tetrachloro-p-Dibenzodioxin (TCDD) Toxicity Equivalency Quotients (TEQ) In Two Populations Near Wood Treatment Facilities. *Organohalogen Compounds*, 70, 002252-002255.

Tam L. K., Wu C. D., Clark J. J. and **Rosenfeld, P.E.** (2008). Methods For Collect Samples For Assessing Dioxins And Other Environmental Contaminants In Attic Dust: A Review. *Organohalogen Compounds*, 70, 000527-000530.

Hensley, A.R. A. Scott, J. J. J. Clark, **Rosenfeld, P.E.** (2007). Attic Dust and Human Blood Samples Collected near a Former Wood Treatment Facility. *Environmental Research*. 105, 194-197.

Rosenfeld, P.E., J. J. J. Clark, A. R. Hensley, M. Suffet. (2007). The Use of an Odor Wheel Classification for Evaluation of Human Health Risk Criteria for Compost Facilities. *Water Science & Technology* 55(5), 345-357.

Rosenfeld, P. E., M. Suffet. (2007). The Anatomy of Odour Wheels for Odours of Drinking Water, Wastewater, Compost And The Urban Environment. *Water Science & Technology* 55(5), 335-344.

Sullivan, P. J. Clark, J.J.J., Agardy, F. J., **Rosenfeld, P.E.** (2007). *Toxic Legacy, Synthetic Toxins in the Food, Water, and Air in American Cities.* Boston Massachusetts: Elsevier Publishing

Rosenfeld, P.E., and Suffet I.H. (2004). Control of Compost Odor Using High Carbon Wood Ash. *Water Science and Technology*. 49(9),171-178.

Rosenfeld P. E., J.J. Clark, I.H. (Mel) Suffet (2004). The Value of An Odor-Quality-Wheel Classification Scheme for The Urban Environment. *Water Environment Federation's Technical Exhibition and Conference (WEFTEC) 2004.* New Orleans, October 2-6, 2004.

Rosenfeld, P.E., and Suffet, I.H. (2004). Understanding Odorants Associated with Compost, Biomass Facilities, and the Land Application of Biosolids. *Water Science and Technology*. 49(9), 193-199.

Rosenfeld, P.E., and Suffet I.H. (2004). Control of Compost Odor Using High Carbon Wood Ash, *Water Science and Technology*, 49(9), 171-178.

Rosenfeld, P. E., Grey, M. A., Sellew, P. (2004). Measurement of Biosolids Odor and Odorant Emissions from Windrows, Static Pile and Biofilter. *Water Environment Research*. 76(4), 310-315.

Rosenfeld, P.E., Grey, M and Suffet, M. (2002). Compost Demonstration Project, Sacramento California Using High-Carbon Wood Ash to Control Odor at a Green Materials Composting Facility. *Integrated Waste Management Board Public Affairs Office*, Publications Clearinghouse (MS–6), Sacramento, CA Publication #442-02-008.

Rosenfeld, P.E., and C.L. Henry. (2001). Characterization of odor emissions from three different biosolids. *Water Soil and Air Pollution*. 127(1-4), 173-191.

Rosenfeld, P.E., and Henry C. L., (2000). Wood ash control of odor emissions from biosolids application. *Journal of Environmental Quality.* 29, 1662-1668.

Rosenfeld, P.E., C.L. Henry and D. Bennett. (2001). Wastewater dewatering polymer affects on biosolids odor emissions and microbial activity. *Water Environment Research*. 73(4), 363-367.

Rosenfeld, P.E., and C.L. Henry. (2001). Activated Carbon and Wood Ash Sorption of Wastewater, Compost, and Biosolids Odorants. *Water Environment Research*, 73, 388-393.

Rosenfeld, P.E., and Henry C. L., (2001). High carbon wood ash effect on biosolids microbial activity and odor. *Water Environment Research*. 131(1-4), 247-262.

Chollack, T. and **P. Rosenfeld. (**1998). Compost Amendment Handbook for Landscaping. Prepared for and distributed by the City of Redmond, Washington State.

Rosenfeld, P. E. (1992). The Mount Liamuiga Crater Trail. *Heritage Magazine of St. Kitts*, 3(2).

Rosenfeld, P. E. (1993). High School Biogas Project to Prevent Deforestation on St. Kitts. *Biomass Users Network*, 7(1).

Rosenfeld, P. E. (1998). Characterization, Quantification, and Control of Odor Emissions from Biosolids Application To Forest Soil. Doctoral Thesis. University of Washington College of Forest Resources.

Rosenfeld, P. E. (1994). Potential Utilization of Small Diameter Trees on Sierra County Public Land. Master's thesis reprinted by the Sierra County Economic Council. Sierra County, California.

Rosenfeld, P. E. (1991). How to Build a Small Rural Anaerobic Digester & Uses Of Biogas In The First And Third World. Bachelor's Thesis. University of California.

Presentations:

Rosenfeld, P.E., "The science for Perfluorinated Chemicals (PFAS): What makes remediation so hard?" Law Seminars International, (May 9-10, 2018) 800 Fifth Avenue, Suite 101 Seattle, WA.

Rosenfeld, P.E., Sutherland, A; Hesse, R.; Zapata, A. (October 3-6, 2013). Air dispersion modeling of volatile organic emissions from multiple natural gas wells in Decatur, TX. *44th Western Regional Meeting, American Chemical Society.* Lecture conducted from Santa Clara, CA.

Sok, H.L.; Waller, C.C.; Feng, L.; Gonzalez, J.; Sutherland, A.J.; Wisdom-Stack, T.; Sahai, R.K.; Hesse, R.C.; **Rosenfeld, P.E.** (June 20-23, 2010). Atrazine: A Persistent Pesticide in Urban Drinking Water. *Urban Environmental Pollution*. Lecture conducted from Boston, MA.

Feng, L.; Gonzalez, J.; Sok, H.L.; Sutherland, A.J.; Waller, C.C.; Wisdom-Stack, T.; Sahai, R.K.; La, M.; Hesse, R.C.; **Rosenfeld, P.E.** (June 20-23, 2010). Bringing Environmental Justice to East St. Louis, Illinois. *Urban Environmental Pollution.* Lecture conducted from Boston, MA.

Rosenfeld, P.E. (April 19-23, 2009). Perfluoroctanoic Acid (PFOA) and Perfluoroactane Sulfonate (PFOS) Contamination in Drinking Water From the Use of Aqueous Film Forming Foams (AFFF) at Airports in the United States. *2009 Ground Water Summit and 2009 Ground Water Protection Council Spring Meeting*, Lecture conducted from Tuscon, AZ.

Rosenfeld, P.E. (April 19-23, 2009). Cost to Filter Atrazine Contamination from Drinking Water in the United States" Contamination in Drinking Water From the Use of Aqueous Film Forming Foams (AFFF) at Airports in the United States. *2009 Ground Water Summit and 2009 Ground Water Protection Council Spring Meeting*. Lecture conducted from Tuscon, AZ.

Wu, C., Tam, L., Clark, J., **Rosenfeld, P**. (20-22 July (2009). Dioxin and furan blood lipid concentrations in populations living near four wood treatment facilities in the United States. Brebbia, C.A. and Popov, V., eds., *Air Pollution XVII: Proceedings of the Seventeenth International Conference on Modeling, Monitoring and Management of Air Pollution*. Lecture conducted from Tallinn, Estonia.

Rosenfeld, P. E. (October 15-18, 2007). Moss Point Community Exposure To Contaminants From A Releasing Facility. *The 23rd Annual International Conferences on Soils Sediment and Water.* Platform lecture conducted at University of Massachusetts, Amherst MA.

Rosenfeld, P. E. (October 15-18, 2007). The Repeated Trespass of Tritium-Contaminated Water Into A Surrounding Community Form Repeated Waste Spills From A Nuclear Power Plant. *The 23rd Annual International Conferences on Soils Sediment and Water*. Platform lecture conducted from University of Massachusetts, Amherst MA.

Rosenfeld, P. E. (October 15-18, 2007). Somerville Community Exposure To Contaminants From Wood Treatment Facility Emissions. The *23rd Annual International Conferences on Soils Sediment and Water*. Lecture conducted from University of Massachusetts, Amherst MA.

Rosenfeld P. E. (March 2007). Production, Chemical Properties, Toxicology, & Treatment Case Studies of 1,2,3-Trichloropropane (TCP). *The Association for Environmental Health and Sciences (AEHS) Annual Meeting*. Lecture conducted from San Diego, CA.

Rosenfeld P. E. (March 2007). Blood and Attic Sampling for Dioxin/Furan, PAH, and Metal Exposure in Florala, Alabama. *The AEHS Annual Meeting.* Lecture conducted from San Diego, CA.

Hensley A.R., Scott, A., **Rosenfeld P.E.,** Clark, J.J.J. (August 21 – 25, 2006). Dioxin Containing Attic Dust And Human Blood Samples Collected Near A Former Wood Treatment Facility. *The 26th International Symposium on Halogenated Persistent Organic Pollutants – DIOXIN2006*. Lecture conducted from Radisson SAS Scandinavia Hotel in Oslo Norway.

Hensley A.R., Scott, A., **Rosenfeld P.E.,** Clark, J.J.J. (November 4-8, 2006). Dioxin Containing Attic Dust And Human Blood Samples Collected Near A Former Wood Treatment Facility. *APHA 134 Annual Meeting & Exposition.* Lecture conducted from Boston Massachusetts.

Paul Rosenfeld Ph.D. (October 24-25, 2005). Fate, Transport and Persistence of PFOA and Related Chemicals. Mealey's C8/PFOA. *Science, Risk & Litigation Conference.* Lecture conducted from The Rittenhouse Hotel, Philadelphia, PA.

Paul Rosenfeld Ph.D. (September 19, 2005). Brominated Flame Retardants in Groundwater: Pathways to Human Ingestion, *Toxicology and Remediation PEMA Emerging Contaminant Conference*. Lecture conducted from Hilton Hotel, Irvine California.

Paul Rosenfeld Ph.D. (September 19, 2005). Fate, Transport, Toxicity, And Persistence of 1,2,3-TCP. *PEMA Emerging Contaminant Conference.* Lecture conducted from Hilton Hotel in Irvine, California.

Paul Rosenfeld Ph.D. (September 26-27, 2005). Fate, Transport and Persistence of PDBEs. *Mealey's Groundwater Conference.* Lecture conducted from Ritz Carlton Hotel, Marina Del Ray, California.

Paul Rosenfeld Ph.D. (June 7-8, 2005). Fate, Transport and Persistence of PFOA and Related Chemicals. *International Society of Environmental Forensics: Focus on Emerging Contaminants*. Lecture conducted from Sheraton Oceanfront Hotel, Virginia Beach, Virginia.

Paul Rosenfeld Ph.D. (July 21-22, 2005). Fate Transport, Persistence and Toxicology of PFOA and Related Perfluorochemicals. *2005 National Groundwater Association Ground Water and Environmental Law Conference*. Lecture conducted from Wyndham Baltimore Inner Harbor, Baltimore Maryland.

Paul Rosenfeld Ph.D. (July 21-22, 2005). Brominated Flame Retardants in Groundwater: Pathways to Human Ingestion, Toxicology and Remediation. *2005 National Groundwater Association Ground Water and Environmental Law Conference.* Lecture conducted from Wyndham Baltimore Inner Harbor, Baltimore Maryland.

Paul Rosenfeld, Ph.D. and James Clark Ph.D. and Rob Hesse R.G. (May 5-6, 2004). Tert-butyl Alcohol Liability and Toxicology, A National Problem and Unquantified Liability. *National Groundwater Association. Environmental Law Conference*. Lecture conducted from Congress Plaza Hotel, Chicago Illinois.

Paul Rosenfeld, Ph.D. (March 2004). Perchlorate Toxicology. *Meeting of the American Groundwater Trust*. Lecture conducted from Phoenix Arizona.

Hagemann, M.F., **Paul Rosenfeld, Ph.D.** and Rob Hesse (2004). Perchlorate Contamination of the Colorado River. *Meeting of tribal representatives*. Lecture conducted from Parker, AZ.

Paul Rosenfeld, Ph.D. (April 7, 2004). A National Damage Assessment Model for PCE and Dry Cleaners. *Drycleaner Symposium. California Ground Water Association*. Lecture conducted from Radison Hotel, Sacramento, California.

Rosenfeld, P. E., Grey, M., (June 2003) Two stage biofilter for biosolids composting odor control. *Seventh International In Situ And On Site Bioremediation Symposium Battelle Conference* Orlando, FL.

Paul Rosenfeld, Ph.D. and James Clark Ph.D. (February 20-21, 2003) Understanding Historical Use, Chemical Properties, Toxicity and Regulatory Guidance of 1,4 Dioxane. *National Groundwater Association. Southwest Focus Conference. Water Supply and Emerging Contaminants*. Lecture conducted from Hyatt Regency Phoenix Arizona.

Paul Rosenfeld, Ph.D. (February 6-7, 2003). Underground Storage Tank Litigation and Remediation. *California CUPA Forum*. Lecture conducted from Marriott Hotel, Anaheim California.

Paul Rosenfeld, Ph.D. (October 23, 2002) Underground Storage Tank Litigation and Remediation. *EPA Underground Storage Tank Roundtable*. Lecture conducted from Sacramento California.

Rosenfeld, P.E. and Suffet, M. (October 7- 10, 2002). Understanding Odor from Compost, *Wastewater and Industrial Processes. Sixth Annual Symposium on Off Flavors in the Aquatic Environment. International Water Association*. Lecture conducted from Barcelona Spain.

Rosenfeld, P.E. and Suffet, M. (October 7- 10, 2002). Using High Carbon Wood Ash to Control Compost Odor. *Sixth Annual Symposium on Off Flavors in the Aquatic Environment. International Water Association*. Lecture conducted from Barcelona Spain.

Rosenfeld, P.E. and Grey, M. A. (September 22-24, 2002). Biocycle Composting for Coastal Sage Restoration. *Northwest Biosolids Management Association*. Lecture conducted from Vancouver Washington.

Rosenfeld, P.E. and Grey, M. A. (November 11-14, 2002). Using High-Carbon Wood Ash to Control Odor at a Green Materials Composting Facility. *Soil Science Society Annual Conferenc*e. Lecture conducted from Indianapolis, Maryland.

Rosenfeld. P.E. (September 16, 2000). Two stage biofilter for biosolids composting odor control. *Water Environment Federation.* Lecture conducted from Anaheim California.

Rosenfeld. P.E. (October 16, 2000). Wood ash and biofilter control of compost odor. *Biofest.* Lecture conducted from Ocean Shores, California.

Rosenfeld, P.E. (2000). Bioremediation Using Organic Soil Amendments. *California Resource Recovery Association*. Lecture conducted from Sacramento California.

Rosenfeld, P.E., C.L. Henry, R. Harrison. (1998). Oat and Grass Seed Germination and Nitrogen and Sulfur Emissions Following Biosolids Incorporation with High-Carbon Wood-Ash. *Water Environment Federation 12th Annual Residuals and Biosolids Management Conference Proceedings*. Lecture conducted from Bellevue Washington.

Rosenfeld, P.E., and C.L. Henry. (1999). An evaluation of ash incorporation with biosolids for odor reduction. *Soil Science Society of America*. Lecture conducted from Salt Lake City Utah.

Rosenfeld, P.E., C.L. Henry, R. Harrison. (1998). Comparison of Microbial Activity and Odor Emissions from Three Different Biosolids Applied to Forest Soil. *Brown and Caldwell.* Lecture conducted from Seattle Washington.

Rosenfeld, P.E., C.L. Henry. (1998). Characterization, Quantification, and Control of Odor Emissions from Biosolids Application To Forest Soil. *Biofest.* Lecture conducted from Lake Chelan, Washington.

Rosenfeld, P.E, C.L. Henry, R. Harrison. (1998). Oat and Grass Seed Germination and Nitrogen and Sulfur Emissions Following Biosolids Incorporation with High-Carbon Wood-Ash. Water Environment Federation 12th Annual Residuals and Biosolids Management Conference Proceedings. Lecture conducted from Bellevue Washington.

Rosenfeld, P.E., C.L. Henry, R. B. Harrison, and R. Dills. (1997). Comparison of Odor Emissions from Three Different Biosolids Applied to Forest Soil. *Soil Science Society of America*. Lecture conducted from Anaheim California.

Teaching Experience:

UCLA Department of Environmental Health (Summer 2003 through 20010) Taught Environmental Health Science 100 to students, including undergrad, medical doctors, public health professionals and nurses. The course focused on the health effects of environmental contaminants.

National Ground Water Association, Successful Remediation Technologies. Custom Course in Sante Fe, New Mexico. May 21, 2002. Focused on fate and transport of fuel contaminants associated with underground storage tanks.

National Ground Water Association; Successful Remediation Technologies Course in Chicago Illinois. April 1, 2002. Focused on fate and transport of contaminants associated with Superfund and RCRA sites.

California Integrated Waste Management Board, April and May 2001. Alternative Landfill Caps Seminar in San Diego, Ventura, and San Francisco. Focused on both prescriptive and innovative landfill cover design.

UCLA Department of Environmental Engineering, February 5, 2002. Seminar on Successful Remediation Technologies focusing on Groundwater Remediation.

University Of Washington, Soil Science Program, Teaching Assistant for several courses including Soil Chemistry, Organic Soil Amendments, and Soil Stability.

U.C. Berkeley, Environmental Science Program Teaching Assistant for Environmental Science 10.

Academic Grants Awarded:

California Integrated Waste Management Board. $41,000 grant awarded to UCLA Institute of the Environment. Goal: To investigate the effect of high carbon wood ash on volatile organic emissions from compost. 2001.

Synagro Technologies, Corona California: $10,000 grant awarded to San Diego State University.
Goal: investigate the effect of biosolids for restoration and remediation of degraded coastal sage soils. 2000.

King County, Department of Research and Technology, Washington State. $100,000 grant awarded to University of Washington: Goal: To investigate odor emissions from biosolids application and the effect of polymers and ash on VOC emissions. 1998.

Northwest Biosolids Management Association, Washington State. $20,000 grant awarded to investigate the effect of polymers and ash on VOC emissions from biosolids. 1997.

James River Corporation, Oregon: $10,000 grant was awarded to investigate the success of genetically engineered Poplar trees with resistance to round-up. 1996.

United State Forest Service, Tahoe National Forest: $15,000 grant was awarded to investigating fire ecology of the Tahoe National Forest. 1995.

Kellogg Foundation, Washington D.C. $500 grant was awarded to construct a large anaerobic digester on St. Kitts in West Indies. 1993

Deposition and/or Trial Testimony:

In the District Court of Harris County Texas
Mt Davis Interest, Inc v Sesco Cement Corp
Cause No 2023-26512
Trial 6-6-2-25

In the United States Southern District of New York
Gallo vs Avon Products Inc., et al
Civil Action No.: 1:23-cv-2023
Deposition 4-24-2025

In Vanderburgh Superior Court 5, County of Vanderburgh, Indiana
Markello v CSX
Civil Action No 82D05-2011-CT-004962
Deposition 3-26-25

Iin the Circuit Court of Cook County Illinois
Jarosiewicz v Northeast Regional Railroad
Case No 2023 L 002290
Deposition 2-27-25

In the District Court 191st Judicial District Dallas County
Acklin v Poly America International
Cause No DC-22-08610
Deposition 1-8-2025

United States District Court, Norther District of California
Asustin Vs Monsanto
Case No 2:23-cv-272
Deposition 12-20-25

In Jefferson Circuit Court Division One, Louisville, Kentucky
Stafford vs, CSX
Case No. 18-CI-001790

Deposition: 8-27-24

In the Twenty-Second Judicial Circuit of St. Louis. State of Missouri
Patricia Godfrey vs, Amtrak
Case No. 2122-CC-00525
Deposition: 7-17-24

In the Circuit Court of Jefferson County Alabama
Linda Early Vs. CSX
Case number CV-2021-00241
Deposition 6-24-24

In the Court of Common Please Lucas County, Ohio
Brenda Conkright vs. CSX
Case No. G-4801-CI-0202102664-000
Deposition: 6-4-24

In the Commonwealth of Kentucky, Greenup Circuit Court
Patsy Sue Napier vs. CSX
Case No. 19-CI-0012
Deposition: 5-8-2-24

In United States District Court of Hawaii
Patrick Feindt, Jr. et al. vs. The United States of America
Case No. 1:22-cv-LEK-KJM
Trial 3-29-24 and 4-5-24

In the District Court of Hood County State of Texas
Artie Gray vs. Exxon Mobil
Case No. C-2018047
Rosenfeld Deposition:4-22-2024

In the Elkhart Superior Court State of Indiana
Estate of Clark Stacy vs. Penn Central Corporation
Cause No 2D01-2001-CT-00007
Rosenfeld Deposition 1-25-2024 and 3-7-2024

In the Circuit Court of Trempealeau County, State of Wisconsin
Michael J. Sylla et al. vs. High-Crush Whitehall LLC
Case No. 2019-CV-63, 2019-CV-64, 2019-CV-65, 2019-CV-66
Rosenfeld Deposition: 3-5-2024

In the Circuit Court of Trempealeau County, State of Wisconsin
Leland Drangstveit vs. High-Crush Blair LLC
Case No. 19-CV-66
Rosenfeld Deposition 3-5-2024

In the Circuit Court of Jefferson County Alabama
Donald Lee Ashworth vs. CSX Transportation Inc.
Case No CV-2021-901261
Rosenfeld Deposition 1-23-2024

In the United States District Court for the Eastern District of Wisconsin
Gary L Siepe vs. Soo Line Railroad
Case No. 2:21-cv-00919
Rosenfeld Deposition 1-19-2024

In the United States District Court for the Western District of Louisiana
Ricky Bush v. Clean Harbors Colfax LLC
Case No. 1:22-cv-02026-DDD-JPM
Rosenfeld Deposition 12-18-2023 and 1-15-2024

In United States District Court of Hawaii
Patrick Feindt, Jr. et al. vs. The United States of America
Case No. 1:22-cv-LEK-KJM
Rosenfeld Deposition 11-29-2023

In the Circuit Court for the Twentieth Judicial Circuit St. Clair County, Illinois
Timothy Gray vs. Rural King et al.
Case No 2022-LA-355
Rosenfeld Deposition 9-26-2023

In United States District Court Eastern District of Wisconsin
Gary L. Siepe vs. Soo Line Railroad Company
Case No. 2:21-cv-00919
Rosenfeld Deposition 9-15-2023

In the Circuit Court of Cook County Illinois
Donald Fox vs. BNSF
Case No. 2021 L12
Rosenfeld Deposition 9-12-2023

In the Court of Common Please Cuyahoga County, Ohio
Thomas Schleich vs. Penn Central Corporation
Lead Case No. CV-20-939184
Rosenfeld Deposition 8-27-2023

In the Circuit Court of Jackson County Missouri at Kansas City
Timothy Dalsing vs. BNSF
Case No. No. 2216-cv06539
Rosenfeld Deposition 7-28-2023

In the United States District Court for the Southern District of Texas Houston Division
International Terminals Company LLC Deer Park Fire Litigation
Lead Case No. 4:19-cv-01460
Rosenfeld Deposition 7-25-2023

In the Circuit Court of Livingston County Missouri
Shirley Ralls vs. Canadian Pacific Railway and Soo Lind Railroad
Case No. 28LV-CV0020
Rosenfeld Daubert Hearing 7-18-2023 Trial Testimony 7-19-2023

In the Circuit Court of Cook County Illinois
Brenda Wright vs. Penn Central and Conrail
Case No. No. 2032L003966
Rosenfeld Deposition 6-13-2023

In the Circuit Court Common Please Philadelphia of Jefferson County Alabama
Frank Belle vs. Birmingham Southern Railroad Company et al.
Case No. 01-cv-2021-900901.00
Rosenfeld Deposition 4-6-2023

In the Circuit Court of Jefferson County Alabama
Linda De Gregorio vs. Penn Central
Case No. 002278
Rosenfeld Deposition 3-27-20203

In the United States District Court Eastern District of New York
Rosalie Romano et al. vs. Northrup Grumman Corporation
Case No. 16-cv-5760
Rosenfeld Deposition 3-16-2023

In the Superior Court of Washington, Spokane County
Judy Cundy vs. BNSF
Case No. 21-2-03718-32
Rosenfeld Deposition 3-9-2023

In The Court of Common Pleas of Philadelphia County, PA Civil Trial Division
Feaster v Conrail
Case No. 001075
Rosenfeld Deposition 2-1-2023

In United States District Court for the Central District of Illinois
Sherman vs. BNSF
Case No. 3:17-cv-01192
Rosenfeld Deposition 1-18-2023

In United States District Court District of Colorado
Gonzales vs. BNSF
Case No. 1:21-cv-01690
Rosenfeld Deposition 1-17-2023

In United States District Court District of Colorado
Abeyta vs. BNSF
Case No. 1:21-cv-01689-KMT
Rosenfeld Deposition 1-3-2023

In United States District Court For The Easter District of Louisiana
Nathaniel Smith vs. Illinois Central Railroad
Case No. 2:21-cv-01235
Rosenfeld Deposition 11-30-2022

In the Superior Court of the State of California, County of San Bernardino
Billy Wildrick, Plaintiff vs. BNSF Railway Company
Case No. CIVDS1711810
Rosenfeld Deposition 10-17-2022

In the State Court of Bibb County, State of Georgia
Richard Hutcherson, Plaintiff vs Norfolk Southern Railway Company
Case No. 10-SCCV-092007
Rosenfeld Deposition 10-6-2022

In the Civil District Court of the Parish of Orleans, State of Louisiana
Millard Clark, Plaintiff vs. Dixie Carriers, Inc. et al.
Case No. 2020-03891
Rosenfeld Deposition 9-15-2022

In The Circuit Court of Livingston County, State of Missouri, Circuit Civil Division

Shirley Ralls, Plaintiff vs. Canadian Pacific Railway and Soo Line Railroad
Case No. 18-LV-CC0020
Rosenfeld Deposition 9-7-2022

In The Circuit Court of the 13th Judicial Circuit Court, Hillsborough County, Florida Civil Division
Jonny C. Daniels, Plaintiff vs. CSX Transportation Inc.
Case No. 20-CA-5502
Rosenfeld Deposition 9-1-2022

In The Circuit Court of St. Louis County, State of Missouri
Kieth Luke et. al. Plaintiff vs. Monsanto Company et. al.
Case No. 19SL-CC03191
Rosenfeld Deposition 8-25-2022

In The Circuit Court of the 13th Judicial Circuit Court, Hillsborough County, Florida Civil Division
Jeffery S. Lamotte, Plaintiff vs. CSX Transportation Inc.
Case No. NO. 20-CA-0049
Rosenfeld Deposition 8-22-2022

In State of Minnesota District Court, County of St. Louis Sixth Judicial District
Greg Bean, Plaintiff vs. Soo Line Railroad Company
Case No. 69-DU-CV-21-760
Rosenfeld Deposition 8-17-2022

In United States District Court Western District of Washington at Tacoma, Washington
John D. Fitzgerald Plaintiff vs. BNSF
Case No. 3:21-cv-05288-RJB
Rosenfeld Deposition 8-11-2022

In Circuit Court of the Sixth Judicial Circuit, Macon Illinois
Rocky Bennyhoff Plaintiff vs. Norfolk Southern
Case No. 20-L-56
Rosenfeld Deposition 8-3-2022, Trial 1-10-2023

In Court of Common Pleas, Hamilton County Ohio
Joe Briggins Plaintiff vs. CSX
Case No. A2004464
Rosenfeld Deposition 6-17-2022

In the Superior Court of the State of California, County of Kern
George LaFazia vs. BNSF Railway Company.
Case No. BCV-19-103087
Rosenfeld Deposition 5-17-2022

In the Circuit Court of Cook County Illinois
Bobby Earles vs. Penn Central et. al.
Case No. 2020-L-000550
Rosenfeld Deposition 4-16-2022

In United States District Court Easter District of Florida
Albert Hartman Plaintiff vs. Illinois Central
Case No. 2:20-cv-1633
Rosenfeld Deposition 4-4-2022

In the Circuit Court of the 4th Judicial Circuit, in and For Duval County, Florida
Barbara Steele vs. CSX Transportation

Case No.16-219-Ca-008796
Rosenfeld Deposition 3-15-2022

In United States District Court Easter District of New York
Romano et al. vs. Northrup Grumman Corporation
Case No. 16-cv-5760
Rosenfeld Deposition 3-10-2022

In the Circuit Court of Cook County Illinois
Linda Benjamin vs. Illinois Central
Case No. No. 2019 L 007599
Rosenfeld Deposition 1-26-2022

In the Circuit Court of Cook County Illinois
Donald Smith vs. Illinois Central
Case No. No. 2019 L 003426
Rosenfeld Deposition 1-24-2022

In the Circuit Court of Cook County Illinois
Jan Holeman vs. BNSF
Case No. 2019 L 000675
Rosenfeld Deposition 1-18-2022

In the State Court of Bibb County State of Georgia
Dwayne B. Garrett vs. Norfolk Southern
Case No. 20-SCCV-091232
Rosenfeld Deposition 11-10-2021

In the Circuit Court of Cook County Illinois
Joseph Ruepke vs. BNSF
Case No. 2019 L 007730
Rosenfeld Deposition 11-5-2021

In the United States District Court For the District of Nebraska
Steven Gillett vs. BNSF
Case No. 4:20-cv-03120
Rosenfeld Deposition 10-28-2021

In the Montana Thirteenth District Court of Yellowstone County
James Eadus vs. Soo Line Railroad and BNSF
Case No. DV 19-1056
Rosenfeld Deposition 10-21-2021

In the Circuit Court Of The Twentieth Judicial Circuit, St Clair County, Illinois
Martha Custer et al. vs Cerro Flow Products, Inc.
Case No. 0i9-L-2295
Rosenfeld Deposition 5-14-2021
Trial October 8-4-2021

In the Circuit Court of Cook County Illinois
Joseph Rafferty vs. Consolidated Rail Corporation and National Railroad Passenger Corporation d/b/a AMTRAK,
Case No. 18-L-6845
Rosenfeld Deposition 6-28-2021

In the United States District Court For the Northern District of Illinois

Theresa Romcoe vs. Northeast Illinois Regional Commuter Railroad Corporation d/b/a METRA Rail
Case No. 17-cv-8517
Rosenfeld Deposition 5-25-2021

In the Superior Court of the State of Arizona In and For the Cunty of Maricopa
Mary Tryon et al. vs. The City of Pheonix v. Cox Cactus Farm, L.L.C., Utah Shelter Systems, Inc.
Case No. CV20127-094749
Rosenfeld Deposition 5-7-2021

In the United States District Court for the Eastern District of Texas Beaumont Division
Robinson, Jeremy et al vs. CNA Insurance Company et al.
Case No. 1:17-cv-000508
Rosenfeld Deposition 3-25-2021

In the Superior Court of the State of California, County of San Bernardino
Gary Garner, Personal Representative for the Estate of Melvin Garner vs. BNSF Railway Company.
Case No. 1720288
Rosenfeld Deposition 2-23-2021

In the Superior Court of the State of California, County of Los Angeles, Spring Street Courthouse
Benny M Rodriguez vs. Union Pacific Railroad, A Corporation, et al.
Case No. 18STCV01162
Rosenfeld Deposition 12-23-2020

In the Circuit Court of Jackson County, Missouri
Karen Cornwell, Plaintiff, vs. Marathon Petroleum, LP, Defendant.
Case No. 1716-CV10006
Rosenfeld Deposition 8-30-2019

In the United States District Court For The District of New Jersey
Duarte et al, Plaintiffs, vs. United States Metals Refining Company et. al. Defendant.
Case No. 2:17-cv-01624-ES-SCM
Rosenfeld Deposition 6-7-2019

In the United States District Court of Southern District of Texas Galveston Division
M/T Carla Maersk vs. Conti 168., Schiffahrts-GMBH & Co. Bulker KG MS "Conti Perdido" Defendant.
Case No. 3:15-CV-00106 consolidated with 3:15-CV-00237
Rosenfeld Deposition 5-9-2019

In The Superior Court of the State of California In And For The County Of Los Angeles – Santa Monica
Carole-Taddeo-Bates et al., vs. Ifran Khan et al., Defendants
Case No. BC615636
Rosenfeld Deposition 1-26-2019

In The Superior Court of the State of California In And For The County Of Los Angeles – Santa Monica
The San Gabriel Valley Council of Governments et al. vs El Adobe Apts. Inc. et al., Defendants
Case No. BC646857
Rosenfeld Deposition 10-6-2018; Trial 3-7-19

In United States District Court For The District of Colorado
Bells et al. Plaintiffs vs. The 3M Company et al., Defendants
Case No. 1:16-cv-02531-RBJ
Rosenfeld Deposition 3-15-2018 and 4-3-2018

In The District Court Of Regan County, Texas, 112th Judicial District
Phillip Bales et al., Plaintiff vs. Dow Agrosciences, LLC, et al., Defendants

Cause No. 1923
Rosenfeld Deposition 11-17-2017

In The Superior Court of the State of California In And For The County Of Contra Costa
Simons et al., Plaintifs vs. Chevron Corporation, et al., Defendants
Cause No. C12-01481
Rosenfeld Deposition 11-20-2017

In The Circuit Court of The Twentieth Judicial Circuit, St Clair County, Illinois
Martha Custer et al., Plaintiff vs. Cerro Flow Products, Inc., Defendants
Case No.: No. 0i9-L-2295
Rosenfeld Deposition 8-23-2017

In United States District Court For The Southern District of Mississippi
Guy Manuel vs. The BP Exploration et al., Defendants
Case No. 1:19-cv-00315-RHW
Rosenfeld Deposition 4-22-2020

In The Superior Court of the State of California, For The County of Los Angeles
Warrn Gilbert and Penny Gilber, Plaintiff vs. BMW of North America LLC
Case No. LC102019 (c/w BC582154)
Rosenfeld Deposition 8-16-2017, Trail 8-28-2018

In the Northern District Court of Mississippi, Greenville Division
Brenda J. Cooper, et al., Plaintifs, vs. Meritor Inc., et al., Defendants
Case No. 4:16-cv-52-DMB-JVM
Rosenfeld Deposition July 2017

In The Superior Court of the State of Washington, County of Snohomish
Michael Davis and Julie Davis et al., Plaintiff vs. Cedar Grove Composting Inc., Defendants
Case No. 13-2-03987-5
Rosenfeld Deposition, February 2017
Trial March 2017

In The Superior Court of the State of California, County of Alameda
Charles Spain., Plaintiff vs. Thermo Fisher Scientific, et al., Defendants
Case No. RG14711115
Rosenfeld Deposition September 2015

In The Iowa District Court In And For Poweshiek County
Russell D. Winburn, et al., Plaintiffs vs. Doug Hoksbergen, et al., Defendants
Case No. LALA002187
Rosenfeld Deposition August 2015

In The Circuit Court of Ohio County, West Virginia
Robert Andrews, et al. vs. Antero, et al.
Civil Action No. 14-C-30000
Rosenfeld Deposition June 2015

In The Iowa District Court for Muscatine County
Laurie Freeman et. al. Plaintiffs vs. Grain Processing Corporation, Defendant
Case No. 4980
Rosenfeld Deposition May 2015

In the Circuit Court of the 17th Judicial Circuit, in and For Broward County, Florida
Walter Hinton, et. al. Plaintiff, vs. City of Fort Lauderdale, Florida, a Municipality, Defendant.

Case No. CACE07030358 (26)
Rosenfeld Deposition December 2014

In the United States District Court Western District of Oklahoma
Tommy McCarty, et al., Plaintiffs, vs. Oklahoma City Landfill, LLC d/b/a Southeast Oklahoma City Landfill, et al. Defendants.
Case No. 5:12-cv-01152-C
Rosenfeld Deposition: July 2014

In the County Court of Dallas County Texas
Lisa Parr et al, *Plaintiff*, vs. Aruba et al, *Defendant.*
Case Number cc-11-01650-E
Rosenfeld Deposition: March and September 2013
Rosenfeld Trial: April 2014

In the County of Kern, Unlimited Jurisdiction
Rose Propagation Services vs. Heppe Enterprises
Case No. S-1500-CV-278190, LHB
Rosenfeld Deposition: May 2014

In the Circuit Court of Baltimore County Maryland
Philip E. Cvach, II et al., *Plaintiffs* vs. Two Farms, Inc. d/b/a Royal Farms, Defendants
Case Number: 03-C-12-012487 OT
Rosenfeld Deposition: September 2013

In the Court of Galveston County, Texas 56th Judicial District
MDL Litigation Regarding Texas City Refinery Ultracracker Emission Event Litigation
Cause No. 10-UC-0001
Rosenfeld Deposition: March 2013
Rosenfeld Trial: September 2013

In the United States District Court of Southern District of Texas Galveston Division
Kyle Cannon, Eugene Donovan, Genaro Ramirez, Carol Sassler, and Harvey Walton, each Individually and on behalf of those similarly situated, *Plaintiffs,* vs. BP Products North America, Inc., *Defendant.*
Case 3:10-cv-00622
Rosenfeld Deposition: February 2012
Rosenfeld Trial: April 2013

In the United States District court of Southern District of California
United States of America, Plaintiff vs. 2,560 Acres of Land, more or less, located in Imperial County, State of California; and Donald L. Crawford, et. al.
Civil No. 3:11-cv-02258-IEG-RBB
Rosenfeld Deposition: December 2012, January 2013

In the Court of Common Pleas of Tuscarawas County Ohio
John Michael Abicht, et al., Plaintiffs, vs. Republic Services, Inc., et al., Defendants
Case No. 2008 CT 10 0741 (Cons. w/ 2009 CV 10 0987)
Rosenfeld Deposition October 2012

In the Court of Common Pleas of Tuscarawas County Ohio
John Michael Abicht, et al., *Plaintiffs,* vs. Republic Services, Inc., et al., *Defendants*
Case Number: 2008 CT 10 0741 (Cons. w/ 2009 CV 10 0987)
Rosenfeld Deposition: October 2012

In the United States District Court for the Middle District of Alabama, Northern Division
James K. Benefield, et al., Plaintiffs, vs. International Paper Company, Defendant.

From:	David Harrison
To:	Board of Supervisors (BOS); Calvillo, Angela (BOS); Board of Supervisors (BOS)
Subject:	Coalition Letter Supporting Family Zoning Plan: File No. 250966
Date:	Monday, December 1, 2025 12:42:42 PM
Attachments:	Outlook-A black an.png Full BOS Coalition Letter of Support for San Francisco's Family Zoning Plan.pdf

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Hello,

Please find the attached letter on behalf of our undersigned organizations in support of the Family Zoning Plan, File No. 250966. Thank you.

All the best,

David Harrison *(He/Him)*
Director of Public Policy
(O) 415-352-8803 (C) 202-262-5860
San Francisco Chamber of Commerce
235 Montgomery Street, Suite 760
San Francisco, CA 94104

December 1, 2025

San Francisco Board of Supervisors
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4689

RE: Business Community Support for San Francisco's Family Zoning Plan

Dear Supervisors,

As leaders in the San Francisco business community, representing employers of all sizes and industries, we know that a strong economy depends on sufficient housing for workers and families. We, the undersigned organizations, write to express our strong support for Mayor Daniel Lurie's Family Zoning Plan.

San Francisco continues to face a severe housing shortage that impacts workers, families, and businesses across the city. Too many employees who power our economy are forced to live far from their jobs, enduring long commutes that strain families, limit career opportunities, and weaken connections to our neighborhoods. The Family Zoning Plan helps address this challenge by expanding opportunities for family sized housing in more neighborhoods while providing safeguards for small businesses and keeping San Francisco eligible for critical state housing and infrastructure funding.

Economic Benefits for Businesses of All Sizes

Building enough housing to meet our city's needs could generate nearly $5.6 billion dollars in new spending at local businesses. By concentrating new homes near commercial corridors, this plan will increase foot traffic, create opportunities for ground floor retail, and provide a stable customer base for neighborhood serving businesses. These benefits extend across industries,

strengthen our ability to attract and retain talent, and help ensure that San Francisco remains a competitive place to grow jobs.

Protecting and Supporting Small Businesses

We recognize that land use changes can raise important questions for small businesses. Importantly, the vast majority of future housing under this plan will be built on underutilized sites such as parking lots, gas stations, or vacant buildings. This will preserve existing storefronts while revitalizing parcels that present the best opportunities for redevelopment.

In the limited cases where relocation may be necessary, the Family Zoning Plan now includes adopted safeguards that give small businesses greater clarity and support. Supervisor Myrna Melgar's Small Business Displacement Program, which has now passed first reading, provides relocation payments, waived permit fees, and dedicated support to small and legacy businesses that may be affected by redevelopment related to the plan. The plan also requires early notification to commercial tenants as soon as a permit is pulled, giving businesses more predictability and time to plan for any potential changes.

In addition, the Planning Department has developed new incentives to ensure that ground floor retail in new buildings is functional, economically viable, and designed to support vibrant commercial corridors. These tools help facilitate tenant buildouts and encourage activated storefronts that strengthen neighborhood vitality.

Shared Vision for San Francisco's Future

The Family Zoning Plan is a critical step toward addressing our city's housing needs while ensuring that small businesses, large employers, and working families all have a path to thrive. By making it possible for more workers to live near their jobs, San Francisco will strengthen its workforce, reduce congestion and pollution from long commutes, and create a healthier and more equitable city for everyone. When our workforce can afford to live in our city, employers are better able to retain talent, reduce turnover, and build a stronger, more stable workforce.

We appreciate your leadership in approving the Family Zoning Plan and the accompanying small business protections. We stand ready to work alongside you in building a more economically inclusive, vibrant, and strong San Francisco.

Thank you for your consideration.

Sincerely,

San Francisco Chamber of Commerce
Rodney Fong, President & CEO

Bay Area Council
Matt Regan, Senior Vice President, Public Policy

SPUR
Sujata Srivastava, Chief Policy Officer

Advance SF
Wade Rose, President and CEO

Hospital Council Northern and Central California
Michon Coleman, Regional Vice President, San Francisco Section

Golden Gate Restaurant Association
Laurie Thomas, Executive Director

Building Owners & Managers Association San Francisco
John Bryant, CEO

SF New Deal
Simon Bertrang, Executive Director

San Francisco Apartment Association
Janan New, Executive Director

East Cut Community Benefit District
Andrew Robinson, Executive Director

Kate Robinson
Chair, San Francisco Benefit District Alliance

Ben Blieman
President, California Nightlife Association

Cynthia Huie
President, Small Business Commission

Sharky Laguana
Former President, Small Business Commission & CEO, Bandago

Teddy Kramer
CEO and Founder, NEON

Manny Yekutiel
Owner, Manny's

From:	Richard Drury
To:	Board of Supervisors (BOS); MandelmanStaff (BOS); ChanStaff (BOS); SherrillStaff; SauterStaff; MelgarStaff (BOS); ChenStaff; MahmoodStaff; DorseyStaff (BOS); FielderStaff; Waltonstaff (BOS); Carroll, John (BOS); CPC.SF.Housing.Choice; CPC.FamilyZoningCEQA; Shum, Ryan (CPC)
Cc:	Lori Brooke
Subject:	Family Zoning Plan Board File Nos. 250966, 250700, 251071, 250701, 251073 and 250985
Date:	Tuesday, December 2, 2025 9:02:59 AM
Attachments:	2025.12.02.SF Rezone Supoplemental BOS ComLtr-PDF w Exhibit.pdf

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Board of Supervisors:
Attached please find the supplemental comments of Neighborhoods United SF concerning the San Francisco "Family Zoning Plan." Board of Supervisors December 2, 2025. Board File Nos. 250966, 250700, 251071, 250701, 251073 and 250985.
Thank you for considering our comments, and please include these comments in the record for this matter.
Richard Drury

--
Richard Drury
Lozeau Drury LLP
1939 Harrison Street, Suite 150
Oakland, CA 94612
(510) 836-4200
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richard@lozeaudrury.com

BY E-MAIL

December 2, 2025

Board President Rafael Mandelman and
Honorable Supervisors
San Francisco Board of Supervisors
Attn: Angela Calvillo, Clerk of the Board
Land Use and Transportation Committee c/o Clerk John Carroll
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102
Board.of.Supervisors@sfgov.org
mandelmanstaff@sfgov.org
ChanStaff@sfgov.org
SherrillStaff@sfgov.org
SauterStaff@sfgov.org
MelgarStaff@sfgov.org
ChenStaff@sfgov.org
MahmoodStaff@sfgov.org
DorseyStaff@sfgov.org
FielderStaff@sfgov.org
waltonstaff@sfgov.org
John.Carroll@sfgov.org
Lisa Chen, sf.housing.choice@sfgov.org
Ryan Shum, CPC, cpc.FamilyZoningCEQA@sfgov.org; ryan.shum@sfgov.org

RE: Comment on CEQA Addendum for San Francisco "Family Zoning Plan."
Board of Supervisors December 2, 2025.
Board File Nos. 250966, 250700, 251071, 250701, 251073 and 250985

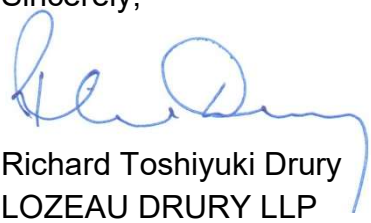
President Mandelman and Honorable Supervisors:

I am writing on behalf of Neighborhoods United SF, a consortium of San Francisco neighborhood and community groups representing thousands of San Francisco residents, concerning the so-called San Francisco "Family Zoning Plan" ("Rezone"). This letter supplements our filing yesterday in which we requested that the Board defer any decision on the Rezone until the City Planning Department prepares a Supplemental Environmental Impact Report ("SEIR").

We attach hereto the shadow "heat map" prepared by Adam Noble of FastCast showing that the Rezone will have dramatic shadow impacts on Joe DiMaggio Park. This is a zero-tolerance park under the City's Prop M (Planning Code Section 295). This is a new significant impact of the Rezone that must be analyzed in an SEIR, along with the

impacts discussed in yesterday's letter. We urge the City to prepare a SEIR to consider feasible mitigation measures to reduce the Rezone's impacts, and also to consider feasible alternatives, such as placing the proposed 4,000 additional units in specific locations, rather than upzoning entire swaths of the city in hopes that the 4,000 units will be built somewhere within the upzoned areas. We do not need to destroy the City to save it. Instead, the necessary new development can be place in areas of the City where it will not destroy rent-controlled housing and where it will not destroy functional, urban communities.

Sincerely,

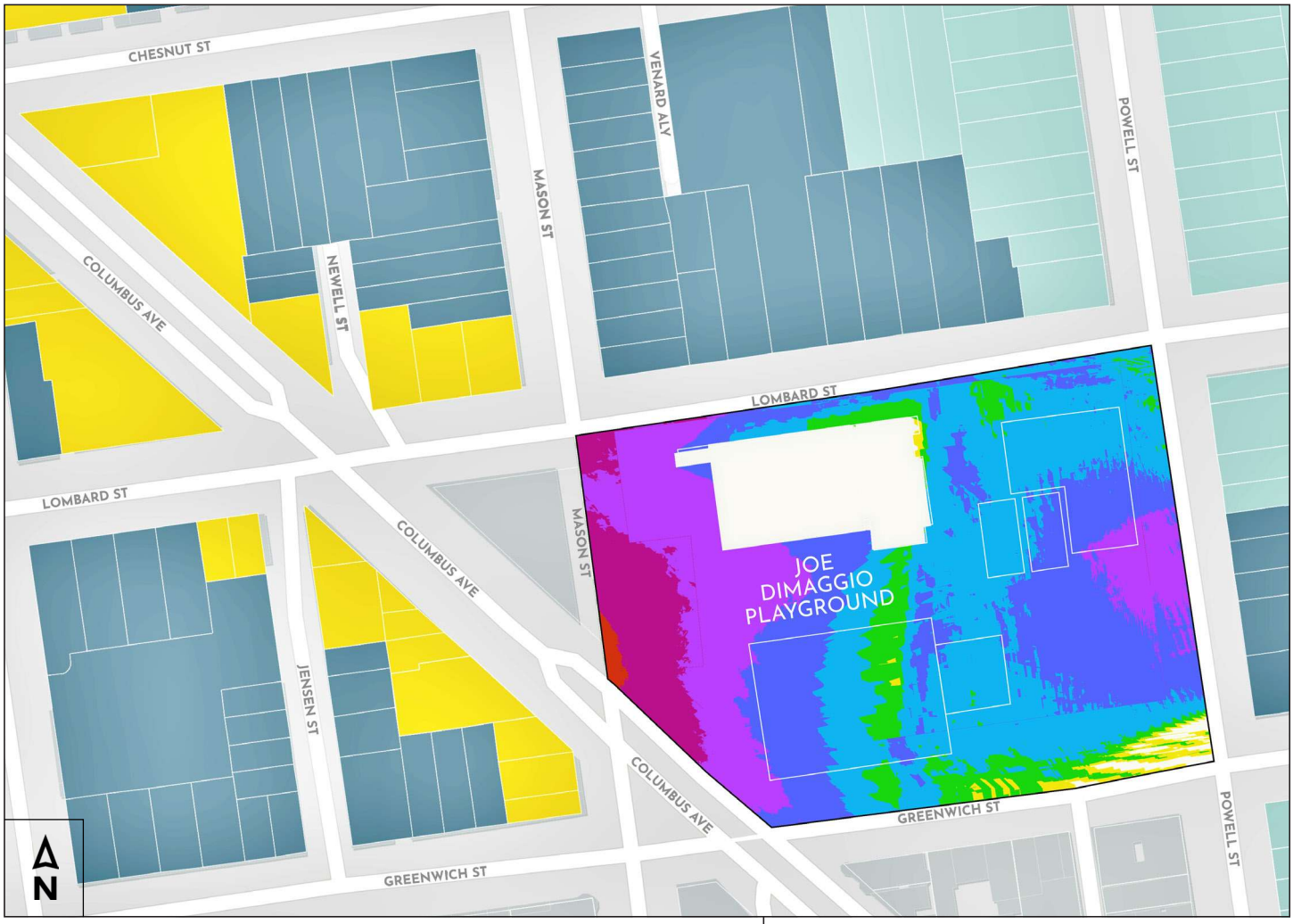


Richard Toshiyuki Drury
LOZEAU DRURY LLP

FAMILY ZONING SHADOW ANALYSIS

Joe DiMaggio Playground, Single Day

EXHIBIT B



NET NEW SHADOW LOCATIONS & DURATIONS

Full Year Distribution

Duration Range of Net New Shadow

Under 2 min/day	(under 13 hrs/year)
2 - 4 min/day	(13 - 25 hrs/year)
4 - 8 min/day	(25 - 49 hrs/year)
8 - 16 min/day	(49 - 98 hrs/year)
16 - 32 min/day	(98 - 195 hrs/year)
32 - 64 min/day	(195 - 390 hrs/year)
64 - 128 min/day	(390 - 779 hrs/year)
Over 128 min/day	(over 779 hrs/year)

FULL YEAR

SHADOW FAN ANALYSIS

Rec & Park Open Spaces

Joe DiMaggio Playground*

Proposed Local Program Height Limits

40’

50’

65’

Shadow Fan is cropped to park boundaries

FAMILY ZONING SHADOW ANALYSIS

Joe DiMaggio Playground, Single Day

NET NEW SHADOW LOCATIONS & DURATIONS

Single Day Distribution

Duration Range of Net New Shadow

- Over 16 hr
- 8 hr - 16 hr
- 4 hr - 8 hr
- 2 hr - 4 hr
- 1 hr - 2 hr
- 30 min - 1 hr
- 15 min - 30 min
- 1 min - 15 min

JUNE 21

SHADOW FAN ANALYSIS

Rec & Park Open Spaces

- Joe DiMaggio Playground

Proposed Local Program Height Limits

- 40’
- 50’
- 65’