



November 25, 2014

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

Re: **Transmittal of Planning Department Case Number 2021-005878PCA:**
Housing Element 2022 Rezoning Initiatives – Family Zoning Plan
Board File No. 251072

Planning Commission Action: Adopted a Recommendation for Approval with Modification

Dear Ms. Calvillo and Mayor Lurie,

On November 20, 2025, the Planning Commission conducted a duly noticed public hearing at a regularly scheduled meeting to consider a proposed ordinance that would amend Planning Code Section 121.7. This ordinance was originally introduced by Mayor Lurie and then duplicated and amended by the Land Use Committee at the request of President Mandelman. At the hearing the Planning Commission adopted a recommendation for approval with modifications.

The Commission's proposed recommendations are provided in Resolution No. 21872 and as follows:

- Modify the proposed Ordinance amending Planning Code Section 121.7 to:
 - Remove the proposed list of historic resources that are subject to the restriction of lot mergers, and instead reference the Planning Code's existing definition of "Historic Building(s)."
 - Clarify that in instances where the Preservation Design Standards are inconsistent with the modified standards in the Housing Choice – SF Program ("Local Program") as specified in 206.10(d), the standards in the Local Program shall prevail, so long as they do not result in the demolition of the resource.
 - Clarify that the lot merger prohibition shall only apply to Housing Development Project(s) as defined in state law (Government Code section 65589.5; Housing Accountability Act).

On November 3, 2025, the Planning Department transmitted to the Board of Supervisors memoranda to the environmental file, documenting that the duplicated file and its proposed legislated amendments, would not result in new or substantially more severe significant impacts than in the FEIR and addendum 1.

Mayor Lurie, please advise the City Attorney at your earliest convenience if you wish to incorporate the changes recommended by the Commission.

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

Sincerely,



Aaron D. Starr
Manager of Legislative Affairs

cc: Audrey Williams Pearson, Deputy City Attorney
Giulia Gualco-Nelson, Deputy City Attorney
Austin Yang, Deputy City Attorney
Adam Thongsavat, Aide to Mayor Lurie
John Carroll, Office of the Clerk of the Board
Lisa Chen, Principal Planner, Planning Department

ATTACHMENTS :

Planning Commission Resolution No. R-21872
Planning Commission Recommended Modification to the Planning Code Text Amendments
Planning Department Executive Summary



PLANNING COMMISSION RESOLUTION NO. 21872

HEARING DATE: November 20, 2025

Project Name: Family Zoning Plan (Housing Element Rezoning Program)
Case Number: 2021-005878PCA
Initiated by: Mayor Lurie
BOS File No: 251072
Staff Contacts: Lisa Chen, Principal Planner
lisa.chen@sfgov.org, 628-652-7422
Reviewed by: Rachael Tanner, Director of Citywide Planning
Rachael.tanner@sfgov.org, 628-652-7471

RESOLUTION ADOPTING AND RECOMMENDING THAT THE BOARD OF SUPERVISORS APPROVE AMENDMENTS WITH MODIFICATIONS TO THE SAN FRANCISCO PLANNING CODE AND MAKING FINDINGS OF PUBLIC NECESSITY, CONVENIENCE, AND WELFARE UNDER PLANNING CODE SECTION 302, FINDINGS OF CONSISTENCY WITH THE GENERAL PLAN AND PLANNING CODE SECTION 101.1, AND FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

WHEREAS, on June 24, 2025, Mayor Lurie introduced an ordinance for Planning Code Amendments (Board File 250701) as a part of the San Francisco Family Zoning Plan ("Family Zoning Plan" or "Plan"); and

WHEREAS, on July 29, 2025, Mayor Lurie introduced a substitute ordinance for the same Planning Code Amendments; and

WHEREAS, on September 11, 2025, the San Francisco Planning Commission considered the original Planning Code Amendments ordinance (Board File 250701) and voted to recommend approval with modifications with the associated Resolution 21810; and

WHEREAS, on September 30, 2025, Mayor Lurie introduced a substitute ordinance with proposed changes to the same Planning Code Amendments; and

WHEREAS, on October 20, 2025, Supervisor Mandelman introduced amendments to the Planning Code Amendments (Board File 250701) and the Board of Supervisors Land Use and Transportation Committee referred Supervisor Mandelman's amendments back to the Planning Commission for approval; and

WHEREAS, a draft ordinance, substantially in the form attached hereto as Exhibit 1, and approved as to form by the City Attorney's office would amend the Planning Code to prohibit Lot mergers citywide on Lots with Category A historic resources, subject to certain preservation obligations; and

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

WHEREAS, on October 16 and November 3, 2025, the Planning Department transmitted to the Board of Supervisors memoranda to the environmental file, documenting that the September 30, 2025 substituted legislation and October 20, 2025 proposed legislated amendments, respectively, would not result in new or substantially more severe significant impacts than in the FEIR and addendum 1; and

WHEREAS, on November 20, 2025, the Commission conducted a public hearing at a regularly scheduled meeting on the Planning Code Amendments; and

WHEREAS, Planning Department staff recommends adoption of this Resolution adopting and recommending that the Board of Supervisors approve the Planning Code Amendments with modifications; and

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

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

WHEREAS, the Commission has reviewed the proposed ordinance; and

THEREFORE BE IT RESOLVED, pursuant to Planning Section 302, that the Commission finds from the facts presented that the public necessity, convenience, and general welfare require the proposed Planning Code Amendments:

Findings

Having reviewed the materials identified in the preamble above, and having heard all testimony and arguments, this Commission finds, concludes, and determines as follows:

The Commission finds that the Planning Code Amendments will increase housing opportunities throughout San Francisco, which will help alleviate the City's housing shortage and affordability crisis. Allowing for greater density and heights encourages the construction of a wide range of housing

typologies, thereby providing greater accessibility to housing for residents of all incomes, household types, and needs throughout the city.

Further, the Commission finds that the Planning Code Amendments will keep projects to a standard level of historic preservation, which will protect the City's cultural and architectural identity as San Francisco continues to grow.

BE IT FURTHER RESOLVED, the Planning Commission hereby find that the subject Planning Code Amendments are consistent with the General Plan and Planning Code Section 101.1 ; and,

BE IT FURTHER RESOLVED, that the Commission finds that the Planning Code Amendments do not impose any new governmental constraints on the development of housing, as set forth in Policies 7.1.1 and 8.1.6 of the 2022 Housing Element, nor do they lessen the intensity of land use within the meaning of Government Code Section 66300(h)(1); and,

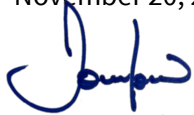
BE IT FURTHER RESOLVED, that the Commission has reviewed and considered the FEIR and CEQA Findings as modified by Addendum No. 1, and related findings previously adopted by the Commission for the Project, including the statement of overriding considerations and mitigation monitoring and reporting program,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

BE IT FURTHER RESOLVED, that the Commission finds and determines that the 2025 Actions is within the scope of the 2022 Housing Element Update analyzed in the FEIR as modified by the subsequent Addendum No. 1, and require no further environmental review pursuant to CEQA and the CEQA Guidelines Section 15180, 15162, and 15163 for the following reasons: (1) implementation of the 2025 Actions does not require major revisions in said FEIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; and, (2) no substantial changes have occurred with respect to the circumstances under which the actions analyzed in said FEIR will be undertaken that would require major revisions to the FEIR due to the involvement of new significant environmental effects, or a substantial increase in the severity of effects identified in the FEIR; and, (3) no new information of substantial importance to the actions analyzed in said FEIR and addendum has become available which would indicate that (A) the Project as modified by the 2025 Actions will have significant effects not discussed in the FEIR; (B) significant environmental effects will be substantially more severe; (C) mitigation measures or alternatives found not feasible, which would reduce one or more significant effects, have become feasible; or (D) mitigation measures or alternatives, which are considerably different from those in the FEIR, will substantially reduce one or more significant effects on the environment; and,

NOW THEREFORE BE IT FURTHER RESOLVED, that the Commission hereby APPROVES WITH MODIFICATIONS the proposed Ordinance as described in this Resolution. The Planning Commission recommends modifying the proposed ordinance by:

- Removing the proposed list of historic resources that are subject to the restriction of lot mergers, and instead reference the Planning Code's existing definition of "Historic Building(s)."
- Clarifying that in instances where the Preservation Design Standards are inconsistent with the modified standards in the Housing Choice – SF Program ("Local Program") as specified in 206.10(d), the standards in the Local Program shall prevail, so long as they do not result in the demolition of the resource.
- Clarifying that the lot merger prohibition shall only apply to Housing Development Project(s) as defined in state law (Government Code section 65589.5; Housing Accountability Act).

I hereby certify that the foregoing Resolution was adopted by the Commission at its meeting on November 20, 2025.



Jonas P. Ionin
Commission Secretary

AYES: Campbell, McGarry, Braun, So

NOES: Imperial, Moore

ABSENT: Williams

ADOPTED: November 20, 2025

RESOLUTION EXHIBIT 1

APPENDIX A: AMENDED MITIGATION MONITORING AND REPORTING PROGRAM

AGREEMENT TO IMPLEMENT MITIGATION MONITORING AND REPORTING PROGRAM

Record No.:	2019-016230ENV, 2021-005878CWP, and 2021-005878GPA	Block/Lot:	Multiple
Project Title:	San Francisco Housing Element 2022 Update-Family Zoning Plan – Housing Element Rezoning Program	Lot Size:	Not Applicable
BPA Nos:	Not Applicable	Project Sponsor:	San Francisco Planning Commission, <u>Lisa Chen, (628) 652-7422</u>
Zoning:	Multiple Use Districts Multiple Height and Bulk Districts	Lead Agency:	San Francisco Planning Department
		Staff Contact:	<u>Ryan Shum, (628) 652-7542</u> Elizabeth White – 628.652.7557

The table below indicates when compliance with each mitigation measure must occur. Some mitigation measures span multiple phases. Substantive descriptions of each mitigation measure’s requirements are provided on the following pages in the Mitigation Monitoring and Reporting Program. Amendments to Mitigation Measures M-W-1a and 1b for clarity and conformance with Planning Code amendments are included, with deletions shown in strikethrough and additions shown in double underline.

Adopted Mitigation Measure	Period of Compliance			Compliance with Mitigation Measure Completed?
	Prior to the Start of Construction*	During Construction**	Post-construction or Operational	
Mitigation Measure M-CR-1a: Avoid or Minimize Effects on Identified Built Environment Resources	X			
Mitigation Measure M-CR-1b: Best Practices and Construction Monitoring Program for Historic Resources	X	X		
Mitigation Measure M-CR-1c: Relocation Plan	X	X		
Mitigation Measure M-CR-1d: Documentation	X			
Mitigation Measure M-CR-1e: Oral History	X	X		
Mitigation Measure M-CR-1f: Salvage Plan	X	X		
Mitigation Measure M-CR-1g: Interpretation	X	X		
Mitigation Measure M-CR-1h: Historic Context	X	X		
Mitigation Measure M-CR-1i: Walking or Building Tour	X	X		
Mitigation Measure M-CR-1j: Educational Program	X	X		
Mitigation Measure M-CR-1k: Community Memorial Event	X			

Adopted Mitigation Measure	Period of Compliance			Compliance with Mitigation Measure Completed?
	Prior to the Start of Construction*	During Construction**	Post-construction or Operational	
Mitigation Measure M-CR-1l: Revise Historic District Documentation	X	X		
Mitigation Measure M-CR-2a: Procedures for Discovery of Archeological Resources for Projects Involving Soil Disturbance	X	X		
Mitigation Measure M-CR-2b: Archeological Monitoring Program	X	X		
Mitigation Measure M-CR-2c: Archeological Testing Program	X	X		
Mitigation Measure M-CR-2d: Treatment of Submerged and Deeply Buried Resources	X	X		
Mitigation Measure M-TCR-1: Tribal Notification and Consultation	X			<u>Yes – Family Rezoning Plan</u>
Mitigation Measure M-TR-4a: Parking Maximums and Transportation Demand Management	X			
Mitigation Measure M-TR-4b: Driveway and Loading Operations Plan and Curb Cut Restrictions	X			
Mitigation Measure M-TR-4c: Implement Transit Travel Times Measures to Reduce Transit Delay	X	X	X	
Mitigation Measure M-TR-6: Curb Management Plans	X	X		
Mitigation Measure M-NO-1: Construction Noise Control	X			
Mitigation Measure M-NO-2: Noise Analysis and Attenuation	X			
Mitigation Measure M-NO-3a: Protection of Adjacent Buildings/Structures and Vibration Monitoring During Construction	X	X		
Mitigation Measure M-NO-3b: Prevent Interference with Vibration-Sensitive Equipment	X	X		
Mitigation Measure M-AQ-3: Clean Construction Equipment	X			
Mitigation Measure M-AQ-5: Best Available Control Technology for Diesel Engines	X	X	X	
Mitigation Measure M-WI-1a: Wind Minimization	X			
Mitigation Measure M-WI-1b: Maintenance Plan for Landscaping on or off the Project Site and Wind Baffling Measures in the Public Right-of-Way	X			
Mitigation Measure M-SH-1: Shadow Minimization	X			
Mitigation Measure M-GE-5: Inadvertent Discovery of Paleontological Resources during Construction	X	X		

NOTES:

* Prior to any ground disturbing activities at the project site.

** Construction is broadly defined to include any physical activities associated with construction of a development project including, but not limited to: site preparation, clearing, demolition, excavation, shoring, foundation installation, and building construction.

MITIGATION MONITORING AND REPORTING PROGRAM

Adopted Mitigation Measure	Applicable Actions that Require Mitigation	Monitoring and Reporting Program ^a			
		Implementation Responsibility	Mitigation Schedule	Monitoring/ Reporting Responsibility	Monitoring Actions/ Completion Criteria
MITIGATION MEASURES AGREED TO BY PROJECT SPONSOR					
CULTURAL RESOURCES					
<p>Mitigation Measure M-CR-1a: Avoid or Minimize Effects on Identified Built Environment Resources.</p> <p>The project sponsor of a future development project consistent with the housing element update that would result in material impairment to a built-environment historic resource, either an individual resource or a historic district, shall consult with the department’s preservation and design staff on feasible means for avoiding or reducing significant adverse effects on built-environment resources per applicable department guidelines, such as residential design guidelines and policies in the urban design element. The project sponsor, in consultation with preservation and design staff, shall provide at minimum drawings and rendering of a proposed project that avoids material impairment of the historic resource in order for the environmental review officer (ERO) to determine if such a project is feasible. Additional studies and reports, such as an economic feasibility analysis, may be required as directed by the ERO. If the project is determined infeasible based on the above criteria, the project sponsor shall consult with the department’s preservation and design staff to determine an approach to reduce the significant impact on built-environment resources. This could include, but is not limited to, retaining a portion of the existing building or retaining specific character-defining features and incorporating them into the project. The project sponsor shall demonstrate the feasibility, as defined in CEQA Guidelines section 15364 and as determined by the ERO, of retention of character-defining features or a portion of the existing building to the department’s preservation and design staff by providing drawings and renderings along with other requested studies and reports.</p>	Required for future development consistent with the housing element update that would not comply with the secretary’s standards, would demolish historic resources, or would substantially alter important characteristics of a resource’s historic setting	Project sponsor	Prior to approval of the future development project	Planning Department (preservation and design staff)	Considered complete upon review and approval of a proposed project

Adopted Mitigation Measure	Applicable Actions that Require Mitigation	Monitoring and Reporting Program ^a			
		Implementation Responsibility	Mitigation Schedule	Monitoring/ Reporting Responsibility	Monitoring Actions/ Completion Criteria
<p>Mitigation Measure M-CR-1b: Best Practices and Construction Monitoring Program for Historic Resources.</p> <p>Prior to the issuance of demolition, building, or site permits, the project sponsor of a future development project consistent with the housing element update using heavy-duty construction equipment on a project site that contains a historic resources or on a project site that is adjacent to a historic resource shall incorporate into contract specifications a requirement that the contractor(s) use all feasible means to protect and avoid damage to onsite and adjacent historic resources as identified by the department, including, but not necessarily limited to, staging of equipment and materials so as to avoid direct damage, maintaining a buffer zone when possible between heavy equipment and historic resources, or covering the roof of adjacent structures to avoid damage from falling objects. Specifications shall also stipulate that any damage incurred to historic resources as a result of construction activities shall be reported to the environmental review officer within three days. Prior to the issuance of demolition, building, or site permits, the project sponsor shall submit to the department preservation staff for review and approval, a list of measures to be included in contract specifications to avoid damage to historic resources.</p> <p>If damage to a historic resource occurs during construction, the project sponsor shall hire a qualified professional who meets the standards for history, architectural history, or architecture (as appropriate), as set forth by the Secretary of the Interior's Professional Qualification Standards (36 Code of Federal Regulations, part 61). Damage incurred to the historic resource shall be repaired per the secretary's standards in consultation with the qualified professional and department preservation staff. If directed by department preservation staff, the project sponsor shall engage a qualified preservation professional to undertake a monitoring program to ensure that best practices are being followed. If monitoring is required, the qualified preservation professional shall prepare a monitoring plan to direct the monitoring program that shall be reviewed and approved by department preservation staff.</p>	Required for future development consistent with the housing element update that would use heavy-duty construction equipment on a project site that contains a historic resource or on a project site that is adjacent to a historic resource	Project sponsor, qualified historic professional	Prior to the issuance of demolition, building, or site permits for the list of measures to be included in contract specifications; during construction if damage to a historic resource occurs.	Planning Department (preservation and design staff)	Considered complete when Planning Department preservation staff approve a list of measures to be included in contract specifications to avoid damage to historic resources. If damage occurs, considered complete upon approval of repair to historic resource and/or monitoring plan by Planning Department preservation staff.
<p>Mitigation Measure M-CR-1c: Relocation Plan.</p> <p>If the department determines relocation of a historic resource is a feasible means of reducing impacts to the resource, the project sponsor shall retain a qualified historical architect who meets the Secretary of the Interior's Professional Qualification Standards (36 Code of Federal Regulations, part 61) and structural engineer with experience in moving historic resources to prepare a relocation plan.</p>	Required for future development consistent with the housing element update	Project sponsor, qualified historical architect,	Prior to the approval of any permits for the relocation plan; implementation of the relocation	Planning Department (preservation and design staff)	Considered complete upon implementation of a Planning Department-

Adopted Mitigation Measure	Applicable Actions that Require Mitigation	Monitoring and Reporting Program ^a			
		Implementation Responsibility	Mitigation Schedule	Monitoring/ Reporting Responsibility	Monitoring Actions/ Completion Criteria
The relocation plan will be reviewed and approved by the department to ensure that character-defining features of the buildings will be retained. The department's review and approval of the relocation plan shall occur prior to the approval of any permits for the proposed project. The relocation plan shall include required qualifications for the building relocation company to ensure that relocation is undertaken by a company that is experienced in moving historic buildings of a similar size and/or structural system as the historic resource. The relocation plan shall ensure that the historic resource will be moved without irreparable damage to the character-defining historic fabric of the resource. The project sponsor will incorporate into construction specifications for the proposed project a requirement that the construction contractor(s) use all feasible means to avoid damage to the subject property during its relocation, including, but not limited to, relocation methods and relocation activity routes, closures, and timing.	if relocation of a historic resource is a feasible means of reducing impacts to the resource	structural engineer	plan prior to the issuance of occupancy permit		approved relocation plan
Mitigation Measure M-CR-1d: Documentation. Prior to the issuance of demolition, building, or site permits, the project sponsor shall submit to the department for review photographic and narrative documentation of the subject building, structure, object, material, and landscaping. Documentation may apply to individually significant resources as well as district contributors and shall focus on the elements of the property that the project proposes to demolish or alter. The documentation shall be funded by the project sponsor and undertaken by a qualified professional who meets the standards for history, architectural history, or architecture (as deemed appropriate by the department's preservation staff), as set forth by the Secretary of the Interior's Professional Qualification Standards (36 Code of Federal Regulations, part 61). The department's preservation staff will determine the specific scope of the documentation depending upon the individual property's character-defining features and reasons for significance. The documentation scope shall be reviewed and approved by the department prior to any work on the documentation. A documentation package shall consist of the required forms of documentation and shall include a summary of the historic resource and an overview of the documentation provided. The types and level of documentation will be determined by department staff and may include any of the following formats: <ul style="list-style-type: none"> • <i>HABS/HALS-Like Measured Drawings</i> –A set of Historic American Building/Historic American Landscape Survey-like (HABS/HALS-like) measured drawings that depict the existing size, scale, and dimension of the subject property. The 	Required for future development consistent with the housing element update that proposes to demolish or substantially alter a built-environment historic resource with distinctive physical qualities that contribute to the value of the physical environment and/or the public's	Project sponsor, qualified historic consultant	Prior to the issuance of demolition, building, or site permits	Planning Department preservation staff	Considered complete upon distribution by the project sponsor of completed documentation approved by Planning Department preservation staff

Adopted Mitigation Measure	Applicable Actions that Require Mitigation	Monitoring and Reporting Program ^a			
		Implementation Responsibility	Mitigation Schedule	Monitoring/ Reporting Responsibility	Monitoring Actions/ Completion Criteria
<p>department's preservation staff will accept the original architectural drawings or an as-built set of architectural drawings (plan, section, elevation, etc.). The department's preservation staff will assist the consultant in determining the appropriate level of measured drawings. A cover sheet may be required that describes the historic significance of the property.</p> <ul style="list-style-type: none"> • <i>HABS/HALS-Like Photographs</i> – Digital photographs of the interior and the exterior of the subject property. Large-format negatives are not required. The scope of the digital photographs shall be reviewed by the department's preservation staff for concurrence, and all digital photography shall be conducted according to current National Park Service standards. The photography shall be undertaken by a qualified professional with demonstrated experience in HABS photography. • <i>HABS/HALS-Like Historical Report</i> – If the department determines that existing survey information or historic resource evaluations of a property do not sufficiently document the historic resources' significant associations, a written historical narrative and report shall be provided in accordance with the HABS/HALS Historical Report Guidelines. The written history shall follow an outline format that begins with a statement of significance supported by the development of the architectural and historical context in which the structure was built and subsequently evolved. The report shall also include architectural description and bibliographic information. • <i>Print-on-Demand Book</i> – The Print-on-Demand book shall be made available to the public for distribution by the project sponsor. The project sponsor shall make the content from the historical report, historical photographs, HABS photography, measured drawings, and field notes available to the public through a preexisting print-on-demand book service. This service will print and mail softcover books containing the aforementioned materials to members of the public who have paid a nominal fee. The project sponsor shall not be required to pay ongoing printing fees once the book has been made available through the service. • <i>Digital Recordation</i> – In coordination with the department's preservation staff, the project sponsor may be required to prepare some other form of digital recordation of the historic resource. The most commonly requested digital 	understanding of San Francisco history				

Adopted Mitigation Measure	Applicable Actions that Require Mitigation	Monitoring and Reporting Program ^a			
		Implementation Responsibility	Mitigation Schedule	Monitoring/ Reporting Responsibility	Monitoring Actions/ Completion Criteria
<p>recording is video documentation but other forms of digital recording, include 3D laser scan models or 3D virtual tours, Gigapan/Matterpoint or other high-resolution immersive panoramic photography, time-lapse photography, photogrammetry, audio/olfactory recording, or other ephemeral documentation of the historic resource may be required. The purpose of these digital records is to supplement other recording measures and enhance the collection of reference materials that would be available to the public and inform future research. This digital recording could also be incorporated into the public interpretation program. Digital recording shall be conducted by individuals with demonstrated experience in the requested type of digital recording. If video documentation is required, it shall be conducted by a professional videographer with experience recording architectural resources. The professional videographer shall provide a storyboard of the proposed video recording for review and approval by the department's preservation staff.</p> <ul style="list-style-type: none"> • The project sponsor, in consultation with the department, shall conduct outreach to determine which repositories may be interested in receiving copies of the documentation. Potential repositories include but are not limited to, the San Francisco Public Library, the Environmental Design Library at the University of California, Berkeley, the Northwest Information Center, San Francisco Architectural Heritage, the California Historical Society, and Archive.org. The final approved documentation shall be provided in electronic form to the department and the interested repositories. The department will make electronic versions of the documentation available to the public for their use at no charge. • The professional(s) shall submit the completed documentation for review and approval by the department's preservation staff. All documentation must be reviewed and approved by the department prior to the issuance of any demolition, building or site permit is approved for a proposed project. 					
<p>Mitigation Measure M-CR-1e: Oral History.</p> <p>The project sponsor shall retain the services of a qualified historian with experience in oral history to undertake an oral history about the historic resource. This oral history project shall consist of interviews and recollections of individuals with a connection to the historic resource that may include owners, occupants, or other related community members. The success of this effort will depend primarily on the</p>	Required for future development consistent with the housing element update when a future	Project sponsor, qualified historian	Prior to the issuance of occupancy permits	Planning Department preservation staff	Considered complete when Planning Department staff approves the oral history

Adopted Mitigation Measure	Applicable Actions that Require Mitigation	Monitoring and Reporting Program ^a			
		Implementation Responsibility	Mitigation Schedule	Monitoring/ Reporting Responsibility	Monitoring Actions/ Completion Criteria
<p>ability of the project sponsor to locate such persons, and on their willingness/ability to participate. Therefore, the project sponsor shall make a good faith effort to publicize the oral history project, conduct public outreach, and identify a wide range of potential interviewees. To accomplish this, the sponsor shall employ a range of measures that may include hosting events that allow participants to record their recollections, and hosting a website that allows interviewees to contribute remotely. Prior to undertaking this effort, the scope and methodology of the oral history project shall be reviewed and approved by the department's preservation staff.</p> <p>In addition to potentially use for the on-site interpretive program or documentation, the project sponsor shall have the recordings of the oral history project transcribed and indexed, and the department shall host the transcribed and indexed recordings, which will made available to the public at no charge. The department will also ensure that any information provided in the oral histories are integrated with SF Survey and Citywide historic context statement summarized above. Transcribed and indexed recordings will also be made available to other archives and repositories in order to allow for remote, off-site historical interpretation of the historic resources.</p>	project proposes to demolish or substantially alter an individual resource or historic district whose significance is closely associated with the lifeways or cultural heritage of an individual or group				
<p>Mitigation Measure M-CR-1f: Salvage Plan.</p> <p>Prior to the issuance of demolition, building, or site permits that would remove character-defining features of a built environment historic resource that would have a significant impact, the project sponsor shall consult with the department's preservation staff as to whether any such features may be salvaged, in whole or in part, during demolition or alteration. The project sponsor shall make a good faith effort to salvage and protect materials of historical interest to be used as part of the interpretative program (if required), incorporated into the architecture of the new building that will be constructed on the site, or offered to non-profit or cultural affiliated groups. If this proves infeasible, the sponsor shall attempt to donate significant character-defining features or features of interpretative or historical interest to a historical organization or other educational or artistic group. The project sponsor shall prepare a salvage plan for review and approval by the department's preservation staff prior to issuance of any site demolition permit.</p>	Required for future development consistent with the housing element update that would result in material impairment to a built-environment historic resource or would involve the removal of physical elements of a historic resource	Project sponsor, qualified historic consultant	Prior to the issuance of demolition, building, or site permits; prior to issuance of an occupancy permit for completed implementation of the salvage plan.	Planning Department preservation staff	Considered complete when Planning Department preservation staff approve the salvage plan and confirms project sponsor has completed all actions identified in the salvage plan

Adopted Mitigation Measure	Applicable Actions that Require Mitigation	Monitoring and Reporting Program ^a			
		Implementation Responsibility	Mitigation Schedule	Monitoring/ Reporting Responsibility	Monitoring Actions/ Completion Criteria
	that have discrete and identifiable significance				
<p>Mitigation Measure M-CR-1g: Interpretation.</p> <p>The project sponsor shall facilitate the development of a public interpretive program focused on the history of the project site, its identified historic resources, and its significant historic context. The interpretive program should be developed and implemented by a qualified design professional with demonstrated experience in displaying information and graphics to the public in a visually interesting manner, as well as a professionally qualified historian or architectural historian, or community group approved by the department. Through consultation with department preservation staff, coordination with local artists should occur. The primary goal of the program is to educate visitors and future residents about the property's historical themes, associations, and lost contributing features within broader historical, social, and physical landscape contexts.</p> <p>The interpretive program shall be initially outlined in an interpretive plan subject to review and approval by the department's preservation staff prior to approval of demolition, building, or site permits for the project. The plan shall include the general parameters of the interpretive program including the substance, media, and other elements of the interpretative program. The interpretive program shall include within publicly accessible areas of the project site permanent display(s) of interpretive materials concerning the history and design features of the affected historic resource, including both the site as a whole and the individual contributing buildings and features. The display shall be placed in a prominent, public setting within, on the exterior of, or in the vicinity of newly constructed buildings or other features within the project site. The interpretive material(s) shall be made of durable all-weather materials and may also include digital media in addition to a permanent display. The interpretive material(s) shall be of high quality and installed to allow for high public visibility. Content developed for other mitigation measures, as applicable, including the oral history and documentation programs, may be used to inform and provide content for the interpretive program. For properties that do not have a completed Historic Resource Evaluation, the professionally qualified consultant shall undertake research to sufficiently place the historic resource within its larger historic</p>	Required for future development consistent with the housing element update that would demolish or substantially alter an individual built-environment historic resource or historic district associated with significant social, cultural, architectural, or historical themes or narratives	Project sponsor, qualified design professional, qualified historian or architectural historian, or community group	Prior to approval of demolition, building, or site permits for interpretation plan; prior to issuance of an occupancy permit for installation and maintenance of interpretation program	Planning Department preservation staff	Considered complete when Planning Department preservation staff approve the installation of interpretation program; maintenance of interpretation program ongoing

Adopted Mitigation Measure	Applicable Actions that Require Mitigation	Monitoring and Reporting Program ^a			
		Implementation Responsibility	Mitigation Schedule	Monitoring/ Reporting Responsibility	Monitoring Actions/ Completion Criteria
<p>context (geographic and thematic). The interpretive program may also incorporate video documentation completed under M-CR-1f, Documentation, as applicable to provide a narrated video that describes the materials, construction methods, current condition, historical use, historic context and cultural significance of the historic resource.</p> <p>The detailed content, media, and other characteristics of such an interpretive program shall be coordinated and approved by the department's preservation staff. The final components of the public interpretation program shall be constructed and an agreed upon schedule for their installation and a plan for their maintenance shall be finalized prior to issuance of a Temporary Certificate of Occupancy.</p> <p>The interpretive program shall be developed in coordination with the other interpretative programs as relevant, such as interpretation required under archeological resource mitigation measures and tribal cultural resource mitigation measures, Native American land acknowledgments, or other public interpretation programs.</p> <p>The department will also ensure that any information gathered through the interpretative program development is integrated with SF Survey and Citywide historic context statement summarized above.</p>					
<p>Mitigation Measure M-CR-1h: Historic Context.</p> <p>To assist in the collection of information that will inform and direct the historical interpretation, the sponsor shall fund a historic context study prepared by a professionally qualified historian or architectural historian, or community group approved by the department to identify significant trends and events associated with a relevant topic to the identified historic resource, as well as identify other associated buildings and sites throughout San Francisco. The objective of this study is to provide background information that will enrich the historical contexts that have already been established for the subject building and to place the subject building within the wider relevant context, for the benefit of the general public interpretation program.</p> <p>The department will also ensure that the historic context is integrated with SF Survey and Citywide historic context statement summarized above.</p>	Required for future planning code amendments to implement the housing element update or required for future development consistent with the housing element update that would demolish or substantially	Planning department or project sponsor, professionally qualified historian or architectural historian, or community group	Prior to implementation of future planning code amendments or for future development projects, prior to approval of demolition, building, or site permits for study scope; prior to issuance of occupancy permit for	Planning Department preservation staff	Considered complete upon approval of historic context study by Planning Department preservation staff. Planning department preservation staff will include historic context statement into the SF Survey and Citywide

Adopted Mitigation Measure	Applicable Actions that Require Mitigation	Monitoring and Reporting Program ^a			
		Implementation Responsibility	Mitigation Schedule	Monitoring/ Reporting Responsibility	Monitoring Actions/ Completion Criteria
	alter an individual built-environment historic resource or historic district associated with significant social, cultural, architectural, or historical themes or narratives		completion of the approved historic context		historic context statement.
<p>Mitigation Measure M-CR-1i: Walking or Building Tour.</p> <p>The project sponsor shall engage with SF City Guides, or another tour guide group or association as approved by the department's preservation staff, to develop content for a walking or building tour relevant to the historic resource. The project sponsor shall reach out to the list of tour guide groups provided by preservation staff and provide copies of communication with those groups. Once a tour guide group has been identified, the project sponsor shall engage a qualified architectural historian meeting the qualifications set forth in the Secretary of the Interior's Professional Qualification Standards to work with the sponsor and selected tour guide group to develop content for the tour. Tour content shall use information found in the Historic Resources Evaluation and the Historic Resources Evaluation Response prepared for the project, other available background information on the resource, and the content from other mitigation measures. Other existing information, including photographs, news articles, oral histories, memorabilia and video, may be used to develop information for the walking tour as necessary. The qualified architectural historian and scope of work must be reviewed by preservation staff prior to the issuance of demolition, building, or site permits. Preservation staff must review and approve final content of the walking tour and must receive proof of receipt by the approved tour group or association prior to issuance of temporary certificate of occupancy.</p>	Required for future development consistent with the housing element update that would demolish or substantially alter an individual built-environment historic resource or historic district associated with significant social, cultural, architectural, or historical themes or narratives	Project sponsor, qualified architectural historian, community or tour group	Prior to the issuance of demolition, building, or site permits project sponsor will obtain a qualified architectural historian and Planning Department approval of a scope of work; prior to issuance of occupancy permit Planning Department will review and approve walking or building tour content	Planning Department preservation staff	Considered complete when proof of receipt from approved tour group or association received by Planning Department preservation staff

Adopted Mitigation Measure	Applicable Actions that Require Mitigation	Monitoring and Reporting Program ^a			
		Implementation Responsibility	Mitigation Schedule	Monitoring/ Reporting Responsibility	Monitoring Actions/ Completion Criteria
Mitigation Measure M-CR-1j: Educational Program. The project sponsor shall fund the preparation of an educational program that describes the history and significant associations of the historic resource. The scope of the program shall be determined in consultation with the department and shall be prepared by a professionally qualified historian, architectural historian, or historical architecture (as appropriate), as set forth by the Secretary of the Interior's Professional Qualification Standards (36 Code of Federal Regulations, part 61), or community or educational group approved by the department. The purpose of the educational program is to package the relevant history and significant associations into an educational format that engages the public in the significance of the resource, which could serve as a teaching curriculum or presentation the public could easily understand. Other mitigation measures may provide materials that aid in the preparation of the educational program.	Required for future development consistent with the housing element update that would demolish or substantially alter an individual built-environment historic resource or historic district associated with significant social, cultural, architectural, or historical themes or narratives	Project sponsor, professionally qualified historian, architectural historian, or historical architecture, or community or educational group	Prior to the issuance of demolition, building, or site permits Planning Department will approve scope of work; prior to issuance of occupancy permit Planning Department will approve educational program	Planning Department preservation staff	Considered complete upon distribution of educational program approved by Planning Department preservation staff
Mitigation Measure M-CR-1k: Community Memorial Event. For the public benefit in commemorating a publicly accessible historic resource that is significant for association with a community, social group, or neighborhood, the project sponsor shall organize and fund a commemorative event recognizing the historic resource's significance in the form of a public gathering. The project sponsor shall reach out to relevant community groups associated with the historic resource that may be interested in co-sponsoring the organization of the commemorative event. The purpose of the event would be to commemorate the site's history and provide a public space to gather information, stories, or other histories relevant to the historic resource that may inform other mitigation measures including documentation, oral histories, and interpretation. The form of the event shall be determined in coordination with department staff and may take on a variety of forms. This could include a publicly led tour or open house that takes place at the site of the historic resource, or an event held nearby the historic resource.	Required for future development consistent with the housing element update that would demolish or substantially alter an individual built-environment historic resource or historic district associated with	Project sponsor	Prior to the issuance of demolition, building, or site permits	Planning Department preservation staff	Considered complete after community memorial event; community event form and content approved by Planning Department preservation staff

Adopted Mitigation Measure	Applicable Actions that Require Mitigation	Monitoring and Reporting Program ^a			
		Implementation Responsibility	Mitigation Schedule	Monitoring/ Reporting Responsibility	Monitoring Actions/ Completion Criteria
	significant social, cultural, architectural, or historical themes or narratives				
Mitigation Measure M-CR-11: Revise Historic District Documentation. The project sponsor shall coordinate with preservation planning staff to determine the project's contribution towards any impairment of a historic district, review the historic district documentation, and determine if the district boundaries should be revised to retain a portion of the district that still expresses some aspects of its historical significance. Based on the extent of contribution, preservation planning staff may require the project sponsor to engage a professionally qualified architectural historian, as set forth by the Secretary of the Interior's Professional Qualification Standards (36 Code of Federal Regulations, part 61) to prepare documentation of the revised district boundary and justification of its retained integrity. The revised documentation shall be submitted to the appropriate reviewing agency, depending upon its previous level of evaluation or designation. Such documentation may include a historic district assessment report for review by the department's preservation staff, or a National Register of Historic Places designation form for review by the State Historic Preservation Office.	Required for future planning code amendments to implement the housing element update or future development consistent with the housing element update that would result in material impairment to a historic district listed in or eligible for listing in local, state, or national registers	Planning Department or project sponsor, professionally qualified architectural historian	Prior to implementation of future planning code amendments or for future development projects, prior to the issuance of occupancy permit	Planning Department preservation staff	Considered complete upon approval of revised documentation by Planning Department preservation staff
Mitigation Measure M-CR-2a: Procedures for Discovery of Archeological Resources for Projects Involving Soil Disturbance. The following mitigation measure shall be implemented for any project for which the preliminary archeological review conducted by department staff identifies the potential for significant archeological impacts. This measure applies to discoveries made in the absence of an archeologist and to discoveries during archeological monitoring or testing.	Required for future development consistent with the housing element update if the site has	Project sponsor	Prior to and during soils-disturbing activities	Planning Department cultural resources staff	Considered complete when Environmental Review Officer receives the signed affidavit

Adopted Mitigation Measure	Applicable Actions that Require Mitigation	Monitoring and Reporting Program ^a			
		Implementation Responsibility	Mitigation Schedule	Monitoring/ Reporting Responsibility	Monitoring Actions/ Completion Criteria
<p>ALERT sheet. The project sponsor shall distribute the planning department archeological resource “ALERT” sheet to the project prime contractor; to any project subcontractor (including demolition, excavation, grading, foundation, pile driving, etc. firms); or utilities firm involved in soils-disturbing activities within the project site. Prior to any soils-disturbing activities being undertaken, each contractor is responsible for ensuring that the “ALERT” sheet is circulated to all field personnel, including machine operators, field crew, pile drivers, supervisory personnel, etc. The project sponsor shall provide the environmental review officer (ERO) with a signed affidavit from the responsible parties (prime contractor, subcontractor(s), and utilities firm) confirming that all field personnel involved in soil-disturbing activities have received copies of the “ALERT” sheet.</p> <p>Procedures Upon Discovery of a Suspected Archeological Resource. The following measures shall be implemented in the event of a suspected archeological discovery during project soil-disturbing activities:</p> <p>Discovery Stop Work and Environmental Review Officer Notification. Should any indication of an archeological resource be encountered during any soils-disturbing activity of the project, the project sponsor shall immediately notify the ERO and shall immediately suspend any soils-disturbing activities in the vicinity of the discovery and protect the find in place until the significance of the find has been evaluated and the ERO has determined whether and what additional measures are warranted, and these measures have been implemented, as detailed below.</p>	<p>moderate archeological sensitivity, anticipated archeological site types that would be identifiable by construction crews, and construction methods that allow for archeological site identification (such as shallow excavation) or based on the outcome of preliminary archeological review</p>				
<p>Archeological Consultant Identification. If the preliminary archeological review did not require archeological monitoring or testing, and an archeological discovery during construction occurs prior to the identification of a project archeologist, and the ERO determines that the discovery may represent a significant archeological resource, the project sponsor shall retain the services of an archeological consultant (hereinafter “project archeologist”) from a firm listed on the Qualified Archeological Consultant list maintained by the department to identify, document, and evaluate the resource, under the direction of the ERO. The project sponsor shall ensure that the project archeologist or designee is empowered, for the remainder of soil-disturbing project activity, to halt soil disturbing activity in the vicinity of potential archeological finds, and that work remains halted until the discovery has been assessed and a treatment determination made, as detailed below.</p>	<p>review conducted by department staff</p>	<p>Project sponsor, archeological consultant/ project archeologist, Environmental Review Officer</p>	<p>During soils-disturbing activities if archeological resources are encountered</p>	<p>Planning Department cultural resources staff</p>	<p>Considered complete when archeological consultant completes additional measures as directed by the Environmental Review Officer as warranted</p>

Adopted Mitigation Measure	Applicable Actions that Require Mitigation	Monitoring and Reporting Program ^a			
		Implementation Responsibility	Mitigation Schedule	Monitoring/ Reporting Responsibility	Monitoring Actions/ Completion Criteria
<p>Resource Evaluation and Treatment Determination. If an archeological find is encountered during construction or archeological monitoring or testing, the project archeologist shall redirect soil-disturbing and heavy equipment activity in the vicinity away from the find. If in the case of pile driving activity (e.g., foundation, shoring, etc.), the project archeologist has cause to believe that the pile driving activity may affect an archeological resource, the project sponsor shall ensure that pile driving is halted until an appropriate evaluation of the resource has been made. The ERO may also require that the project sponsor immediately implement a site security program if the archeological resource is at risk from vandalism, looting, or other damaging actions.</p> <p><u>Initial documentation and assessment.</u> The project archeologist shall document the find and make a reasonable effort to assess its identity, integrity, and significance of the encountered archeological deposit through sampling or testing, as needed. The project sponsor shall make provisions to ensure that the project archeologist can safely enter the excavation, if feasible. The project sponsor shall ensure that the find is protected until the ERO has been consulted and has determined appropriate subsequent treatment in consultation with the project archeologist, and the treatment has been implemented, as detailed below.</p> <p>The project archeologist shall make a preliminary assessment of the significant and physical integrity of the archeological resource and shall present the findings to the ERO. If, based on this information, the ERO determines that construction would result in impacts to a significant resource, the ERO shall consult with the project sponsor and other parties regarding the feasibility and effectiveness of preservation-in-place of the resource, as detailed below.</p> <p><u>Native American Archeological Deposits and Tribal Notification.</u> All Native American archeological deposits shall be assumed to be significant unless determined otherwise in consultation with the ERO. If a Native American archeological deposit is encountered, soil disturbing work shall be halted as detailed above. In addition, the ERO shall notify any tribal representatives who, in response to the project tribal cultural resource notification, requested to be notified of discovery of Native American archeological resources in order to coordinate on the treatment of archeological and tribal cultural resources. Further the project archeologist shall offer a Native American representative the opportunity to monitor any subsequent soil disturbing activity that could affect the find.</p>					

Adopted Mitigation Measure	Applicable Actions that Require Mitigation	Monitoring and Reporting Program ^a			
		Implementation Responsibility	Mitigation Schedule	Monitoring/ Reporting Responsibility	Monitoring Actions/ Completion Criteria
<p><u>Submerged Paleosols.</u> Should a submerged paleosol be identified, the project archeologist shall extract and process samples for dating, paleobotanical analysis, and other applicable special analyses pertinent to identification of possible cultural soils and for environmental reconstruction.</p> <p><u>Archeological Site Records.</u> After assessment of any discovered resources, the project archeologist shall prepare an archeological site record or primary record (DPR 523 series) for each documented resource. In addition, a primary record shall be prepared for any prehistoric isolate. Each such record shall be accompanied by a map and GIS location file. Records shall be submitted to the planning department for review as attachments to the archeological resources report (see below) and once approved by the ERO, to the Northwest Information Center.</p> <p><u>Plans and Reports.</u> All archeological plans and reports identified herein and in the subsequent measures, shall be submitted by the project archeologist directly to the ERO for review and comment and shall be considered draft reports subject to revision until final approval by the ERO. The project archeologist may submit draft reports to the project sponsor simultaneously with submittal to ERO.</p> <p><u>Limit on Construction Delays for Archeological Treatment.</u> Archeological testing and as applicable data recovery programs required to address archeological discoveries, pursuant to this measure, could suspend construction of the project for up to a maximum of four weeks. At the direction of the ERO, the suspension of construction can be extended beyond four weeks only if such a suspension is the only feasible means to reduce to a less than significant level potential effects on a significant archeological resource as defined in CEQA Guidelines.</p> <p><u>Preservation-in-Place Consideration.</u> Should an archeological resource that meets California register significance criteria be discovered during construction, archeological testing, or monitoring, preservation-in-place (i.e., permanently protect the resource from further disturbance and take actions, as needed, to preserve depositional and physical integrity) of the entire deposit or feature is the preferred treatment option. The ERO shall consult with the project sponsor and, for Native American archeological resources, with tribal representatives, if requested, to consider 1) the feasibility of permanently preserving the resource in place, feasible and effective, the project archeologist, in consultation with the ERO, shall prepare a Cultural Resources Preservation Plan. For Native American archeological resources, the project archeologist shall also consult with the tribal representatives, and the Cultural Resources Preservation Plan shall take into</p>					

Adopted Mitigation Measure	Applicable Actions that Require Mitigation	Monitoring and Reporting Program ^a			
		Implementation Responsibility	Mitigation Schedule	Monitoring/ Reporting Responsibility	Monitoring Actions/ Completion Criteria
<p>consideration the cultural significance of the tribal cultural resource to the tribes. Preservation options may include measures such as design of the project layout to place open space over the resource location; foundation design to avoid the use of pilings or deep excavations in the sensitive area; a plan to expose and conserve the resource and include it in an on-site interpretive exhibit; tribal representatives for review and for ERO approval. The project sponsor shall ensure that the approved plan is implemented and shall coordinate with the department to ensure that disturbance of the resource will not occur in future, such as establishing a preservation easement.</p> <p>If, based on this consultation, the ERO determines that preservation-in-place is infeasible or would be ineffective in preserving the significance of the resource, archeological data recovery and public interpretation of the resource shall be carried out, as detailed below. The ERO in consultation with the project archeologist shall also determine whether and what additional treatment is warranted, which may include additional testing, construction monitoring, and public interpretation of the resource, as detailed below.</p> <p><u>Coordination with Descendant Communities.</u> On discovery of an archeological site associated with descendant Native Americans, Chinese, or other identified descendant cultural group, the project archeologist shall contact an appropriate representative of the descendant group and the ERO. The representative of the descendant group shall be offered the opportunity to monitor archeological field investigations of the site and to offer recommendations to the ERO regarding appropriate archeological treatment of the site and data recovered from the site, and, if applicable, any interpretative treatment of the site. The project archeologist shall provide a copy of the Archeological Resources Report (ARR) to the representative of the descendant group.</p> <p><u>Compensation.</u> Following on the initial tribal consultation, the ERO, project sponsor and project archeologist, as appropriate, shall work with the tribal representative or other descendant or descendant community representatives to identify the scope of work for a representative to fulfill the requirements of this mitigation measure, which may include participation in archeological monitoring, preparation and review of deliverables (e.g., plans, interpretive materials, art work). Tribal representatives or other descendant community representatives for archeological resources or tribal cultural resources, who complete tasks in the agreed upon scope of work project, shall be compensated for their work as identified in the agreed upon scope of work.</p>					

Adopted Mitigation Measure	Applicable Actions that Require Mitigation	Monitoring and Reporting Program ^a			
		Implementation Responsibility	Mitigation Schedule	Monitoring/ Reporting Responsibility	Monitoring Actions/ Completion Criteria
<p>Archeological Data Recovery Program. The project archeologist shall prepare an archeological data recovery plan if all three of the following apply: (1) a potentially significant resource is discovered, (2) preservation-in-place is not feasible, as determined by the ERO after implementation of the Preservation-in-Place Consideration procedures, and (3) the ERO determines that archeological data recovery is warranted. When the ERO makes such a determination, the project archeologist, project sponsor, ERO and, for tribal cultural archeological resources, the tribal representative, if requested by a tribe, shall consult on the scope of the data recovery program. The project archeologist shall prepare a draft archeological data recovery plan and submit it to the ERO for review and approval. If the time needed for preparation and review of a comprehensive archeological data recovery plan would result in a significant construction delay, the scope of data recovery may instead be agreed upon in consultation between the project archeologist and the ERO and documented by the project archeologist in a memo to the ERO. The archeological data recovery plan/memo shall identify how the proposed data recovery program will preserve the significant information the archeological resource is expected to contain. That is, the archeological data recovery plan/memo will identify what scientific/historical research questions are applicable to the expected resource, what data classes the resource is expected to possess, and how the expected data classes would address the applicable research questions. Data recovery, in general, should be limited to the portions of the property that could be adversely affected by the proposed project. Destructive data recovery methods shall not be applied to portions of the archeological resource that would not otherwise be disturbed by construction if nondestructive methods are practical. The archeological data recovery plan shall include the following elements:</p> <ul style="list-style-type: none"> Field Methods and Procedures: Descriptions of proposed field strategies, procedures, and operations Cataloguing and Laboratory Analysis: Description of selected cataloguing system and artifact analysis procedures Discard Policy: Description of and rationale for field and post-field discard and deaccession policies Security Measures: Recommended security measures to protect the archeological resource from vandalism, looting, and non-intentionally damaging activities 		Project sponsor, project archeologist, Environmental Review Officer, tribal representative (if requested)	After determination by the Environmental Review Officer that an archeological data recovery program is required	Planning Department cultural resources staff	Considered complete upon approval of archeological data recovery program by Environmental Review Officer

Adopted Mitigation Measure	Applicable Actions that Require Mitigation	Monitoring and Reporting Program ^a			
		Implementation Responsibility	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Actions/Completion Criteria
<ul style="list-style-type: none"> Report of Data Recovery Results: Description of proposed report format and distribution of results Public Interpretation: Description of potential types of interpretive products and locations of interpretive exhibits based on consultation with project sponsor Curation: Description of the procedures and recommendations for the curation of any recovered data having potential research value, identification of appropriate curation facilities, and a summary of the accession policies of the curation facilities <p>The project archeologist shall implement the archeological data recovery program upon approval of the archeological data recovery plan/memo by the ERO.</p> <p>Coordination of Archeological Data Recovery Investigations. In cases in which the same resource has been or is being affected by another project for which data recovery has been conducted, is in progress, or is planned, the following measures shall be implemented to maximize the scientific and interpretive value of the data recovered from both archeological investigations:</p> <ul style="list-style-type: none"> In cases where an investigation has not yet begun, project archeologists for each project impacting the same resource and the ERO, as applicable, shall consult on coordinating and collaborating on archeological research design, data recovery methods, analytical methods, reporting, curation and interpretation to ensure consistent data recovery and treatment of the resource. In cases where archeological data recovery investigation is under way or has been completed for a project, the project archeologist for the subsequent project shall consult with the prior project archeologist, if available; review prior treatment plans, findings and reporting; and inspect and assess existing archeological collections/inventories from the site prior to preparation of the archeological treatment plan for the subsequent discovery, and shall incorporate prior findings in the final report for the subsequent investigation. The objectives of this coordination and review of prior methods and findings shall be to identify refined research questions; determine appropriate data recovery methods and analyses; assess new findings relative to prior research findings; and integrate prior findings into subsequent reporting and interpretation. 					

Adopted Mitigation Measure	Applicable Actions that Require Mitigation	Monitoring and Reporting Program ^a			
		Implementation Responsibility	Mitigation Schedule	Monitoring/ Reporting Responsibility	Monitoring Actions/ Completion Criteria
<p><i>Treatment of Human Remains and Funerary Objects.</i> If human remains or suspected human remains are encountered during construction, the contractor and project sponsor shall ensure that ground-disturbing work within 50 feet of the remains is halted immediately and shall arrange for the protection in place of the remains until appropriate treatment and disposition have been agreed upon and implemented in accordance with this measure. The treatment of any human remains and funerary objects discovered during any soil- disturbing activity shall comply with applicable state laws, including Health and Safety Code section 7050.5 and Public Resources Code section 5097.98. Upon determining that the remains are human, the project archeologist shall immediately notify the Medical Examiner of the City and County of San Francisco, the ERO, and the project sponsor of the find.</p> <p>If the remains cannot be permanently preserved in place, the landowner or designee shall consult with the most likely descendant and may consult with the project archeologist, project sponsor and the ERO on recovery of the remains and any scientific treatment alternatives. The landowner shall then make all reasonable efforts to develop a burial agreement (agreement) with the most likely descendant, as expeditiously as possible, for the treatment and disposition, with appropriate dignity, of human remains and funerary objects (as detailed in CEQA Guidelines section 15064.5(d)). Per Public Resources Code section 5097.98(c)(1), the agreement shall address, as applicable and to the degree consistent with the wishes of the most likely descendant, the appropriate excavation, removal, recordation, scientific analysis, custodianship prior to reinternment or curation, and final disposition of the human remains and funerary objects. If the most likely descendant agrees to scientific analyses of the remains and/or funerary objects, the project archeologist shall retain possession of the remains and funerary objects until completion of any such analyses, after which the remains and funerary objects shall be reinterred or curated as specified in the agreement.</p> <p>If the landowner or designee and the most likely descendant are unable to reach an agreement on scientific treatment of the remains and/or funerary objects, the ERO, in consultation with the project sponsor shall ensure that the remains and/or funerary objects are stored securely and respectfully until they can be reinterred on the project site, with appropriate dignity, in a location not subject to further or future subsurface disturbance, in accordance with the provisions of state law.</p>		Project sponsor, archeological consultant in consultation with the San Francisco Medical Examiner, Environmental Review Officer, and Native American Heritage Commission and most likely descendant as warranted.	Discovery of human remains	Planning Department cultural resources staff, Medical Examiner, and Native American Heritage Commission and most likely descendant as warranted.	Considered complete on finding by the Environmental Review Officer that all state laws regarding human remains/burial objects have been adhered to, consultation with the most likely descendant is completed as warranted, and disposition of human remains has occurred as specified in agreement

Adopted Mitigation Measure	Applicable Actions that Require Mitigation	Monitoring and Reporting Program ^a			
		Implementation Responsibility	Mitigation Schedule	Monitoring/ Reporting Responsibility	Monitoring Actions/ Completion Criteria
Treatment of historic-period human remains and/or funerary objects discovered during any soil-disturbing activity shall be in accordance with protocols laid out in the research design in the project archeological monitoring plan, archeological testing plan, archeological data recovery plan, and other relevant agreements established between the project sponsor, medical examiner, and the ERO. The project archeologist shall retain custody of the remains and associated materials while any scientific study scoped in the treatment document is conducted and the remains shall then be curated or respectfully reinterred by arrangement on a case-by case-basis.					
<p>Cultural Resources Public Interpretation Plan and Land Acknowledgement. If a significant archeological resource (i.e., a historical resource or unique archeological resources as defined by CEQA Guidelines section 15064.5) is identified and the ERO determines in consultation with Native American representatives for Native American archeological resources, that the public interpretation is warranted, the project archeologist shall prepare a Cultural Resources Public Interpretation Plan. The Cultural Resources Public Interpretation Plan shall describe the interpretive products, locations or distribution of interpretive materials or displays, the proposed content and materials, the producers or artists of the displays or installation, and a long-term maintenance program.</p> <p>If the resource to be interpreted is a tribal cultural resource, the department shall notify Native American tribal representatives that public interpretation is being planned. If requested by tribal representatives, the Cultural Resources Public Interpretation Plan shall be prepared in consultation with and developed with the participation of Native American tribal representatives. For public projects or projects that include dedicated public spaces, the interpretive materials may include an acknowledgement that the project is located upon traditional Ohlone lands. For interpretation of a tribal cultural resource, the interpretive program may include a combination of artwork, preferably by local Native American artists, educational panels or other informational displays, a plaque, or other interpretative elements including digital products that address Native American experience and the layers of history. As feasible, and where landscaping is proposed, the interpretive effort may include the use and the interpretation of native and traditional plants incorporated into the proposed landscaping.</p>		Archeological consultant at the direction of the Environmental Review Officer will prepare Cultural Resources Public Interpretation Plan. Measures laid out in Cultural Resources Public Interpretation Plan are implemented by project sponsor	Following completion of treatment and analysis of significant archeological resource by archeological consultant	Planning Department cultural resources staff	Cultural Resources Public Interpretation Plan is complete on review and approval of Environmental Review Officer. Interpretive program is complete on notification to Environmental Review Officer from the project sponsor that program has been implemented

Adopted Mitigation Measure	Applicable Actions that Require Mitigation	Monitoring and Reporting Program ^a			
		Implementation Responsibility	Mitigation Schedule	Monitoring/ Reporting Responsibility	Monitoring Actions/ Completion Criteria
The project archeologist shall submit the cultural resources public interpretation plan and drafts of any interpretive materials that are subsequently prepared to the ERO for review and approval. The project sponsor shall ensure that the cultural resources public interpretation plan is implemented prior to occupancy of the project.					
<p>Archeological Resources Report. If significant archeological resources, as defined by CEQA Guidelines section 15064.5, are encountered, the project archeologist shall submit a confidential draft Archeological Resources Report to the ERO. This report shall evaluate the significance of any discovered archeological resource, describe the archeological and historical research methods employed in the archeological programs undertaken, the results and interpretation of analyses, and discuss curation arrangements.</p> <p>Once approved by the ERO, the project archeologist shall distribute the approved Archeological Resources Report as follows: copies that meet current information center requirements at the time the report is completed to the California Archeological Site Survey Northwest Information Center, and a copy of the transmittal of the approved Archeological Resources Report to the Northwest Information Center to the ERO; one bound hardcopy of the Archeological Resources Report, along with digital files that include an unlocked, searchable PDF version of the Archeological Resources Report, GIS shapefiles of the site and feature locations, any formal site recordation forms (CA DPR 523 series), and/or documentation for nomination to the National Register of Historic Places/California Register of Historical Resources, via USB or other stable storage device, to the environmental planning division of the planning department; and, if a descendant group was consulted, a digital or hard copy of the Archeological Resources Report to the descendant group, depending on their preference.</p>		Archeological consultant at the direction of the Environmental Review Officer	Following completion of treatment by archeological consultant as determined by the Environmental Review Officer	Planning Department cultural resources staff	Complete on certification to Environmental Review Officer that copies of the approved Archeological Resources Report have been distributed
<p>Curation. If archeological data recovery is undertaken, the project archeologist and the project sponsor shall ensure that any significant archeological collections and paleoenvironmental samples of future research value shall be permanently curated at an established curatorial facility. The facility shall be selected in consultation with the ERO. Upon submittal of the collection for curation the project sponsor or archeologist shall provide a copy of the signed curatorial agreement to the ERO.</p>		Project archeologist prepares collection for curation and project sponsor pays for curation costs	In the event a significant archeological resource is discovered and upon acceptance by the	Planning Department cultural resources staff	Considered complete upon acceptance of the collection by the curatorial facility

Adopted Mitigation Measure	Applicable Actions that Require Mitigation	Monitoring and Reporting Program ^a			
		Implementation Responsibility	Mitigation Schedule	Monitoring/ Reporting Responsibility	Monitoring Actions/ Completion Criteria
			Environmental Review Officer of the Archeological Resources Report		
<p>Mitigation Measure M-CR-2b: Archeological Monitoring Program.</p> <p>If required based on the outcome of preliminary archeological review conducted by department staff, to avoid and mitigate impacts from the proposed action on significant archeological resources found during construction, the project archeologist shall develop and implement an archeological monitoring program as specified herein, and shall conduct an archeological testing and/or data recovery program if required to address archeological discoveries or the assessed potential for archeological discoveries, pursuant to this measure and Mitigation Measure M-CR-2a.</p> <p>Qualified Archeologist Identification. After the first project approval action or as directed by the environmental review officer (ERO), the project sponsor shall contact the department archeologist to obtain the names and contact information for three qualified archeological consultants on the department's list of qualified archeological consultants, and shall retain one of those archeological consultants ("project archeologist") to develop and implement an archeological monitoring program under the direction of the ERO.</p>	Required for future development consistent with the housing element update based on the outcome of preliminary archeological review conducted by department staff	Project sponsor/ archeological consultant at the direction of the Environmental Review Officer	After the first project approval action or as directed by the Environmental Review Officer, prior to issuance of construction permits and throughout the construction period	Planning Department cultural resources staff	Complete when project sponsor retains qualified archeological consultant
<p>Construction Crew Archeological Awareness. Prior to any soil-disturbing activity, the project archeologist shall conduct a brief on-site archeological awareness training that describes the types of resources that might be encountered and how they might be recognized, and requirements and procedures for work stoppage, resource protection and notification in the event of a potential archeological discovery. The project archeologist also shall distribute an "Alert" wallet card (based on the department's "ALERT" sheet) to all field personnel (e.g., machine operators, field crew, pile drivers, supervisory personnel) involved in soil disturbing activities, which summarizes stop work requirements and provides information on how to contact the project archeologist and ERO. The project archeologist shall repeat the training at intervals during construction, as determined necessary by the ERO, including when new construction personnel start work and prior to periods of soil disturbing work when the project archeologist will not be on site.</p>		Project archeologist for awareness training, Native American representative for Native American cultural resources sensitivity	Prior to any soil-disturbing activity	Planning Department cultural resources staff	Considered complete when all trainings conducted

Adopted Mitigation Measure	Applicable Actions that Require Mitigation	Monitoring and Reporting Program ^a			
		Implementation Responsibility	Mitigation Schedule	Monitoring/ Reporting Responsibility	Monitoring Actions/ Completion Criteria
<i>Tribal Cultural Resources Sensitivity Training.</i> In addition to the archeological awareness training, for sites at which the ERO has determined that there is the potential for the discovery of Native American archeological resources or if requested by a tribe pursuant to the department's tribal cultural resources notification process, the project sponsor shall ensure that a Native American representative is afforded the opportunity to provide a Native American cultural resources sensitivity training to all construction personnel.		training (if requested)			
<p><i>Archeological Monitoring Program.</i> Based on the results of information provided in the preliminary archeological review and additional historical research as needed, the project archeologist shall consult with the ERO prior to the commencement of any project-related soils disturbing activities to determine the appropriate scope of archeological monitoring, allowing for required document preparation and review time. The archeological monitoring program shall be set forth in an Archeological Monitoring Plan, as detailed below.</p> <p>The project archeologist shall be present on the project site according to a schedule agreed upon by the project archeologist and the ERO until the ERO has, in consultation with the project archeologist, determined that project construction activities could have no effects on significant archeological deposits. The project archeologist shall prepare a daily monitoring log documenting activities and locations monitored, soil disturbance depth, stratigraphy, and findings.</p> <p>The project archeologist has the authority to temporarily stop soil disturbing construction activity in the vicinity of a suspected find to document the resource, collect samples as needed, and assess its significance. The project sponsor shall ensure that the find is protected in place in accordance with the archeologist's direction, and that it remains protected until the archeologist, after consultation with the ERO, notifies the project sponsor that assessment and any subsequent mitigation are complete. The project sponsor shall also ensure that the construction foreperson or other on-site delegee, is aware of the stop work and protection requirements.</p> <p>In the event of a discovery of a potentially significant archeological resources during monitoring or construction, the project archeologist shall conduct preliminary testing of the discovery, including the collection of soil samples and artifactual/ ecofactual material, as needed to assess potential significance and integrity. Once this initial assessment has been made, the project archeologist shall consult with the ERO on the results of the assessment. If the resource is assessed as potentially</p>		Project archeologist at the direction of the Environmental Review Officer	Prior to issuance of construction permits and throughout the construction period	Planning Department cultural resources staff	After implementation of Archeological Monitoring Plan approved by the Environmental Review Officer

Adopted Mitigation Measure	Applicable Actions that Require Mitigation	Monitoring and Reporting Program ^a			
		Implementation Responsibility	Mitigation Schedule	Monitoring/ Reporting Responsibility	Monitoring Actions/ Completion Criteria
<p>significant, the project sponsor shall ensure that soil disturbance remains halted at the discovery location until appropriate treatment has been determined in consultation with the ERO and implemented, as detailed below.</p> <p>Archeological Monitoring Plan. The archeological monitoring plan shall include the following provisions:</p> <ul style="list-style-type: none"> • Project Description: Description of all anticipated soil disturbing activities (e.g., foundation and utility demolition, hazardous soils remediation, site grading, shoring excavations, piles or soil improvements, and foundation, elevator, car stacker, utility, and landscaping excavations), with project plans and profiles, as needed, to illustrate the anticipated soil disturbance. • Site Specific Environmental and Cultural Context: Pre-contact and historic environmental and cultural setting of the project site as pertains to potential Native American use and historic period development; any available information pertaining to subsequent soil disturbance, current knowledge of soil stratigraphy. As appropriate based on the scale and scope of the project, the Archeological Monitoring Plan should include historic maps, as a basis for predicting resource types that might be encountered and their potential locations. An overlay of the project site on the city's prehistoric sensitivity model mapping should be included, as should the locations of all known archeological sites within 0.25 mile of the project site. • Anticipated Resources or Resource Types: Likely resources that might be encountered and at what locations and depths, based on known resources in the vicinity, the site's predevelopment setting and development history, and the anticipated depth and extent of project soil disturbances. • Proposed Scope of Archeological Monitoring: Include soil-disturbing activities/ disturbance depths to be monitored. • Synopsis of Required Procedures: For the assessment and treatment of discoveries, ERO and Native American consultation requirements; burial treatment procedures; and reporting and curation requirements, consistent with the specifications of Mitigation Measure M-CR-2a. 					

Adopted Mitigation Measure	Applicable Actions that Require Mitigation	Monitoring and Reporting Program ^a			
		Implementation Responsibility	Mitigation Schedule	Monitoring/ Reporting Responsibility	Monitoring Actions/ Completion Criteria
<p>Resource Evaluation and Treatment Determination. Upon discovery of a suspected archeological resource during construction or archeological monitoring, Mitigation Measure M-CR-2a's Resource Evaluation and Treatment Determination stipulations shall be implemented as specified in that measure.</p> <p>Additional Applicable Measures. If a significant archeological resource is identified, and data recovery is required under Mitigation Measure M-CR-2a's Resource Evaluation and Treatment Determination stipulations, the following additional measures identified in the Mitigation Measure M-CR-2a shall be implemented as specified in that measure:</p> <ul style="list-style-type: none"> • Archeological Data Recovery Program • Treatment of Human Remains and Funerary Objects (as applicable) • Coordination of Archeological Data Recovery Investigations • Cultural Resources Public Interpretation Plan and Land Acknowledgement (as applicable) • Archeological Resources Report • Curation 		Project archeologist at the direction of the Environmental Review Officer	Upon discovery of suspected archeological resource	Planning Department cultural resources staff	Completed when Environmental Review Officer concurs that the status of the additional measures identified in Mitigation Measure M-CR-2a are completed
<p>Mitigation Measure M-CR-2c: Archeological Testing Program.</p> <p>If required based on the outcome of preliminary archeological review conducted by department staff, to avoid and mitigate impacts from the proposed action on significant archeological resources found during construction, the project archeologist shall develop and implement an archeological testing program as specified herein, and shall conduct an archeological monitoring and/or data recovery program if required to address archeological discoveries or the assessed potential for archeological discoveries, pursuant to this measure and Mitigation Measure M-CR-2a: Procedures for Discovery of Archeological Resources for Projects Involving Soil Disturbance.</p> <p>Qualified Archeologist Identification. After the first project approval action or as directed by the ERO, the project sponsor shall contact the department archeologist to obtain the names and contact information for the next three qualified archeological consultants on the department's list and shall retain a qualified archeologist (hereinafter "project archeologist") from this list of three to develop and implement the archeological testing program.</p>	Required for future development consistent with the housing element update based on the outcome of preliminary archeological review conducted by department staff	Project sponsor/ archeological consultant at the direction of the Environmental Review Officer	After the first project approval action or as directed by the Environmental Review Officer and prior to issuance of construction permits and throughout the construction period	Planning Department cultural resources staff	Complete when project sponsor retains qualified archeological consultant

Adopted Mitigation Measure	Applicable Actions that Require Mitigation	Monitoring and Reporting Program ^a			
		Implementation Responsibility	Mitigation Schedule	Monitoring/ Reporting Responsibility	Monitoring Actions/ Completion Criteria
<p>Construction Crew Archeological Awareness. Prior to any soils-disturbing activities being undertaken, the project archeologist shall conduct a brief on-site archeological awareness training that describes the types of resources that might be encountered and how they might be recognized, and requirements and procedures for work stoppage, resource protection and notification in the event of a potential archeological discovery. The project archeologist also shall distribute an “Alert” wallet card, based on the department’s “ALERT” sheet, that summarizes stop work requirements and provides necessary contact information for the project archeologist, project sponsor and the to all field personnel involved in soil disturbing activities, including machine operators, field crew, pile drivers, supervisory personnel, etc., have received. The project archeologist shall repeat the training at intervals during construction, as determined necessary by the ERO, including when new construction personnel start work and prior to periods of soil disturbing work when the project archeologist will not be on site.</p> <p>Tribal Cultural Resources Sensitivity Training. In addition to and concurrently with the archeological awareness training, for sites at which the ERO has determined that there is the potential for the discovery of Native American archeological resources or if requested by a tribe pursuant to the department’s tribal cultural resources notification process, the project sponsor shall ensure that a Native American representative is afforded the opportunity to provide a Native American cultural resources sensitivity training to all construction personnel.</p>		Project archeologist for awareness training, Native American representative for Native American cultural resources sensitivity training (if requested)	Prior to any soil-disturbing activity	Planning Department cultural resources staff	Considered complete when all trainings conducted
<p>Archeological Testing Program. The project archeologist shall develop and undertake an archeological testing program as specified herein to determine to the extent possible the presence or absence of archeological resources in areas of project soil disturbance and to identify and to evaluate whether any archeological resource encountered on the site constitutes an historical resource under CEQA. In addition, the consultant shall be available to conduct an archeological monitoring and/or data recovery program if required to address archeological discoveries or the assessed potential for archeological discoveries, pursuant to this measure.</p> <p>Archeological Testing Plan. The project archeologist shall consult with the ERO reasonably prior to the commencement of any project-related soils disturbing activities to determine the appropriate scope of archeological testing. The archeological testing program shall be conducted in accordance with an approved Archeological Testing Plan, prepared by the project archeologist consistent with the</p>		Project archeologist at the direction of the Environmental Review Officer	Prior to issuance of construction permits and throughout the construction period	Planning Department cultural resources staff	After consultation with and approval by the Environmental Review Officer of Archeological Testing Plan and review and approval of archeological testing results memo by

Adopted Mitigation Measure	Applicable Actions that Require Mitigation	Monitoring and Reporting Program ^a			
		Implementation Responsibility	Mitigation Schedule	Monitoring/ Reporting Responsibility	Monitoring Actions/ Completion Criteria
<p>approved scope of work. The Archeological Testing Plan shall be submitted first and directly to the ERO for review and comment and shall be considered a draft subject to revision until final approval by the ERO. Project-related soils disturbing activities shall not commence until the testing plan has been approved and any testing scope to occur in advance of construction has been completed. The project archeologist shall implement the testing as specified in the approved Archeological Testing Plan prior to and/or during construction.</p> <p>The Archeological Testing Plan shall include the following:</p> <ul style="list-style-type: none"> • Project Description: Description of all anticipated soil disturbing activities, with locations and depths of disturbance, including foundation and utility demolition, hazardous soils remediation, site grading, shoring excavations, piles or soil improvements, and foundation, elevator, car stacker, utility and landscaping excavations, with project plans and profiles, as needed, to illustrate the locations of anticipated soil disturbance. • Site Specific Environmental and Cultural Context: Pre-contact and historic environmental and cultural setting of the project site as pertinent to potential Native American use and historic period development, any available information pertaining to past soil disturbance; soils information, such as stratigraphic and water table data from prior geotechnical testing. As appropriate based on the scale and scope of the project, the Archeological Testing Plan should include historic maps as a basis for predicting resource types that might be encountered and their potential locations. An overlay of the project site on the city's prehistoric sensitivity model mapping should be included, as should the locations of all known archeological sites within 0.25 mile of the project site. • Brief Research Design: Scientific/historical research questions applicable to the expected resource(s), what data classes potential resources may be expected to possess, and how the expected data classes would address the applicable research questions. • Anticipated Resources or Resource Types: Likely resources that might be encountered and at what locations and depths, based on known resources in the vicinity, the site's predevelopment setting and development history, and the anticipated depth and extent of project soil disturbances. 					Environmental Review Officer.

Adopted Mitigation Measure	Applicable Actions that Require Mitigation	Monitoring and Reporting Program ^a			
		Implementation Responsibility	Mitigation Schedule	Monitoring/ Reporting Responsibility	Monitoring Actions/ Completion Criteria
<ul style="list-style-type: none"> Proposed Scope of Archeological Testing and Rationale: Testing methods to be used (e.g., coring, mechanical trenching, manual excavation, or combination of methods); locations and depths of testing in relation to anticipated project soil disturbance; strata to be investigated; any uncertainties on stratigraphy that would affect locations or depths of tests and might require archeological monitoring of construction excavations subsequent to testing. Resource Documentation and Significance Assessment Procedures: ERO and Native American consultation requirements upon making a discovery; pre-data recovery assessment process, burial treatment procedures, and reporting and curation requirements, consistent with the specifications of Mitigation Measure M-CR-2a. <p>Archeological Testing Results Memo. Irrespective of whether archeological resources are discovered, the project archeologist shall submit a written summary of the findings to the ERO at the completion of the archeological testing program. The findings report/memo shall describe each resource, provide an initial assessment of the integrity and significance of encountered archeological deposits encountered during testing, and provide recommendations for subsequent treatment of any resources encountered.</p>					
<p>Resource Evaluation and Treatment Determination. Upon discovery of a suspected archeological resource during construction or archeological testing, Mitigation Measure M-CR-2a's Resource Evaluation and Treatment Determination stipulations shall be implemented as specified in that measure.</p> <p>Additional Applicable Measures. If a significant archeological resource is identified, and data recovery is required under Mitigation Measure M-CR-2a's Resource Evaluation and Treatment Determination stipulations, the following additional measures identified in the Mitigation Measure M-CR-2a shall be implemented as specified in that measure:</p> <ul style="list-style-type: none"> Archeological Data Recovery Program Treatment of Human Remains and Funerary Objects (as applicable) Coordination of Archeological Data Recovery Investigations 		Project archeologist at the direction of the Environmental Review Officer	Upon discovery of suspected archeological resource	Planning Department cultural resources staff	Completed when Environmental Review Officer concurs that the status of the additional measures identified in Mitigation Measure M-CR-2a are completed

Adopted Mitigation Measure	Applicable Actions that Require Mitigation	Monitoring and Reporting Program ^a			
		Implementation Responsibility	Mitigation Schedule	Monitoring/ Reporting Responsibility	Monitoring Actions/ Completion Criteria
<ul style="list-style-type: none"> • Cultural Resources Public Interpretation Plan and Land Acknowledgement (as applicable) • Archeological Resources Report • Curation 					
<p>Mitigation Measure M-CR-2d. Treatment of Submerged and Deeply Buried Resources.</p> <p>This measure applies to projects that would include subgrade excavation to depths that would penetrate to native soil or below Young Bay Mud, or entail the use of piles, soil improvements or other deep foundations in landfill areas within former creeks, ponds, bay marshes or waters of the bay that may be sensitive for submerged or buried historical or Native American archeological resources; and shall be implemented in the event of the discovery of a submerged or deeply buried resource during archeological testing, archeological monitoring, or soil-disturbing construction activities that occur when an archeologist is not present.</p> <p>In addition to the measures detailed below, for any project during which a significant archeological resource is identified, a preservation or treatment determination shall be made consistent with the provisions of Mitigation Measure M-CR-2a: Procedures for Discovery of Archeological Resources for Projects Involving Soil Disturbance. If data recovery is required, the following additional measures identified in measure M-CR-2a shall be implemented, as specified in that measure:</p> <ul style="list-style-type: none"> • Archeological Data Recovery Program • Treatment of Human Remains and Funerary Objects (as applicable) • Coordination of Archeological Data Recovery Investigations • Cultural Resources Public Interpretation Plan and Land Acknowledgement (as applicable) • Archeological Resources Report • Curation <p>The following additional measures shall be undertaken upon discovery of a potentially significant deeply buried or submerged resource to minimize significant effects from deep project excavations, soil improvements, pile construction, or</p>	Required for future development consistent with the housing element update based on the outcome of preliminary archeological review conducted by department staff	Project sponsor, archeological consultant, the Environmental Review Officer, and tribal representative (for Native American archeological resources)	In the event of the discovery of a submerged or deeply buried archeological resource	Planning Department cultural resources staff	After completed implementation of treatment program by project sponsor identified in approved treatment program memo

Adopted Mitigation Measure	Applicable Actions that Require Mitigation	Monitoring and Reporting Program ^a			
		Implementation Responsibility	Mitigation Schedule	Monitoring/ Reporting Responsibility	Monitoring Actions/ Completion Criteria
<p>construction of other deep foundation systems, in cases where the environmental review officer (ERO) has determined through consultation with the project sponsor, and with tribal representatives as applicable, that preservation –in place—the preferred mitigation— is not a feasible or effective option.</p> <p>Submerged or Buried Resource Treatment Determination. If the resource cannot feasibly or adequately be preserved in place, documentation and/or archeological data recovery shall be conducted, as described in Mitigation Measure M-CR-2a. However, by definition, submerged or deeply buried resources sometimes are located deeper than the maximum anticipated depth of project excavations, such that the resource would not be exposed for investigation, and/or under water or may otherwise pose substantial access, safety or other logistical constraints for data recovery; or the cost of providing archeological access to the resource may demonstrably be prohibitive.</p> <p>In circumstances where the constraints identified above limit physical access for documentation and data recovery, the ERO, project sponsor, project archeologist, and tribal representative (for Native American archeological resources), shall consult to explore alternative documentation and treatment options to be implemented in concert with any feasible archeological data recovery. The appropriate treatment elements, which would be expected to vary with the type of resource and the circumstances of discovery, shall be identified by the ERO based on the results of consultation from among the treatment measures listed below. Additional treatment options may be developed and agreed upon through consultation if it can be demonstrated that they would be equally or more effective in recovering or amplifying the value of the data recovered from physical investigation of the affected resources by addressing applicable archeological research questions and in disseminating data and meaningfully interpreting the resource to the public.</p> <p>Each treatment option below, or a combination of the treatment measures, in concert with any feasible standard data recovery methods applied as described above, would be effective in mitigating significant impacts to submerged and buried resources. The ERO, in consultation with the project archeologist and project sponsor, shall identify which of these measures that, individually or in combination, will be applicable and effective in recovering sufficient data, enhancing the research value of the data recovery, meaningfully interpreting the resource to the public, or otherwise effectively mitigating the loss of data or associations that will result from</p>					

Adopted Mitigation Measure	Applicable Actions that Require Mitigation	Monitoring and Reporting Program ^a			
		Implementation Responsibility	Mitigation Schedule	Monitoring/ Reporting Responsibility	Monitoring Actions/ Completion Criteria
<p>project construction. Multiple treatment measures shall be adopted in combination, as needed to adequately mitigate data loss and, as applicable, impacts to tribal cultural values, as determined in consultation with the ERO and, as applicable, tribal representatives.</p> <p>The project archeologist shall document the results of the treatment program consultation with respect to the agreed upon scope of treatment in a treatment program memo, for ERO review and approval. Upon approval by the ERO, the project sponsor shall ensure that treatment program is implemented prior to and during construction, as applicable. Reporting, interpretive, curation and review requirements are the same as delineated under the other cultural resources mitigation measures that are applicable to the project, as noted above. The project sponsor shall be responsible for ensuring the implementation of all applicable mitigation measures, as identified in the treatment program memo.</p> <p>Treatment Options</p> <ul style="list-style-type: none"> • <u>Remote Archeological Documentation.</u> Where a historic feature cannot be recovered or adequately accessed in place by the archeologist due to size, bulk or inaccessibility, the archeologist shall conduct all feasible remote documentation methods, such as 3-D photography using a remote access device, remote sensing (e.g., ground penetrating radar with a low range (150 or 200 MHz) antenna), or other appropriate technologies and methods, to document the resource and its context. The project sponsor and contractor shall support remote archeological documentation as needed, by assisting with equipment access (e.g., drone, lights and camera or laser scanner mounted on backhoe); providing personnel qualified to enter the excavation to facilitate remote documentation; and accommodating training of construction personnel by the project archeologist so that they can assist in measuring or photographing the resource from inside the excavation in cases when the archeologist cannot enter. • <u>Modification of Contractor's Excavation Methods.</u> At the request of the ERO, the project sponsor shall consult with the project archeologist and the ERO to identify potential modifications to the contractor's excavation and shoring methods to facilitate data recovery to prevent damage to the resource before it has been documented, to assist in exposure and facilitate observation and documentation, and to assist in data recovery. Examples include improved dewatering during excavation, use of a smaller excavator bucket or toothless 					

Adopted Mitigation Measure	Applicable Actions that Require Mitigation	Monitoring and Reporting Program ^a			
		Implementation Responsibility	Mitigation Schedule	Monitoring/ Reporting Responsibility	Monitoring Actions/ Completion Criteria
<p>bucket, providing a location where spoils can be spread out and examined by the archeologist prior to being offhauled, and phasing or benching of deep excavations to facilitate observation and/or deeper archeological trenching.</p> <ul style="list-style-type: none"> • <u>Data Recovery through Open Excavation.</u> If a project will include mass excavation to the depth of the buried/submerged deposit, archeological data recovery shall include manual (preferred) or controlled mechanical sampling of the deposit. If project construction would not include mass excavation to the depth of the deposit but would impact the deposit through deep foundation systems or soil improvements, the ERO and the project sponsor shall consult to consider whether there are feasible means of providing direct archeological access to the deposit (e.g., excavation of portion of the site that overlies the deposit to the subject depth so that a sample can be recovered). The feasibility consideration shall include an estimate of the project cost of excavating to the necessary depth and of providing shoring and dewatering sufficient to allow archeological access to the deposit for manual or mechanical recovery. • <u>Mechanical Recovery.</u> If site circumstances limit access by archeologists to the find, the ERO, project archeologist, and project sponsor shall consult on the feasibility of mechanically removing the feature/ deposit or portion of it intact for off-site documentation and analysis, preservation, and interpretive use. The consultation above shall include consideration as to whether such recovery is logistically feasible and can be accomplished without major data loss. The specific means and methods and the type and size of the sample shall be identified, and the recovery shall be implemented as determined feasible by the ERO. The project sponsor shall assist with mechanical recovery and transport and curation of recovered materials and shall provide for an appropriate and secure off-site location for archeological documentation and storage as needed. • <u>Salvage of Historic Materials.</u> Samples or sections of historical features that cannot be preserved in place (e.g., structural members of piers or wharves, sections of wooden sea wall, rail alignments, or historic utility or paving features of particular data value or interpretive interest) shall be tested for contamination and, if not contaminated, shall be salvaged for interpretive use or other reuse, such as display of a reconstructed resource; use of timbers or planks for site furniture and signage structures; installation in publicly accessible open spaces; or other uses of public interest. Historic wood and other salvageable historic 					

Adopted Mitigation Measure	Applicable Actions that Require Mitigation	Monitoring and Reporting Program ^a			
		Implementation Responsibility	Mitigation Schedule	Monitoring/ Reporting Responsibility	Monitoring Actions/ Completion Criteria
<p>structural material not used for interpretation shall be recovered for reuse, consistent with the San Francisco Ordinance No. 27-06, which requires recycling or reuse of all construction and demolition debris material removed from a project. If the project has the potential to encounter such features, the project sponsor shall plan in advance for reuse of salvaged historic materials to the greatest extent feasible, including identification of a location for interim storage and identification of potential users and reuses.</p> <ul style="list-style-type: none"> • <u>Data Recovery Using Geoarcheological Cores.</u> If it is deemed infeasible to expose a significant deposit resource for archeological data recovery, geoarcheological coring of the identified deposit shall be conducted at horizontal grid intervals of no greater than 15 feet within areas that will be impacted by project construction. The maximum feasible core diameter shall be used for data recovery coring. The objective of coring is to obtain a minimum of a five percent sample of the estimated total volume of the resource within areas that will be impacted by project construction. However, due to the small size of each core, this method alone generally cannot recover a 5 percent sample volume or a sufficient quantity of data to adequately characterize the range of activities that took place at the site. For this reason, if the coring sample constitutes less than five percent of the estimated total volume of the archeological deposit that will be directly impacted by project construction, the project sponsor may elect implementation of one or more of the following additional compensatory measures to amplify the value of the recovered data. • <u>Compensatory Treatment Measures:</u> <ul style="list-style-type: none"> – <i>Scientific Analysis of Data from Comparable Archeological Sites/ “Orphaned Collections.”</i> The ERO and the project archeologist shall consult to identify a known archeological site or historical feature, or curated collections or samples recovered during prior investigation of similar sites or features are available for further analysis; and for which site-specific or comparative analyses would be expected to provide data relevant to the interpretation or context reconstruction for the affected site. Examples would include reanalysis or comparative analysis of artifacts or archival records; faunal or paleobotanical analyses; dating; isotopes studies; or such other relevant studies based on the research design developed for the affected site and on data sets available from the impacted resource and comparative collections. 					

Adopted Mitigation Measure	Applicable Actions that Require Mitigation	Monitoring and Reporting Program ^a			
		Implementation Responsibility	Mitigation Schedule	Monitoring/ Reporting Responsibility	Monitoring Actions/ Completion Criteria
<p>The scope of analyses shall be determined by the ERO based on consultation with the project archeologist, the project sponsor and, for sites of Native American origin Native American representatives.</p> <p><i>Additional Off-Site Data Collection and/or Analysis for Historical and Paleoenvironmental Reconstruction.</i> The ERO and project archeologist shall identify existing geoarcheological data and geotechnical coring records on file with the city; and/or cores extracted and preserved during prior geotechnical or geoarcheological investigations that could contribute to reconstruction of the environmental setting in the vicinity of the identified resource, to enhance the historical and scientific value of recovered data by providing additional data about Native American archeological environmental setting and stratigraphic sensitivity; and/or provide information pertinent to the public interpretation of the significant resource. Relevant data may also be obtained through geoarcheological coring at accessible sites identified by the ERO through consultation with San Francisco public agencies and private project sponsors.</p>					
TRIBAL CULTURAL RESOURCES					
<p>Mitigation Measure M-TCR-1: Tribal Notification and Consultation.</p> <p>Applicability: This measure applies to both archeological tribal cultural resources and non-archeological tribal cultural resources. This measure shall be implemented for the following types of future development consistent with the proposed action:</p> <ul style="list-style-type: none"> For each project for which preliminary archeological review, conducted by department archeologists, identifies the potential for impacts on a Native American archeological resource, which is presumed to be a tribal cultural resource, and At the initiation of planning for public interpretation of a significant Native American archeological resource, and For projects with one or more of the following characteristics where the project is located in an area identified as a potential tribal cultural resource: <ul style="list-style-type: none"> Development footprint greater than or equal to 10,000 square feet and any soil disturbance greater than or equal to 10 feet deep Use of piles or other deep foundation or deep soil improvements 	<p>Required for future planning code amendments to implement the housing element update or required for future development consistent with the housing element update that meet one or more of the following criteria:</p>	<p>Planning Department cultural resources staff, Planning Department or project sponsor, Native American tribal representative</p>	<p>Prior to implementation of future planning code amendments; or for future development projects, during environmental review for notification and consultation; prior to issuance of demolition permit for identified measures</p>	<p>Planning Department cultural resources staff</p>	<p>Considered complete if no tribal cultural resource is identified, or tribal cultural resource is identified and implementation of identified tribal cultural resource measures.</p>

Adopted Mitigation Measure	Applicable Actions that Require Mitigation	Monitoring and Reporting Program ^a			
		Implementation Responsibility	Mitigation Schedule	Monitoring/ Reporting Responsibility	Monitoring Actions/ Completion Criteria
<ul style="list-style-type: none"> – Total soil excavation volume in excess of 1,500 cubic yards – Development for which the city requires the inclusion of public open space, public art, or other public interpretative programs – Development that includes habitat restoration, creek daylighting, or channelization that could affect native plants – Development for which the department requires a streetscape plan under the Better Streets Plan (planning code section 138.1) <p>Notification. The department shall distribute a notification for projects that meet any of the characteristics above to parties on its local Native American tribal distribution list, including the Association of Ramaytush Ohlone and other interested Ohlone parties list. The notification shall include the project description; project location; anticipated depth and extent of soil disturbance necessary for construction; information on changes to public access, removal or addition of native plantings or habitat, and any proposed public interpretation, as relevant; the conclusions of the preliminary archeological review regarding potential impacts on Native American archeological tribal cultural resources; anticipated next steps, including proposed archeological identification and/or treatment for archeological tribal cultural resources; an invitation to consult on the project; and a timeline for requesting consultation, which is within 30 days after receipt of a notification.</p> <p>Consultation. The department and project sponsor shall ensure that Native American tribal representatives who respond to the notification shall be provided the opportunity to consult on the proposed project. Consultation shall follow requirements identified in CEQA section 21080.3.2; if the Native American tribal representatives request consultation regarding alternatives to the project, recommended mitigation measures, or significant effects, the consultation shall include those topics. Consultation meetings shall occur primarily between department staff members and Native American representatives, with department staff members coordinating with the project sponsor. Project sponsors may join in consultation meetings if requested and agreed to by the Native American representative. Native American representatives shall be provided with project plans and details to review and given an opportunity to provide input with respect to whether the project as designed would affect a tribal cultural resource and, if so, how such an impact might be avoided or mitigated. For archeological tribal cultural resources, the department shall ensure that Native American representatives are</p>	<ul style="list-style-type: none"> • Preliminary archeological review identifies potential impacts on a Native American archeological resource • Initiation of planning for public interpretation of a significant Native American archeological resource • Projects located in an area identified as a potential tribal cultural resource and have one of the following: <ul style="list-style-type: none"> – Development footprint greater than or equal to 10,000 square feet and any soil 				

Adopted Mitigation Measure	Applicable Actions that Require Mitigation	Monitoring and Reporting Program ^a			
		Implementation Responsibility	Mitigation Schedule	Monitoring/ Reporting Responsibility	Monitoring Actions/ Completion Criteria
<p>informed of the sensitivity of the project site, as assessed by the department, and the presence of any known or discovered resources so that they can provide input on the archeological steps to be implemented, per Mitigation Measures M-CR-2a: Archeological Resources Requirements for Projects Involving Soil Disturbance and, as applicable, Mitigation Measure M-CR-2b: Archeological Monitoring Program; Mitigation Measure M-CR-2c: Archeological Testing Program; and Mitigation Measure M-CR-2d: Treatment of Submerged and Deeply Buried Resources, if requested by those tribal representatives. Additional measures on the treatment of tribal cultural resources may be developed through consultation. Consultation shall be concluded as defined in CEQA section 21080.3.2(b).</p> <p>Site-specific measures identified through consultation to reduce or eliminate impacts would be implemented by the project sponsor in coordination with department staff members. Site-specific measures could include, but would not be limited to:</p> <ul style="list-style-type: none"> • Sampling and paleoenvironmental analysis of soils that would be affected by project piles or excavation for reconstruction of the Native American environmental setting • Native planting and vegetation treatments in publicly accessible open spaces and community gathering areas that emphasize native and/or environmentally sustainable shoreline plants, such as those traditionally used by the Ohlone • Public interpretive exhibits that educate the public and/or reflect tribal cultural heritage and values and address local Native American experience and history • Ohlone land acknowledgements • Public art by local Native American artists • For projects that include public open spaces or onsite public access spaces within the project site (such as a community room), make the spaces available for events organized by the local Native American community, by arrangement with event space organizers • Other educational tools and applications identified by tribal representatives through consultation with the tribe and determined by the environmental review officer (ERO) and the project sponsor to be feasible for inclusion in the project. <p>Different or additional project-specific mitigation measures may be identified through Native American consultation if, in consultation with the tribal</p>	<p>disturbance greater than or equal to 10 feet deep</p> <ul style="list-style-type: none"> – Use of piles or other deep foundation or deep soil improvements – Soil excavation in excess of 1,500 cubic yards – Requires public open space, public art, or other public interpretative programs – Habitat restoration, creek daylighting, or channelization that could affect native plants – Streetscape plan under the Better Streets Plan 				

Adopted Mitigation Measure	Applicable Actions that Require Mitigation	Monitoring and Reporting Program ^a			
		Implementation Responsibility	Mitigation Schedule	Monitoring/ Reporting Responsibility	Monitoring Actions/ Completion Criteria
<p>representative, the project sponsor, and the ERO, they are determined to be equally effective as or more effective than the measures identified above in mitigating the specific impacts of development on tribal cultural resources.</p> <p>Project-specific mitigation measures applicable to the specific proposal shall be agreed upon by the tribal consultants and the department in coordination with the project sponsor and implemented by the project sponsor, if determined feasible by the ERO.</p> <p>If no tribal group requests consultation but the ERO determines that a proposed project may have a potential significant adverse effect on a tribal cultural resource, based on prior consultation, then the site-specific measures and treatments listed above, as applicable, may be required at the discretion of the ERO.</p> <p>Compensation. Following on the initial tribal consultation, the ERO, project sponsor, and project archeologist, as appropriate, shall work with the tribal representative to identify the scope of work to fulfill the requirements of this mitigation measure, which may include participation in archeological monitoring, preparation and review of deliverables (e.g., plans, interpretive materials, art work). Tribal representatives shall be compensated for their work as identified in the agreed upon scope of work.</p>					
TRANSPORTATION AND CIRCULATION					
<p>Mitigation Measure M-TR-4a: Parking Maximums and Transportation Demand Management.</p> <p>The city shall reduce vehicle trips from future planning code amendments (e.g., future rezonings or housing sustainability district designations) to implement the proposed action or future development projects that contribute considerably to or result in a significant transit delay impact, as defined in the Housing Element 2022 Update EIR's transit analysis for future development. This mitigation measure shall not apply to future planning code amendments, or future development projects implementing the proposed action, that do not contribute considerably to or result in a significant transit delay impact.</p> <p>The city may achieve this vehicle trip reduction through one of the following measures A, B, or C:</p>	Required for future planning code amendments to implement the housing element update or future development consistent with the housing element update until such planning code amendments are made	City (e.g., SFMTA, Planning Department) or project sponsors of future development projects	Prior to implementation of future planning code amendments or prior to the commencement of any project-related soils disturbing activities	Planning Department	Considered complete when planning code sections 151 and 151.1 or section 169 is amended or issuance of an applicable future development project's entitlement

Adopted Mitigation Measure	Applicable Actions that Require Mitigation	Monitoring and Reporting Program ^a			
		Implementation Responsibility	Mitigation Schedule	Monitoring/ Reporting Responsibility	Monitoring Actions/ Completion Criteria
<ul style="list-style-type: none"> Measure A: Amend planning code parking maximums for residential uses (sections 151 and 151.1) by a 50 percent or more reduction than such maximums as of April 2022; OR Measure B: Amend planning code transportation demand management requirements (section 169) for residential uses or its associated program standards for residential uses by an equivalent amount to achieve the vehicle trip reduction estimated by implementation of a 50 percent reduction in planning code parking maximums, compared to parking maximums as of April 2022; OR Measure C: The department shall apply vehicle trip reduction measures A or B on future development projects consistent with the housing element on project-by-project basis until the city amends the planning code consistent with measures A or B. 					
<p>Mitigation Measure M-TR-4b: Driveway and Loading Operations Plan and Curb Cut Restrictions.</p> <p>The city shall reduce potential conflicts between driveway and loading operations, including passenger and freight loading activities, and people walking, bicycling, riding transit, and driving, from future planning code amendments to implement the proposed action (e.g., future rezonings or housing sustainability district designations) or future development projects that would contribute considerably to or result in a significant transit delay or significant loading impacts, as defined in the Housing Element 2022 Update EIR's transit and loading analysis for future development. This mitigation measure shall not apply to future planning code amendments, or future development projects implementing the proposed action, that do not contribute considerably to or result in a significant transit delay or significant loading impacts.</p> <p>The city may achieve this through one of the following measures A or B:</p> <ul style="list-style-type: none"> Measure A.1: Amend planning code section 155(r) to not permit curb cuts for garage entries, driveways, or other vehicular access to off-street parking or loading along the street(s) of the significant transit delay and significant loading impacts (may not apply to streets with protected center-running transit-only lanes); AND Measure A.2: Amend the geographic applicability of planning code section 155(u) for projects to prepare and implement a Driveway and Loading Operations Plan (DLOP). Applicable projects shall prepare and submit a draft DLOP to the 	Required for future planning code amendments to implement the housing element update or future development consistent with the housing element update with significant transit delay or loading impacts as described in the EIR	City (e.g., SFMTA, Planning Department) or project sponsors of applicable future development projects	Prior to implementation of future planning code amendments or prior to the commencement of any project-related soils disturbing activities	Planning Department	Considered complete when planning code section 155 is amended or issuance of an applicable future development project's DLOP in accordance with any guidelines issued by the Planning Department

Adopted Mitigation Measure	Applicable Actions that Require Mitigation	Monitoring and Reporting Program ^a			
		Implementation Responsibility	Mitigation Schedule	Monitoring/ Reporting Responsibility	Monitoring Actions/ Completion Criteria
<p>department for their review and approval, in consultation with the SFMTA. The DLOP shall be written in accordance with any guidelines issued by the department and shall respond to any applicable SFMTA curb management plans (e.g., see Mitigation Measure M-TR-6: Curb Management Plans); OR</p> <ul style="list-style-type: none"> Measure B: The department shall apply measures A.1 and A.2 on a development project by development project basis until the city amends the planning code consistent with measures A.1 and A.2. 					
<p>Mitigation Measure M-TR-4c: Implement Transit Travel Times Measures to Reduce Transit Delay.</p> <p>The city (e.g., SFMTA, department) shall implement measures to reduce transit delay on the Geary and 19th Avenue corridors. This measure shall also apply to other transit corridors where future planning code amendments (e.g., future rezonings or housing sustainability district designations) to implement the proposed action would contribute considerably to or result a significant transit delay impact (thresholds of significance), as defined in the Housing Element 2022 Update EIR.</p> <p>The city will consider the improvements in the below table. The table presents the three levels (i.e., tiers) or transit improvements in terms of infrastructure changes that would be applicable to the different street network types and transit operating characteristics, depending on the nature of transit delay. The Tier 1 and 2 improvements include traffic engineering measures that are consistent with San Francisco's Muni Forward (such measures may include transit stop changes, traffic lane modifications, parking and turn restrictions, traffic signal and stop sign changes, and pedestrian improvements) and are organized to distinguish between measures that do not restrict private vehicle movements (Tier 1) and those that do restrict private vehicle movements (Tier 2). The Tier 3 improvements are consistent with those major capital projects (e.g., subways) various government agencies are considering as a part of San Francisco's ConnectSF and Bay Area Rapid Transit and Capitol Corridor Joint Powers Authority Link21.</p>	Required for future planning code amendments to implement the housing element update with significant transit delay impacts as described in the EIR	City (e.g., SFMTA, Planning Department)	Within two years of the final approval of any future planning code amendments (e.g., future rezonings or housing sustainability district designations) to implement the proposed action	Planning Department	Considered complete when the city implements identified measures

Adopted Mitigation Measure	Applicable Actions that Require Mitigation	Monitoring and Reporting Program ^a			
		Implementation Responsibility	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Actions/Completion Criteria
Table: Improvements to Reduce Transit Delay Based on Street Network and Transit Operating Characteristics					
Street Network/Transit Operating Characteristics	Tier 1 Improvements	Tier 2 Improvements	Tier 3 Improvements		
	Transit bulbs, boarding islands, prepaid boarding, stop consolidation, transit signal priority, traffic signals	Side-running transit-only or HOV lanes, or protected center-running transit-only lanes	Grade separation of transit service (subway)		
Bus routes that operate primarily in mixed-traffic lanes	X	X	X		
Bus routes or light rail lines that operate in a mix of transit-only lanes and mixed-traffic lanes	X	X	X		
Bus routes or light rail lines that operate primarily in transit-only lanes		X	X		
Note: The city’s selection of which specific transit network improvements to implement as a part of this measure would depend on the future transit network and roadway conditions within the rezoning area. If transit is not already protected, the city would start with tier 1 improvements and move toward tier 2 and then tier 3 when these features are already in place.					

Adopted Mitigation Measure	Applicable Actions that Require Mitigation	Monitoring and Reporting Program ^a			
		Implementation Responsibility	Mitigation Schedule	Monitoring/ Reporting Responsibility	Monitoring Actions/ Completion Criteria
<p>The city shall implement measures consistent with Muni Forward and ConnectSF plans, studies, and toolkits to reduce transit delay associated with traffic congestion and passenger boarding. The city may develop transit network improvement plans for routes that would be affected by future planning code amendments to implement the proposed action, which could include identifying the specific measures and implementation timing of the measures. Potential measures could include, but are not limited to, those shown in the table above.</p> <p>The city shall identify the specific measures within two years of the final approval of any future planning code amendments (e.g., future rezonings or housing sustainability district designations) to implement the proposed action that will exceed the thresholds of significance.</p> <p>Additionally, the city shall make every effort to seek and obtain new funding sources to fund transit delay improvements identified in the above table. This may include increasing the existing transportation sustainability fee or assessing a new transit impact fees to future development projects consistent with the proposed action as part of future planning code amendments. This may also include seeking applicable state or federal funding sources.</p>					
<p>Mitigation Measure M-TR-6: Curb Management Plans.</p> <p>The SFMTA shall develop a curb management plan(s) for the geographic area(s) under future planning code amendments (e.g., future rezonings or housing sustainability district designations) to implement the proposed action that result in significant loading impacts as defined in the Housing Element 2022 Update EIR's loading analysis for future development. The SFMTA shall develop the plan to be consistent with the recommendations in the SFMTA's adopted Curb Management Strategy. Such a plan may include, but would not be limited to, components such as identifying the necessary curb regulations based on curb function priorities and parking and loading needs, and issues related to transit, accessibility, and safety.</p> <p>The SFMTA shall develop the plan within two years after the department has received project applications under future planning code amendments to implement the proposed action that cumulatively total greater than 200,000 gross square feet in the plan's geographic area. The SFMTA shall implement applicable components of the plan prior to the city's issuance of certificate of occupancy for the project applications. Project sponsors for project applications for individual development projects may also implement applicable components of the plan, including if</p>	Required for future planning code amendments to implement the housing element update	San Francisco Municipal Transportation Agency	Within two years after the Planning Department has received project applications under future planning code amendments to implement the proposed action that cumulatively total greater than 200,000 gross square feet in the plan's	Planning Department	Considered complete when the curb management plan(s) are implemented

Adopted Mitigation Measure	Applicable Actions that Require Mitigation	Monitoring and Reporting Program ^a			
		Implementation Responsibility	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Actions/Completion Criteria
identified with any driveway and loading operations guidelines issued by the department. The SFMTA shall monitor conditions in the geographic area and update the plan, as needed.			geographic area; and prior to the city's issuance of certificate of occupancy for the project applications		
NOISE AND VIBRATION					
<p>Mitigation Measure M-NO-1: Construction Noise Control.</p> <p>The project sponsor shall submit a project-specific construction noise control plan to the environmental review officer (ERO) for approval prior to issuance of any demolition or building permit. The construction noise control plan shall be prepared by a qualified acoustical engineer, with input from the construction contractor, and include all feasible measures to reduce construction noise. The construction noise control plan shall identify noise control measures to ensure that construction noise levels shall not exceed 90 dBA 1-hour L_{eq}, 10 dBA above the ambient noise level, nor an interior level of 45 dBA during nighttime hours at noise sensitive receptors (residences, hospitals, convalescent homes, schools, churches, hotels, and motels). The project sponsor shall ensure that requirements of the construction noise control plan are included in contract specifications.</p> <p>If nighttime construction is required, the plan shall include specific measures to reduce nighttime construction noise. The plan shall also include measures for notifying the public of construction activities, complaint procedures, and a plan for monitoring construction noise levels in the event complaints are received.</p> <p>The construction noise control plan shall include the following measures to the degree feasible, or other effective measures, to reduce construction noise levels:</p> <ul style="list-style-type: none"> • Use construction equipment that is in good working order, and inspect mufflers for proper functionality; • Select “quiet” construction methods and equipment (e.g., improved mufflers, use of intake silencers, engine enclosures); • Use construction equipment with lower noise emission ratings whenever possible, particularly for air compressors; 	Required for future development consistent with the housing element update if project-level analysis finds that the frequency, duration, and intensity of construction noise would result in a significant construction noise impact or a considerable contribution to a significant cumulative construction noise impact	Project sponsor, project sponsor's qualified acoustical consultant	Prior to issuance of demolition or building permit	Planning Department	Considered complete upon implementation of Planning Department approved project-specific construction noise control plan and following completion of all construction activities

Adopted Mitigation Measure	Applicable Actions that Require Mitigation	Monitoring and Reporting Program ^a			
		Implementation Responsibility	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Actions/Completion Criteria
<ul style="list-style-type: none"> Prohibit the idling of inactive construction equipment for more than five minutes; Locate stationary noise sources (such as compressors) as far from nearby noise sensitive receptors as possible, muffle such noise sources, and construct barriers around such sources and/or the construction site. Avoid placing stationary noise-generating equipment (e.g., generators, compressors) within noise-sensitive buffer areas (as determined by the acoustical engineer) immediately adjacent to neighbors. Enclose or shield stationary noise sources from neighboring noise-sensitive properties with noise barriers to the extent feasible. To further reduce noise, locate stationary equipment in pit areas or excavated areas, if feasible; and Install temporary barriers, barrier-backed sound curtains and/or acoustical panels around working powered impact equipment and, if necessary, around the project site perimeter. When temporary barrier units are joined together, the mating surfaces shall be flush with each other. Gaps between barrier units, and between the bottom edge of the barrier panels and the ground, shall be closed with material that completely closes the gaps, and dense enough to attenuate noise. <p>The construction noise control plan shall include the following measures for notifying the public of construction activities, complaint procedures and monitoring of construction noise levels:</p> <ul style="list-style-type: none"> Designation of an on-site construction noise manager for the project; Notification of neighboring noise sensitive receptors within 300 feet of the project construction area at least 30 days in advance of high-intensity noise-generating activities (e.g., pier drilling, pile driving, and other activities that may generate noise levels greater than 90 dBA at noise sensitive receptors) about the estimated duration of the activity; A sign posted on-site describing noise complaint procedures and a complaint hotline number that shall always be answered during construction; A procedure for notifying the planning department of any noise complaints within one week of receiving a complaint; 					

Adopted Mitigation Measure	Applicable Actions that Require Mitigation	Monitoring and Reporting Program ^a			
		Implementation Responsibility	Mitigation Schedule	Monitoring/ Reporting Responsibility	Monitoring Actions/ Completion Criteria
<ul style="list-style-type: none"> A list of measures for responding to and tracking complaints pertaining to construction noise. Such measures may include the evaluation and implementation of additional noise controls at sensitive receptors; and Conduct noise monitoring (measurements) at the beginning of major construction phases (e.g., demolition, grading, excavation) and during high-intensity construction activities to determine the effectiveness of noise attenuation measures and, if necessary, implement additional noise control measures. <p>The construction noise control plan shall include the following additional measures during pile-driving activities:</p> <ul style="list-style-type: none"> When pile driving is to occur within 600 feet of a noise-sensitive receptor, implement “quiet” pile-driving technology (such as pre-drilling of piles, sonic pile drivers, auger cast-in-place, or drilled-displacement, or the use of more than one pile driver to shorten the total pile-driving duration [only if such measure is preferable to reduce impacts to sensitive receptors]) where feasible, in consideration of geotechnical and structural requirements and conditions; Where the use of driven impact piles cannot be avoided, properly fit impact pile driving equipment with an intake and exhaust muffler and a sound-attenuating shroud, as specified by the manufacturer; and Conduct noise monitoring (measurements) before, during, and after the pile driving activity. 					
<p>Mitigation Measure M-NO-2: Noise Analysis and Attenuation.</p> <p>The project sponsor shall undertake a detailed noise analysis of noise-generating activities or equipment (e.g., heating, ventilation, and air-conditioning equipment; outdoor gathering areas; places of entertainment). This analysis shall be conducted prior to the first project approval action.</p> <p>This analysis shall include a site survey to identify potential noise-sensitive uses (residences, hospitals, convalescent homes, schools, churches, hotels and motels) and include at least one 24-hour noise measurement to determine ambient noise levels throughout the day and nighttime hours.</p> <p>The analysis shall be prepared by persons qualified in acoustical analysis and/or engineering and shall demonstrate with reasonable certainty that the proposed use would not adversely affect nearby noise-sensitive uses, would not substantially</p>	Required for future development consistent with the housing element update, as applicable	Project sponsor’s qualified acoustical or engineering consultant	Prior to the commencement of any project-related soils disturbing activities	Planning Department	Considered complete upon completion of noise analysis and installation of noise attenuation features into future building design and operations.

Adopted Mitigation Measure	Applicable Actions that Require Mitigation	Monitoring and Reporting Program ^a			
		Implementation Responsibility	Mitigation Schedule	Monitoring/ Reporting Responsibility	Monitoring Actions/ Completion Criteria
<p>increase ambient noise levels, and would not result in a noise level in excess of any applicable standards, such as those in section 2909 of the noise ordinance. All recommendations from the acoustical analysis necessary to ensure that noise sources would meet applicable requirements of the noise ordinance and/or not result in substantial increases in ambient noise levels shall be incorporated into the building design and operations. Should concerns remain regarding potential excessive noise, completion of a detailed noise control analysis (by a person qualified in acoustical analysis and/or engineering), and incorporation of noise reduction measures (including quieter equipment, construction of barriers or enclosures, etc.) into the building design and operations prior to the first project approval action shall be required. Acoustical treatments may include, but are not limited to:</p> <ul style="list-style-type: none"> • Enclosing noise-generating mechanical equipment • Installing relatively quiet models of air handlers, exhaust fans, and other mechanical equipment • Using mufflers or silencers on equipment exhaust fans • Orienting or shielding equipment to protect noise sensitive receptors to the greatest extent feasible • Increasing the distance between noise-generating equipment and noise-sensitive receptors • Placing barriers around the equipment to facilitate the attenuation of noise 					
<p>Mitigation Measure M-NO-3a: Protection of Adjacent Buildings/Structures and Vibration Monitoring During Construction.</p> <p>Prior to issuance of any demolition or building permit, the project sponsor shall submit a project-specific Pre-construction Survey and Vibration Management and Monitoring Plan to the ERO or the ERO's designee for approval. The plan shall identify all feasible means to avoid damage to potentially affected buildings. The project sponsor shall ensure that the following requirements of the Pre-Construction Survey and Vibration Management and Monitoring Plan are included in contract specifications, as necessary.</p> <p>Pre-construction Survey. Prior to the start of any ground-disturbing activity, the project sponsor shall engage a consultant to undertake a pre-construction survey of potentially affected buildings. If potentially affected buildings and/or structures are</p>	Required for future development consistent with the housing element update, as applicable	Project sponsor, qualified historic preservation professional (for effects on historic buildings and/or structures) and/or	Prior to issuance of any demolition, building, or site permit and monitoring and reporting throughout construction, as necessary	Planning Department	Considered complete when the final Vibration Monitoring Results Report is approved by the Environmental Review Officer and following completion of all construction

Adopted Mitigation Measure	Applicable Actions that Require Mitigation	Monitoring and Reporting Program ^a			
		Implementation Responsibility	Mitigation Schedule	Monitoring/ Reporting Responsibility	Monitoring Actions/ Completion Criteria
<p>not potentially historic, a structural engineer or other professional with similar qualifications shall document and photograph the existing conditions of the potentially affected buildings and/or structures. The project sponsor shall submit the survey to the ERO or the officer's designee for review and approval prior to the start of vibration-generating construction activity.</p> <p>If nearby affected buildings are potentially historic, the project sponsor shall engage a qualified historic preservation professional and a structural engineer or other professional with similar qualifications to undertake a pre-construction survey of potentially affected historic buildings. The pre-construction survey shall include descriptions and photograph of all identified historic buildings including all façades, roofs, and details of the character-defining features that could be damaged during construction, and shall document existing damage, such as cracks and loose or damaged features (as allowed by property owners). The report shall also include pre-construction drawings that record the pre-construction condition of the buildings and identify cracks and other features to be monitored during construction. The qualified historic preservation professional shall be the lead author of the pre-construction survey if historic buildings and/or structures could be affected by the project. The pre-construction survey shall be submitted to the ERO for review and approval prior to the start of vibration-generating construction activity.</p> <p>Vibration Management and Monitoring Plan. The project sponsor shall undertake a monitoring plan to avoid or reduce project-related construction vibration damage to adjacent buildings and/or structures and to ensure that any such damage is documented and repaired. Prior to issuance of any demolition or building permit, the project sponsor shall submit the Plan to the ERO for review and approval.</p> <p>The Vibration Management and Monitoring Plan shall include, at a minimum, the following components, as applicable:</p> <ul style="list-style-type: none"> Maximum Vibration Level. Based on the anticipated construction and condition of the affected buildings and/or structures on adjacent properties, a qualified acoustical/vibration consultant in coordination with a structural engineer (or professional with similar qualifications) and, in the case of potentially affected historic buildings/structures, a qualified historic preservation professional, shall establish a maximum vibration level that shall not be exceeded at each building/structure on adjacent properties, based on existing conditions, character-defining features, soil conditions, and anticipated construction 		structural engineer (for effects on historic and non-historic buildings and/or structures)			activities (including repairs of adjacent buildings damaged during construction)

Adopted Mitigation Measure	Applicable Actions that Require Mitigation	Monitoring and Reporting Program ^a			
		Implementation Responsibility	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Actions/Completion Criteria
<p>practices (common standards are a peak particle velocity [PPV] of 0.25 inch per second for historic and some old buildings, a PPV of 0.3 inch per second for older residential structures, and a PPV of 0.5 inch per second for new residential structures and modern industrial/commercial buildings).</p> <ul style="list-style-type: none"> • Vibration-generating Equipment. The plan shall identify all vibration-generating equipment to be used during construction (including, but not limited to: site preparation, clearing, demolition, excavation, shoring, foundation installation, and building construction). • Alternative Construction Equipment and Techniques. The plan shall identify potential alternative equipment and techniques that could be implemented if construction vibration levels are observed in excess of the established standard (e.g., drilled shafts [caissons] could be substituted for driven piles, if feasible, based on soil conditions, or smaller, lighter equipment could be used in some cases). • Pile Driving Requirements. For projects that would require pile driving, the project sponsor shall incorporate into construction specifications for the project a requirement that the construction contractor(s) use all feasible means to avoid or reduce damage to potentially affected buildings. Such methods may include one or more of the following: <ul style="list-style-type: none"> – Incorporate “quiet” pile-driving technologies into project construction (such as drilled shafts, using sonic pile drivers, auger cast-in-place, or drilled-displacement), as feasible; and/or – Ensure appropriate excavation shoring methods to prevent the movement of adjacent structures. • Buffer Distances. The plan shall identify buffer distances to be maintained based on vibration levels and site constraints between the operation of vibration-generating construction equipment and the potentially affected building and/or structure to avoid damage to the extent possible. • Vibration Monitoring. The plan shall identify the method and equipment for vibration monitoring to ensure that construction vibration levels do not exceed the established standards identified in the plan. 					

Adopted Mitigation Measure	Applicable Actions that Require Mitigation	Monitoring and Reporting Program ^a			
		Implementation Responsibility	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Actions/Completion Criteria
<ul style="list-style-type: none"> Should construction vibration levels be observed in excess of the standards established in the plan, the contractor(s) shall halt construction and put alternative construction techniques identified in the plan into practice, to the extent feasible. The qualified historic preservation professional (for effects on historic buildings and/or structures) and/or structural engineer (for effects on historic and non-historic buildings and/or structures) shall inspect each affected building and/or structure (as allowed by property owners) in the event the construction activities exceed the vibration levels identified in the plan. The structural engineer and/or historic preservation professional shall submit monthly reports to the ERO during vibration-inducing activity periods that identify and summarize any vibration level exceedances and describe the actions taken to reduce vibration. If vibration has damaged nearby buildings and/or structures that are not historic, the structural engineer shall immediately notify the ERO and prepare a damage report documenting the features of the building and/or structure that has been damaged. If vibration has damaged nearby buildings and/or structures that are historic, the historic preservation consultant shall immediately notify the ERO and prepare a damage report documenting the features of the building and/or structure that has been damaged. Following incorporation of the alternative construction techniques and/or planning department review of the damage report, vibration monitoring shall recommence to ensure that vibration levels at each affected building and/or structure on adjacent properties are not exceeded. Periodic Inspections. The plan shall identify the intervals and parties responsible for periodic inspections. The qualified historic preservation professional (for effects on historic buildings and/or structures) and/or structural engineer (for effects on historic and non-historic buildings and/or structures) shall conduct regular periodic inspections of each affected building and/or structure on adjacent properties (as allowed by property owners) during vibration-generating construction activity on the project site. The plan will specify how often inspections shall occur. 					

Adopted Mitigation Measure	Applicable Actions that Require Mitigation	Monitoring and Reporting Program ^a			
		Implementation Responsibility	Mitigation Schedule	Monitoring/ Reporting Responsibility	Monitoring Actions/ Completion Criteria
<ul style="list-style-type: none"> Repair Damage. The plan shall also identify provisions to be followed should damage to any building and/or structure occur due to construction-related vibration. The building(s) and/or structure(s) shall be remediated to their pre-construction condition (as allowed by property owners) at the conclusion of vibration-generating activity on the site. For historic resources, should damage occur to any building and/or structure, the building and/or structure shall be restored to its pre-construction condition in consultation with the qualified historic preservation professional and planning department preservation staff. <p>Vibration Monitoring Results Report. After construction is complete the project sponsor shall submit to the ERO a final report from the qualified historic preservation professional (for effects on historic buildings and/or structures) and/or structural engineer (for effects on historic and non-historic buildings and/or structures). The report shall include, at a minimum, collected monitoring records, building and/or structure condition summaries, descriptions of all instances of vibration level exceedance, identification of damage incurred due to vibration, and corrective actions taken to restore damaged buildings and structures. The ERO shall review and approve the Vibration Monitoring Results Report.</p>					
<p>Mitigation Measure M-NO-3b: Prevent Interference with Vibration-Sensitive Equipment.</p> <p>Prior to construction, the project sponsor and its contractors shall designate and make available a community liaison to respond to vibration complaints from occupants at the building containing vibration-sensitive equipment. Through the community liaison, the project sponsor's team shall provide notification to property owners and occupants of the building at least 10 days prior to construction activities involving equipment that can generate vibration capable of interfering with vibration-sensitive equipment, informing them of the estimated start date and duration of vibration-generating construction activities. If feasible, the project sponsor team shall identify potential alternative equipment and techniques that could reduce construction vibration levels. For example, alternative equipment and techniques may include, but are not limited to:</p> <ul style="list-style-type: none"> Pre-drilled piles Caisson drilling 	Required for future development consistent with the housing element update, as applicable	Project sponsor	Prior to issuance of any demolition, building, or site permit project sponsor will identify community liaison: notification at least 10 days prior to construction activities involving equipment that can generate	Planning Department	Considered complete after construction activities involving equipment that can generate vibration capable of interfering with vibration-sensitive equipment is completed

Adopted Mitigation Measure	Applicable Actions that Require Mitigation	Monitoring and Reporting Program ^a			
		Implementation Responsibility	Mitigation Schedule	Monitoring/ Reporting Responsibility	Monitoring Actions/ Completion Criteria
<ul style="list-style-type: none"> Oscillating or rotating pile installation Jetting piles into place using a water injection at the tip of the pile could be substituted for driven piles, if feasible, based on soil conditions Static rollers could be substituted for vibratory rollers in some cases <p>If concerns are raised prior to construction or complaints received during construction related to equipment interference, the community liaison shall work with the project sponsor's team and the affected building occupants to resolve the concerns. Vibration control measures shall meet the performance target (i.e., threshold of 65 VdB for vibration-sensitive equipment) set forth by the Federal Transit Administration. To resolve concerns raised by building occupants, the community liaison shall convey the details of the complaints to the project sponsor team, planning department, and the complainant.</p> <p>The liaison shall convey the details of the measures being implemented to ensure that the vibration level is not exceeded. These measures may include evaluation by a qualified noise and vibration consultant; scheduling certain construction activities outside the hours of operation for vibration-sensitive equipment or when specific vibration-sensitive equipment is in use, if feasible; and/or conducting groundborne vibration monitoring to document that an individual project can meet the performance target of 65 VdB at specific distances or locations. Groundborne vibration monitoring, if appropriate to resolve concerns, shall be conducted by a qualified noise and vibration consultant.</p>			vibration capable of interfering with vibration-sensitive equipment		
AIR QUALITY					
<p>Mitigation Measure M-AQ-3: Clean Construction Equipment.</p> <p>The project sponsor shall comply with the following:</p> <p>A. Engine Requirements:</p> <ol style="list-style-type: none"> All off-road equipment greater than 25 horsepower and operating for more than 20 total hours over the entire duration of construction activities shall have engines that meet or exceed either U.S. EPA or air resources board Tier 4 Final off-road emission standards. Where access to alternative sources of power are available, portable diesel engines shall be prohibited. 	Required for future development consistent with the housing element update, as applicable	Project sponsor	<p>Prior to issuance of demolition, building, or site permits project sponsor to submit:</p> <ol style="list-style-type: none"> Construction emissions minimization 	Planning Department	Considered complete upon Environmental Review Officer review and acceptance of construction emissions minimization plan, implementation

Adopted Mitigation Measure	Applicable Actions that Require Mitigation	Monitoring and Reporting Program ^a			
		Implementation Responsibility	Mitigation Schedule	Monitoring/ Reporting Responsibility	Monitoring Actions/ Completion Criteria
<p>3. Diesel engines, whether for off-road or on-road equipment, shall not be left idling for more than two minutes at any location, except as provided in exceptions to the applicable state regulations regarding idling for off-road and on-road equipment (e.g., traffic conditions, safe operating conditions). The project sponsor shall post legible and visible signs in English, Spanish, and Chinese in designated queuing areas and at the construction site to remind operators of the two-minute idling limit. If the majority of the project sponsor's construction staff speak a language other than these, then the signs shall be posted in that language as well.</p> <p>4. The project sponsor shall instruct construction workers and equipment operators on the maintenance and tuning of construction equipment and require that such workers and operators properly maintain and tune equipment in accordance with manufacturers' specifications.</p> <p>5. Any other best available technology in the future may be included, provided that the project sponsor submits documentation to the department demonstrating that (1) the technology would result in emissions reductions and (2) it would not increase other pollutant emissions or result in other additional impacts, such as noise. This may include new alternative fuels or engine technology for off-road or other construction equipment (such as electric or hydrogen fuel cell equipment) that is not available as of 2022.</p> <p>B. Waivers:</p> <p>The environmental review officer (ERO) may waive the requirement of subsection (A)(2) regarding an alternative source of power if an alternative source is limited or infeasible at the project site. If the ERO grants the waiver, the project sponsor must submit documentation that the equipment used for onsite power generation meets the engine requirements of subsection (A)(1).</p> <p>The ERO may waive the equipment requirements of subsection (A)(1) if a particular piece of Tier 4 Final off-road equipment is technically not feasible, the equipment would not produce the desired emissions reduction because of expected operating modes, or a compelling emergency requires the use off-road equipment that is not Tier 4 compliant. In seeking an exception, the project sponsor shall demonstrate that the project shall use the cleanest piece of construction equipment available and feasible and submit documentation that average daily construction emissions of ROG, NOx, PM2.5 would not exceed 54 pounds per day, and PM10 emissions would not exceed 82 pounds per day.</p>			<p>plan for review and approval, and</p> <p>2. Signed certification statement</p>		<p>of the plan, and submittal of final report summarizing use of construction equipment pursuant to the plan</p>

Adopted Mitigation Measure	Applicable Actions that Require Mitigation	Monitoring and Reporting Program ^a			
		Implementation Responsibility	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Actions/Completion Criteria
<p>C. Construction Emissions Minimization Plan:</p> <p>Before starting onsite construction activities, the project sponsor shall submit a Construction Emissions Minimization Plan (Plan) to the ERO for review and approval. The Plan shall state, in reasonable detail, how the project sponsor will meet the engine requirements of Section A.</p> <ul style="list-style-type: none"> • The Plan shall include estimates of the construction timeline by phase, with a description of each piece of off-road equipment required for every construction phase. The description may include, but is not limited to, equipment type, equipment manufacturer, equipment identification number, engine model year, engine certification (tier rating), horsepower, engine serial number, and expected fuel use and hours of operation. For off-road equipment using alternative fuels, the description shall also specify the type of alternative fuel being used. • The project sponsor shall ensure that all applicable requirements of the Plan have been incorporated into the project sponsor's contract specifications. The Plan shall include a certification statement that the project sponsor agrees to comply fully with the Plan. • The project sponsor shall make the Plan available to the public for review onsite during working hours. The project sponsor shall post at the construction site a legible and visible sign summarizing the Plan. The sign shall also state that the public may ask to inspect the Plan for the project at any time during working hours and shall explain how to request to inspect the Plan. The project sponsor shall post at least one copy of the sign in a visible location on each side of the construction site facing a public right-of-way. <p>D. Monitoring:</p> <ul style="list-style-type: none"> • After start of construction activities, the project sponsor shall submit reports every six months to the ERO documenting compliance with the Plan. After completion of construction activities and prior to receiving a final certificate of occupancy, the project sponsor shall submit to the ERO a final report summarizing construction activities, including the start and end dates, duration of each construction phase, and the specific information required in the Plan. 					

Adopted Mitigation Measure	Applicable Actions that Require Mitigation	Monitoring and Reporting Program ^a			
		Implementation Responsibility	Mitigation Schedule	Monitoring/ Reporting Responsibility	Monitoring Actions/ Completion Criteria
Mitigation Measure M-AQ-5: Best Available Control Technology for Diesel Engines. All diesel engines used for building operations shall have engines that meet U.S. EPA (1) Tier 4 Final emissions standards, (2) Tier 4 interim emissions standards, or (3) Tier 2 or Tier 3 emission standards and are equipped with an air resources board Level 3 verified diesel emissions control strategy. For each new diesel engine submitted for future projects subject to this mitigation measure, including any associated generator pads, engine and filter specifications shall be submitted to the ERO for review and approval prior to issuance of a permit for the engine from the building department. Once operational, all diesel generators shall be maintained in good working order in perpetuity, and any future replacement for the diesel engines shall be required to be consistent with emissions specifications. The operator of the facility shall maintain records of the testing schedule for each diesel engine for the life of that engine and provide the information for review to the ERO within three months of requesting such information.	Required for future development consistent with the housing element update if a project-level analysis finds that a future development project would result in a significant health risk impact or make a considerable contribution to a health risk impact.	Project sponsor	Prior to issuance of building permit. Maintenance, ongoing	Planning Department	Equipment specifications portion considered complete when equipment specifications approved by the Environmental Review Officer. Maintenance is ongoing and records are subject to Planning Department review upon request.
WIND					
Mitigation Measure M-WI-1a: Wind Minimization. If the screening-level assessment conducted by the department, <u>or an assessment submitted to the department by a qualified consultant for approval</u> , determines wind tunnel testing is required due to the potential for one or more proposed buildings to create or exacerbate a wind hazard exceedance, such testing shall be conducted by a professionally qualified firm. The proposed buildings tested in the wind tunnel may incorporate wind baffling features or landscaping. Such features must be tested in the wind tunnel and discussed in a wind report in the order of preference discussed below, with the overall intent being to reduce ground-level wind speeds such that the project shall not cause <u>a net new location where</u> equivalent wind speeds to reach or exceed the 26-mph wind hazard criterion for a <u>single nine hours</u> of the year in areas of substantial use by people walking (e.g., sidewalks, plazas, building entries, etc.):	Required for future development consistent with the housing element update if wind screening-level assessment determines a wind tunnel test is required, and the wind-tunnel testing	Project sponsor, professionally qualified wind consultant	During permit review of future development project consistent with the housing element update	In coordination with San Francisco Municipal Transportation Agency and San Francisco Public Works, the Planning Department to review and approve wind testing	Considered complete upon approval of final demolition, building, or site permit

Adopted Mitigation Measure	Applicable Actions that Require Mitigation	Monitoring and Reporting Program ^a			
		Implementation Responsibility	Mitigation Schedule	Monitoring/ Reporting Responsibility	Monitoring Actions/ Completion Criteria
<p>1. <i>Building Massing.</i> New buildings and additions to existing buildings shall be shaped to minimize ground-level wind speeds. Examples of these shapes include setbacks, stepped façades, and vertical steps in the massing to help disrupt wind flows.</p> <p>12. <i>Wind Baffling Measures on the Building or on the Project Site.</i> Wind baffling measures shall be included on future buildings and/or on the project site to disrupt vertical wind flows along tower façades and through the project site. Examples of these may include <u>setbacks, stepped façades, and vertical steps in the massing</u>, staggered balcony arrangements on main tower façades, screens and canopies attached to the buildings, rounded building corners, covered walkways, colonnades, art, free-standing canopies, or wind screens. Only after incorporating all feasible features to reduce wind impacts via building massing and wind baffling, and documenting any such features deemed infeasible shall the following be considered:</p> <p>23. <i>Landscaping on or off the Project Site and/or Wind Baffling Measures in the Public Right-of-Way.</i> Landscaping and/or wind baffling measures shall be installed in the public right-of-way to slow winds along sidewalks and protect places where people walking are expected to gather or linger. Landscaping and/or wind baffling measures shall be installed on the windward side (i.e., the direction from which the wind is blowing) of the areas of concern. Examples of wind baffling measures may include street art to provide a sheltered area for people to walk and free-standing canopies and wind screens in areas where people walking are expected to gather or linger. <u>Preferred landscaping includes groups of street trees of moderate maturity.</u> If landscaping on or off the project site or wind baffling measures in the public right-of-way are required as one of the features to mitigate wind impacts, Mitigation Measure M-WI-1b shall also apply.</p>	determines the project has the potential for a new or worsened wind hazard exceedance				
<p>Mitigation Measure M-WI-1b: Maintenance Plan for Landscaping on or off the Project Site and Wind Baffling Measures in the Public Right-of-Way.</p> <p>If it is determined infeasible to fully mitigate wind hazards via massing and wind baffling measures on the subject building pursuant to Mitigation Measure M-WI-1a1 and M-WI-1a2, the project sponsor shall prepare a maintenance plan for review and approval by the department to ensure maintenance of the features required pursuant to Mitigation Measure M-WI-1a3 <u>1a2</u> in perpetuity. The maintenance plan shall also be reviewed and approved by public works for landscaping or wind baffling measures in the public right-of-way.</p>	Required for future development consistent with the housing element update if it is determined infeasible to fully mitigate	Project sponsor with a roof height greater than 85 feet	During the permit review of a future development project consistent with the housing element update	In coordination with San Francisco Municipal Transportation Agency and San Francisco Public Works, Planning Department to	Ongoing and in perpetuity for the lifetime of the building

Adopted Mitigation Measure	Applicable Actions that Require Mitigation	Monitoring and Reporting Program ^a			
		Implementation Responsibility	Mitigation Schedule	Monitoring/ Reporting Responsibility	Monitoring Actions/ Completion Criteria
	wind hazards via massing and wind baffling measures on the subject building pursuant to Mitigation Measure M-WI-1a1 and M-WI-1a2			review and approve	
SHADOW					
Mitigation Measure M-SH-1: Shadow Minimization. If it is determined that a future project consistent with the housing element update would create new shadow that would substantially and adversely affect the use and enjoyment of publicly accessible open space, the project sponsor shall redesign the proposed project to reduce or avoid significant shadow impacts to the extent feasible, as determined by the environmental review officer (ERO). Redesign could include changes to building height, massing, and/or orientation.	Required for future development consistent with the housing element update if it is determined that a future project would create new shadow that would substantially and adversely affect the use and enjoyment of publicly accessible open space	Project sponsor	During the permit review of a future development project consistent with the housing element update	Planning Department	Considered complete upon Environmental Review Officer's approval of revised design or concurrency that redesign is not feasible

Adopted Mitigation Measure	Applicable Actions that Require Mitigation	Monitoring and Reporting Program ^a			
		Implementation Responsibility	Mitigation Schedule	Monitoring/ Reporting Responsibility	Monitoring Actions/ Completion Criteria
PALEONTOLOGICAL RESOURCES					
<p>Mitigation Measure M-GE-5: Inadvertent Discovery of Paleontological Resources during Construction.</p> <p>Worker Awareness Training – Prior to commencing construction, and ongoing throughout ground-disturbing activities (e.g., excavation, utility installation), the project sponsor and/or their designee shall engage a qualified paleontologist meeting the standards specified by the Society of Vertebrate Paleontology (Society of Vertebrate Paleontology 2010) to train all project construction workers regarding how to recognize paleontological resources and on the contents of the paleontological resources alert sheet, as provided by the department. The paleontological resources alert sheet shall be prominently displayed at the construction site during ground-disturbing activities for reference regarding potential paleontological resources. In addition, the paleontologist shall inform the project sponsor, contractor, and construction personnel of the immediate stop work procedures and other procedures to be followed if bones or other potential fossils are unearthed at the project site. Should new workers that will be involved in ground-disturbing construction activities begin employment after the initial training has occurred, the construction supervisor shall ensure that they receive the worker awareness training as described above.</p> <p>The paleontologist shall complete the standard form/affidavit confirming the timing of the worker awareness training and submit it to the environmental review officer (ERO). The affidavit shall confirm the project’s location, the date of training, the location of the informational handout display, and the number of participants. The affidavit shall be transmitted to the ERO within five business days of conducting the training.</p> <p>Paleontological Resource Discoveries - In the event of the discovery of an unanticipated paleontological resource during project construction, ground-disturbing activities shall temporarily be halted within 25 feet of the find until the discovery is examined by a qualified paleontologist as recommended by the Society of Vertebrate Paleontology standards (Society of Vertebrate Paleontology 2010) and best practices in mitigation paleontology (Murphey et al. 2019). The paleontologist shall consult the ERO. Work within the sensitive area shall resume only when deemed appropriate by the qualified paleontologist in consultation with the ERO.</p> <p>The qualified paleontologist shall determine 1) if the discovery is scientifically significant; 2) the necessity for involving other responsible or resource agencies and</p>	Required for future development consistent with the housing element update if the project-specific evaluation finds that the scope of project construction activities are greater than screening thresholds and would adversely affect geologic units with moderate sensitivity for paleontological resources	Project sponsor, qualified paleontologist	Prior to the start of construction, and ongoing throughout ground-disturbing activities	Planning Department	Ongoing during construction. Considered complete once ground disturbing activities are complete or once the Environmental Review Officer approves the Paleontological Resources Report, if required.

Adopted Mitigation Measure	Applicable Actions that Require Mitigation	Monitoring and Reporting Program ^a			
		Implementation Responsibility	Mitigation Schedule	Monitoring/ Reporting Responsibility	Monitoring Actions/ Completion Criteria
<p>stakeholders, if required or determined applicable; and 3) methods for resource recovery. If a paleontological resource assessment results in a determination that the resource is not scientifically important, this conclusion shall be documented in a paleontological evaluation letter to demonstrate compliance with applicable statutory requirements (e.g., Federal Antiquities Act of 1906, CEQA Guidelines section 15064.5, Public Resources Code Chapter 17, section 5097.5, Paleontological Resources Preservation Act 2009). The paleontological evaluation letter shall be submitted to the ERO for review within 30 calendar days of the discovery.</p> <p>If in consultation with the ERO the qualified paleontologist determines that a paleontological resource is of scientific importance, the qualified paleontologist shall make a recommendation as to what action, if any, is warranted and prepare a paleontological mitigation program. The mitigation program shall include measures to fully document the resource of scientific importance. The qualified paleontologist shall submit the mitigation program to the ERO for review and approval within ten business days of the discovery. Upon approval by the ERO, ground-disturbing activities in the project area shall resume and be monitored as determined by the qualified paleontologist for the duration of such activities.</p> <p>The mitigation program shall include: 1) procedures for construction monitoring at the project site; 2) fossil preparation and identification procedures; 3) curation of paleontological resources of scientific importance into an appropriate repository; and 4) preparation of a Paleontological Resources Report (report or paleontology report) at the conclusion of ground-disturbing activities. The report shall include dates of field work, results of monitoring, fossil identifications to the lowest possible taxonomic level, analysis of the fossil collection, a discussion of the scientific significance of the fossil collection, conclusions, locality forms, an itemized list of specimens, and a repository receipt from the curation facility. The project sponsor shall be responsible for the preparation and implementation of the mitigation program, in addition to any costs necessary to prepare and identify collected fossils, and for any curation fees charged by the paleontological repository. The paleontology report shall be submitted to the ERO for review within 30 business days from conclusion of ground-disturbing activities, or as negotiated following consultation with the ERO.</p>					

Adopted Mitigation Measure	Applicable Actions that Require Mitigation	Monitoring and Reporting Program ^a			
		Implementation Responsibility	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Actions/Completion Criteria

NOTES:

- ^a Definitions of MMRP Column Headings:
- *Adopted Mitigation and Improvements Measures:* Full text of the mitigation measure(s) copied verbatim from the final CEQA document.
 - *Implementation Responsibility:* Entity who is responsible for implementing the mitigation measure. Project sponsor for a future development project consistent with the housing element update may also include the project's sponsor's contractor/consultant.
 - *Mitigation Schedule:* Identifies milestones for when the actions in the mitigation measure need to be implemented. Occupancy permit may refer to a temporary certificate and/or a final permit.
 - *Monitoring/Reporting Responsibility:* Identifies who is responsible for monitoring compliance with the mitigation measure and any reporting responsibilities. In most cases it is the planning department that is responsible for monitoring compliance with the mitigation measure. If a department or agency other than the planning department is identified as responsible for monitoring, there should be an expressed agreement between the planning department and that other department/agency. In most cases the project sponsor of the future development project consistent with the housing element update, their contractor, or their consultant is responsible for any reporting requirements.
 - *Monitoring Actions/Completion Criteria:* Identifies the milestone at which the mitigation measure is considered complete. This may also identify requirements for verifying compliance.

PAGE INTENTIONALLY BLANK



MEMO TO THE PLANNING COMMISSION

HEARING DATE: NOVEMBER 20, 2025

November 20, 2025

Case Number: 2021-005878PCA
Project Address: Family Zoning Plan
Staff Contact: Lisa Chen – (628) 652-7422
lisa.chen@sfgov.org
Reviewed by: Rachael Tanner, Director of Citywide Planning

Recommendation: Adoption with Modifications

Background

At the November 20, 2025 Planning Commission hearing, Commissioners will consider approval of ordinance 251072 (Planning, Business, and Tax Regulations Codes – Family Zoning Plan). This legislation is a **duplicate ordinance** created at the October 20, 2025 hearing of the Board of Supervisors' Land Use & Transportation Committee, during the adoption process for the Family Zoning Plan.

This duplicate ordinance refers to an amendment proposed by Board President Mandelman related to the prohibition of lot mergers on historic properties. This subject was not considered by the Planning Commission at its adoption hearing on September 11, 2025; thus, it is required to be re-referred to the Commission for a public hearing and consideration of adoption.

The [Executive Summary](#) for this case provides additional background on the proposed legislation and related historic preservation policies and programs. The purpose of this supplemental memo is to provide an updated and revised Recommendation for this legislation, based on further discussion between the Department and President Mandelman on the applicability and implementation of the proposed legislation.

Revised Recommendation

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

The Department recommends modifying the ordinance by:

- **Removing the proposed list of historic resources that are subject to the restriction of lot mergers,** and instead referencing the Planning Code’s existing definition of “Historic Building(s)”
- Clarifying that in instances where the Preservation Design Standards are inconsistent with modified standards in the Housing Choice – SF Program (“Local Program”) as specified in 206.10(d), **the standards in the Local Program shall prevail,** so long as they do not result in the demolition of the resource.
- Clarifying that the **lot merger prohibition shall only apply to Housing Development Project(s)** as defined in state law (Government Code section 65589.5; Housing Accountability Act).

In addition, the Department recommends reviewing the newly adopted **Preservation Design Standards** at some date in the future after numerous projects have used the standards, to **assess whether any standards should be adjusted to better meet the dual goals of maintaining historic resources while enabling housing development.** Such adjustments could potentially be proposed as incentives in the Local Program (Housing Choice-SF) in the areas where the program applies.

Basis For Recommendation

The Planning Department has continued to work with Board President Mandelman’s office to explore modifications to the proposed amendment, so that it provides adequate protection and oversight on historic properties while aligning with state law and the City’s housing production obligations.

The basis for the revised recommendations are as follows:

1. **By using the already established “Historic Building” definition, the modification would create greater consistency and clarity for sponsors and the public.**

The Department’s recommendation would limit the lot merger restrictions to only sites with eligible, listed, and designated historic resources, ensuring that the city continues to advance our preservation and housing production goals in parallel.

The definition of “Historic Building” in Planning Code Section 102 is as follows:

“Historic Building. *A Historic Building is a building or structure that meets at least one of the following criteria:*

- *It is individually designated as a landmark under Article 10;*
- *It is listed as a contributor to an historic district listed in Article 10, or if the historic district does not list contributors, is determined to be a contributor through historic resource review;*
- *It is a Significant or Contributory Building under Article 11, with a Category I, II, III or IV rating;*
- *It has been listed or has been determined eligible for listing in the California Register of Historical Resources; or,*
- *It has been listed or has been determined eligible for listing in the National Register of*

Historic Places.”

In contrast, the amendment as proposed is overly broad and includes properties that do not contain known historic resources – for instance, non-contributing sites in historic districts, and Category B (“Unknown / Age Eligible”) and Category C (“No historic resource present”) properties in Historic Context Statements.

2. **Clarifying that our Local Program (“Housing Choice – SF”) modifications and standards prevail over the Preservation Design Standards in instances where they are inconsistent will provide incentives for projects to use the City’s optional program instead of the State Density Bonus.**

When projects face what may be perceived as a constraint, whether physical or financial, they often use the State Density Bonus to seek relief. The amendment as proposed, without modifications, may inadvertently encourage projects to use the State Density Bonus instead of the Local Program, as the program may allow them to sidestep both the lot merger prohibition and the Preservation Design Standards. This would lead to greater uncertainty about a project’s final design and its ultimate impacts on historic resources.

For projects that will be eligible to use the Local Program (“Housing Choice – SF”) in the proposed Family Zoning Plan, the program’s modifications provide flexibility in certain areas that provide an incentive for projects to use the City’s program instead of the State programs. These modifications are generally also compliant with the adopted Preservation Design Standards, but there may be limited instances where there are slight inconsistencies between the two sets of rules. Clarifying that the Local Program modifications are still available to projects that are otherwise compliant with the Preservation Design Standards will help ensure that more projects choose the program, and that they ultimately adhere to more of our Planning Code and design standards overall.

3. **Projects that are not Housing Development Projects and are thus not protected under the Housing Accountability Act are already subject to other discretionary preservation review procedures, including environmental review under CEQA.**

Single family homes, non-residential projects, mixed-use projects that are primarily non-residential, and other discretionary housing projects already go through an extensive environmental review process, and are not subject to the more recent state laws that streamline housing development or provide ministerial approval, thus exempting them from CEQA review. Given these processes will continue to apply, the prohibition on lot mergers adds an unnecessary additional burden on developing these sites and could pose additional barriers to the successful adaptive reuse of these properties. In certain instances, it is beneficial for a project to merge lot to provide additional developable area into a project, thus allowing for the retention, preservation and rehabilitation of a historic resource.

4. **In order to merge lots with a property with historic resources, projects would need to meet the Preservation Design Standards.** However, if there is some reason that the Design Standards cannot be met (for example, due to particular constraints of the site or financial feasibility), the project would be ineligible for the lot merger. **This may further contribute to projects electing the State Density Bonus.** As the Preservation Design Standards are still relatively new and there have been

few projects where they have been applied, it is not yet known whether projects are facing particular challenges in meeting all the standards.

The Department should evaluate the standards once they have been applied to more projects, to see if any adjustments are needed to ensure they meet the goals of enabling housing production while maintaining historic resources. Future adjustments could include Local Program incentives (in the areas where the program is applicable) that provide additional flexibility on some topics, similar to the flexibility offered for some other San Francisco Design Standards. This would help encourage more projects to use the optional Local Program over the State programs.

Recommendation: Approve with Modifications

Attachments

Revised Draft Resolution



PLANNING COMMISSION DRAFT RESOLUTION

HEARING DATE: November 20, 2025

Project Name: Family Zoning Plan (Housing Element Rezoning Program)
Case Number: 2021-005878PCA
Initiated by: Mayor Lurie
BOS File No: 251072
Staff Contacts: Lisa Chen, Principal Planner
lisa.chen@sfgov.org, 628-652-7422
Reviewed by: Rachael Tanner, Director of Citywide Planning
Rachael.tanner@sfgov.org, 628-652-7471

RESOLUTION ADOPTING AND RECOMMENDING THAT THE BOARD OF SUPERVISORS APPROVE AMENDMENTS WITH MODIFICATIONS TO THE SAN FRANCISCO PLANNING CODE AND MAKING FINDINGS OF PUBLIC NECESSITY, CONVENIENCE, AND WELFARE UNDER PLANNING CODE SECTION 302, FINDINGS OF CONSISTENCY WITH THE GENERAL PLAN AND PLANNING CODE SECTION 101.1, AND FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

WHEREAS, on June 24, 2025, Mayor Lurie introduced an ordinance for Planning Code Amendments (Board File 250701) as a part of the San Francisco Family Zoning Plan (“Family Zoning Plan” or “Plan”); and

WHEREAS, on July 29, 2025, Mayor Lurie introduced a substitute ordinance for the same Planning Code Amendments; and

WHEREAS, on September 11, 2025, the San Francisco Planning Commission considered the original Planning Code Amendments ordinance (Board File 250701) and voted to recommend approval with modifications with the associated Resolution 21810; and

WHEREAS, on September 30, 2025, Mayor Lurie introduced a substitute ordinance with proposed changes to the same Planning Code Amendments; and

WHEREAS, on October 20, 2025, Supervisor Mandelman introduced amendments to the Planning Code Amendments (Board File 250701) and the Board of Supervisors Land Use and Transportation

Committee referred Supervisor Mandelman's amendments back to the Planning Commission for approval; and

WHEREAS, a draft ordinance, substantially in the form attached hereto as Exhibit 1, and approved as to form by the City Attorney's office would amend the Planning Code to prohibit Lot mergers citywide on Lots with Category A historic resources, subject to certain preservation obligations; and

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

WHEREAS, on October 16 and November 3, 2025, the Planning Department transmitted to the Board of Supervisors memoranda to the environmental file, documenting that the September 30, 2025 substituted legislation and October 20, 2025 proposed legislated amendments, respectively, would not result in new or substantially more severe significant impacts than in the FEIR and addendum 1; and

WHEREAS, on November 20, 2025, the Commission conducted a public hearing at a regularly scheduled meeting on the Planning Code Amendments; and

WHEREAS, Planning Department staff recommends adoption of this Resolution adopting and recommending that the Board of Supervisors approve the Planning Code Amendments with modifications; and

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

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

WHEREAS, the Commission has reviewed the proposed ordinance; and

THEREFORE BE IT RESOLVED, pursuant to Planning Section 302, that the Commission finds from the facts presented that the public necessity, convenience, and general welfare require the proposed Planning Code Amendments:

Findings

Having reviewed the materials identified in the preamble above, and having heard all testimony and arguments, this Commission finds, concludes, and determines as follows:

The Commission finds that the Planning Code Amendments will increase housing opportunities throughout San Francisco, which will help alleviate the City's housing shortage and affordability crisis. Allowing for greater density and heights encourages the construction of a wide range of housing typologies, thereby providing greater accessibility to housing for residents of all incomes, household types, and needs throughout the city.

Further, the Commission finds that the Planning Code Amendments will keep projects to a standard level of historic preservation, which will protect the City's cultural and architectural identity as San Francisco continues to grow.

BE IT FURTHER RESOLVED, the Planning Commission hereby find that the subject Planning Code Amendments are consistent with the General Plan and Planning Code Section 101.1 ; and,

BE IT FURTHER RESOLVED, that the Commission finds that the Planning Code Amendments do not impose any new governmental constraints on the development of housing, as set forth in Policies 7.1.1 and 8.1.6 of the 2022 Housing Element, nor do they lessen the intensity of land use within the meaning of Government Code Section 66300(h)(1); and,

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

BE IT FURTHER RESOLVED, that the Commission finds and determines that the 2025 Actions is within the scope of the 2022 Housing Element Update analyzed in the FEIR as modified by the subsequent Addendum No. 1, and require no further environmental review pursuant to CEQA and the CEQA Guidelines Section 15180, 15162, and 15163 for the following reasons: (1) implementation of the 2025 Actions does not require major revisions in said FEIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; and, (2) no substantial changes have occurred with respect to the circumstances under which the actions analyzed in said FEIR will be undertaken that would require major revisions to the FEIR due to the involvement of new significant environmental effects, or a substantial increase in the severity of effects identified in the FEIR; and, (3) no new information of substantial importance to the actions analyzed in said FEIR and addendum has become available which would indicate that (A) the Project as modified by the 2025 Actions will have significant effects not discussed in the FEIR; (B) significant environmental effects will be substantially more severe; (C) mitigation measures or alternatives found not feasible, which would reduce one or more significant effects, have become feasible; or (D) mitigation measures or alternatives, which are considerably different from those in the FEIR, will substantially reduce one or more significant effects on the environment; and,

NOW THEREFORE BE IT FURTHER RESOLVED, that the Commission hereby APPROVES WITH MODIFICATIONS the proposed Ordinance as described in this Resolution. The Planning Commission recommends the following:

- Modify the proposed Ordinance amending Planning Code Section 121.7 to:
 - Remove the proposed list of historic resources that are subject to the restriction of lot mergers, and instead reference the Planning Code’s existing definition of “Historic Building(s).”
 - Clarify that in instances where the Preservation Design Standards are inconsistent with the modified standards in the Housing Choice – SF Program (“Local Program”) as specified in 206.10(d), the standards in the Local Program shall prevail, so long as they do not result in the demolition of the resource.
 - Clarify that the lot merger prohibition shall only apply to Housing Development Project(s) as defined in state law (Government Code section 65589.5; Housing Accountability Act).
- In addition, the Planning Department should review the newly adopted Preservation Design Standards at some date in the future after numerous projects have used the standards, to assess whether any standards should be adjusted to better meet the dual goals of maintaining historic resources while enabling housing development. Such adjustments could potentially be proposed as incentives in the Local Program (Housing Choice-SF) in the areas where the program applies.

I hereby certify that the foregoing Resolution was adopted by the Commission at its meeting on November 20, 2025.

Jonas P. Ionin

Commission Secretary

AYES:

NOES:

ABSENT:

ADOPTED:



Executive Summary

ADOPTION OF PLANNING CODE AMENDMENTS

HEARING DATE: NOVEMBER 20, 2025

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

RECOMMENDATION: Adoption with Modifications

Introduction

The Family Zoning Plan (Housing Element Rezoning) is a required action under state law and San Francisco's Housing Element and must be completed by January 31, 2025. As part of the Plan adoption process, on September 11, 2025 the Planning Commission took a series of actions related to the Family Zoning Plan ("Plan"). The actions included the following:

1. Recommendation to the Board of Supervisors to **approve Planning, Business, and Tax Regulations Code Amendments with Modifications** to establish the key zoning controls and other regulations that will be applicable to development projects in the proposed Family Zoning Plan, and in some cases, citywide or other geographies. ([Board File #250701](#))
2. Recommendation to the Board of Supervisors to **approve Zoning Map Amendments** to modify the use districts and the height and bulk districts for parcels in the Housing Opportunity Areas and surrounding areas that are proposed to be rezoned through the Family Zoning Plan. ([Board File #250700](#))
3. Recommendation to the Board of Supervisors to **approve General Plan Amendments** to amend 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 the Land Use Index. ([Board File #230001](#))

At the October 20, 2025, hearing of the Board of Supervisors' Land Use and Transportation Committee, Board President Rafael Mandelman (District 8) proposed to amend the Planning Code Amendments to **restrict lot mergers citywide on lots with historic resources, subject to certain preservation obligations** (Board File #251072). This amendment requires Planning Commission review and recommendation and will be considered at the November 20, 2025, Planning Commission hearing.

The referred ordinance also includes the following amendments, which were also added to the file at the October 20, 2025 Land Use and Transportation Committee hearing. For the purposes of the Planning Commission hearing, **these amendments are not considered to be substantive and do not require additional Planning Commission review or approval.**

- Prohibit projects using the Local Program if the project requires demolition of housing where there are 3 or more rent controlled units (Supervisor Melgar)
- 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” (Supervisor Sauter)
- Amend the local program bonus to offer an additional bonus where the Local Program project replaces existing commercial space (Supervisor Sauter)

Background

ALIGNING HISTORIC PRESERVATION AND HOUSING PRODUCTION

As San Francisco advances ambitious housing production goals, the City is equally committed to ensuring this growth aligns with its long-standing dedication to historic preservation. The City's rezoning efforts—including the Local Program—are designed to create new housing opportunities. Meanwhile, the Department's survey and landmark designation program documents and protects San Francisco's cultural and architectural heritage.

Various historic resource protections will remain in place after the Family Zoning Plan is adopted, including, but not limited to:

- **Demolition Protections:** Protections against demolition of historic resources will remain in place, including:
 - Demolitions of designated local, state, and national historic resources are prohibited under local law and state housing production programs (such as the State Density Bonus, AB423, and AB2011).
 - The Local Program (the “Housing Choice SF” program) in the Family Zoning Plan excludes from eligibility any development that would demolish properties listed in Article 10 or Article 11 of the Planning Code, as well as those listed in the California Register of Historical Resources or the National Register of Historic Places. The Local Program is not intended to

incentivize the loss of such designated historically significant properties.

- **Preservation Design Standards:** Currently, projects involving alterations to Historic Buildings (as defined in the Planning Code) must comply fully with the Department's Preservation Design Standards, which provide clear and objective rules for development while preserving the character-defining features of historic resources.¹ The only ways a project may seek exceptions from the standards are: 1) request a Major Modification through the Local Program (Housing Choice SF Program), available to properties within the proposed Family Zoning Plan; or 2) use the State Density Bonus, which allows projects to seek waivers and concessions from local planning standards. The proposed Major Modification process requires review by preservation staff and a public hearing.
- **Environmental Review:** Projects that require environmental review (i.e., projects not using state ministerial programs) will continue to be evaluated to determine if they have an impact on historic resources. If so, will require mitigation measures and/or changes to the project to avoid or minimize such impacts.

As San Francisco advances efforts to increase housing supply through the Housing Element and the Family Zoning Plan, the Planning Department is also continuing and strengthening its commitment to preserving the city's diverse cultural and architectural heritage.

TWO PRESERVATION INITIATIVES WORKING IN PARTNERSHIP WITH HOUSING GOALS

Preservation and housing production need not be competing goals. Rather, they are complementary strategies that, when aligned, can create more livable, inclusive, and rooted communities. To support this balance, the Department is proactively identifying and protecting historic resources through two key programs:

- **San Francisco Citywide Cultural Resources Survey (SF Survey)** – A citywide effort to identify buildings and places that meet criteria and are eligible for various historic resource protections and programs.
- **Family Zoning Landmark Designations Program** – A targeted initiative to formally designate eligible properties as local landmarks (Article 10 Landmarks) within the Family Zoning Plan's rezoning areas.

While the goal of these programs is to evaluate all properties citywide and landmark the most notable resources, current efforts focus on buildings that may ultimately be more suitable for future housing development. Accordingly, the Department is prioritizing surveying and landmarking efforts for **commercial buildings**—particularly within Neighborhood Commercial Districts— and **single-family homes**, which have fewer restrictions on being converted into new housing in comparison to multifamily homes.

The SF Survey Program is a multi-year program to identify and document places and resources of cultural, historical, and architectural importance to San Francisco's diverse communities. SF Survey efforts are guided

¹ Preservation Design Standards can be viewed here: <https://sfplanning.org/resource/preservation-design-standards>

by collaborations with community partners, historic preservation peers, culture bearers, and community members. Properties identified under SF Survey become “eligible” historic resources (e.g., classified as “Category A”).

SF Survey Findings are used during environmental review, building permit applications, development projects, and area plans. Outcomes also include identifying sites that are eligible for local (Article 10) landmark designation, Legacy Business Registry, California Historical Building Code, tax benefits like Mills Act, and other historic preservation protections and incentives.

Phase 1 of SF Survey is focused on evaluating historic resources in the City’s Neighborhood Commercial (NC) Districts, including most of the districts included in the Family Zoning Plan. The initial fieldwork was completed for all districts in December 2024, and the Department continues to bring Draft Findings to the Historic Preservation Commission for review and adoption, with this phase expected to be completed by the end of 2026. Future phases of SF Survey will evaluate the residential areas surrounding the neighborhood commercial corridors, with particular emphasis on single-family homes.

As a companion effort to the SF Survey, the **Family Zoning Landmark Designation Program** focuses on formally designating historic resources within the rezoning geographies of the Family Zoning Plan. The project works with district Supervisors and community members to propose eligible resources to be designated as local landmarks under Article 10, which requires approval by the Historic Preservation Commission and Board of Supervisors. Since the Local Program prohibits projects from receiving incentives if they involve demolition of properties already listed in Article 10, Article 11, or the state and national registers, these designations provide clarity for both preservation stakeholders and housing developers.

To accelerate this work, the Department has streamlined the Article 10 landmarking process. The first phase prioritizes existing Category A properties that are either non-residential or single-family homes within Neighborhood Commercial or Mixed-Use Districts (excluding properties with two or more dwelling units). Where feasible, additional properties identified through cultural historic context statements have also been included.

This effort began as a pilot in Supervisorial District 8 in Fall 2024 and is expected to conclude in early 2026. To date, sixteen (16) properties in District 8 have been nominated for Article 10 landmark designation, and the Department is working with several other Supervisors to prepare nominations of other proposed landmarks. The Department anticipates continuing this program through at least early 2027.

By taking this proactive approach, the City ensures that as new housing is created, it is built in a way that respects and reflects San Francisco’s layered history, allowing preservation and production to move forward together.

On November 7, 2025, the Department published a Historic Preservation Factsheet (Exhibit 2) that provides an overview of some of the programs that most help advance both housing and preservation: SF Survey, Preservation Design Standards, Family Zoning Plan Landmark Designation Program, and Adaptive Reuse incentives through the Family Zoning Plan.

HISTORIC PRESERVATION COMMISSION: FAMILY ZONING PLAN RECOMMENDATIONS

The Historic Preservation Commission heard informational presentations on the Plan at three calendared hearings. At the September 3, 2025 hearing, the HPC voted to direct the HPC President to develop a letter to the Planning Commission sharing various recommendations on how to strengthen the policies and incentives related to historic preservation in the Family Zoning Plan.

The Family Zoning Plan has been responsive to the Historic Preservation Commission's recommendations for the project. The [September 9, 2025 letter](#) contained the following general recommendations, which have been incorporated into the Family Zoning Plan and the broader Department's work plan:

- **Prioritize completion of the SF Survey in the Family Zoning Plan area.** The Department is working to increase internal capacity to complete the SF Survey in the plan area, and is in the process of allocating additional staff and resources to the program.
- **Prioritize the Family Zoning Plan Landmark Designations Program.** This program is ongoing and already has a phased plan to focus on non-residential or single-family residences located in Neighborhood Commercial or Mixed-Use districts.
- **Prioritize completion of the Preservation Design Standards for infill and new construction in historic districts.** The Planning Department is actively working on developing this next phase of the Preservation Design Standards, and will begin outreach in early 2026.
- **Develop new incentives to encourage adaptive reuse of historic resources in the Family Zoning Plan, through the Local Program.** The Family Zoning Plan now offers additional square footage and code flexibility for adaptive reuse on sites with historic structures (including eligible historic resources), and additional incentives for preserving historic storefronts. Projects using the Local Program cannot demolish the historic resource and must comply with the Preservation Design Standards.

PROPOSED CITYWIDE AMENDMENT: LOT MERGER RESTRICTIONS ON HISTORIC PROPERTIES

Supervisor Mandelman's proposed amendment updates Section 121.7 of the Planning Code. **This update would prohibit lot mergers citywide that involve lots containing the following types of historic resources, unless the project preserves the historic resource and complies with the Preservation Design Standards:**

- Designated as a landmark or listed as a contributor 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 Planning Department estimates that this amendment would create an additional development constraint, both in the Family Zoning Plan and citywide. Projects would not be eligible for lot mergers unless they meet all Preservation Design Standards.

Environmental Review

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

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

Required Commission Action

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

Recommendation and Basis for Recommendation

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

The Department recommends modifying the ordinance by **removing the restriction of lot mergers on the following sites:**

- Properties identified in an adopted survey or historic context statement as **potentially eligible (but not listed)** for individual listing in Article 10, the California Register of Historical Resources or the National Register of Historic places; or,
- Properties located within an historic district that is **identified in an adopted survey or historic context statement as potentially eligible for listing (but not listed)** in the California Register of

Historical Resources or the National Register of Historic Places.

- Properties that are identified as **non-contributors** in either listed or potentially eligible historic districts.
- **Adaptive reuse projects using the proposed Local Program** (Section 206.10; “Housing Choice SF Program”) that elect the square footage bonus for Preservation of Historic Buildings and meet applicable design standards and requirements.

In addition, the Department recommends reviewing the newly adopted **Preservation Design Standards** at some date in the future after numerous projects have used the standards, to **assess whether any standards should be adjusted to better meet the dual goals of maintaining historic resources while enabling housing development**. Such adjustments could potentially be proposed as incentives in the Local Program (Housing Choice-SF) in the areas where the program applies.

The Department makes this recommendation for the following reasons:

1. **The State of California finds the Family Zoning Plan as submitted to the Planning Commission on September 11, 2025 to be consistent with state law and the requirements of the Housing Element 2022 Update.** On September 9, 2025, California’s Department of Housing and Community Development (HCD) released a [Letter of Compliance](#), making a preliminary finding that the Family Zoning Plan package “meets the objectives and commitments” of the rezoning and housing allocation targets as specified in the Housing Element 2022 Update. The proposed amendment further restricts lots on which development may occur, which may introduce greater development constraints and/or affect housing capacity. HCD’s letter noted that amendments that negatively affect housing capacity and/or development constraints should be offset by other amendments, which HCD would once again need to review for compliance.
2. **The Department’s recommendation would limit the lot merger restrictions to only sites with listed and designated historic resources, ensuring that the city continues to advance our preservation and housing production goals in parallel.** Reducing the number of sites subject to the prohibition would ensure that there are more sites available for development opportunities, while focusing historic preservation review on the sites that have been formally listed or designated as resources that require further protections.

In many cases, lot mergers can provide a project with more flexibility to design a project in a way that protects or minimizes impacts on historic resources, by providing space to develop larger residential buildings while preserving the historic resource. By narrowing the lot merger restriction to just the formally listed and designated historic resources, the City would ensure those sites meet the highest standard of compliance with the Preservation Design Standards, but allow slightly more flexibility on the much broader list of eligible historic properties.

3. **Project sponsors may be able to avoid the proposed lot merger restriction by using the State Density Bonus, so this policy may inadvertently incentivize use of that program.** Restricting lot mergers on properties without listed or designated historic resources may increase developmental constraints for some projects. When projects face what may be perceived as a constraint, whether

physical or financial, they often use the State Density Bonus to seek relief. The amendment as proposed, without modifications, may inadvertently encourage projects to use the State Density Bonus instead of the Local Program, leading to greater uncertainty about a project's final design and its ultimate impacts on historic resources.

4. **In order to merge lots with a property with historic resources, projects would need to meet the Preservation Design Standards.** However, if there is some reason that the Design Standards cannot be met (for example, due to particular constraints of the site or financial feasibility), the project would be ineligible for the lot merger. **This may further contribute to projects electing the State Density Bonus over the Local Program.**

As the Preservation Design Standards are still relatively new and there have been few projects where they have been applied, it is not yet known whether projects are facing particular challenges in meeting all the standards. The Department should evaluate the standards once they have been applied to more projects, to see if any adjustments are needed to ensure they meet the goals of enabling housing production while maintaining historic resources. Future adjustments could include Local Program incentives (in the areas where the program is applicable) that provide flexibility on some topics, similar to the flexibility offered for some other San Francisco Design Standards. This would help encourage more projects to use the optional Local Program over the State programs.

Attachments

Exhibit 1. Planning, Business, and Tax Regulation Code Amendments

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

Exhibit 2. Historic Preservation Factsheet



EXHIBIT 1A

PLANNING COMMISSION DRAFT RESOLUTION

HEARING DATE: November 20, 2025

Project Name: Family Zoning Plan (Housing Element Rezoning Program)
Case Number: 2021-005878PCA
Initiated by: Mayor Lurie
BOS File No: 251072
Staff Contacts: Lisa Chen, Principal Planner
lisa.chen@sfgov.org, 628-652-7422
Reviewed by: Rachael Tanner, Director of Citywide Planning
Rachael.tanner@sfgov.org, 628-652-7471

RESOLUTION ADOPTING AND RECOMMENDING THAT THE BOARD OF SUPERVISORS APPROVE AMENDMENTS WITH MODIFICATIONS TO THE SAN FRANCISCO PLANNING CODE AND MAKING FINDINGS OF PUBLIC NECESSITY, CONVENIENCE, AND WELFARE UNDER PLANNING CODE SECTION 302, FINDINGS OF CONSISTENCY WITH THE GENERAL PLAN AND PLANNING CODE SECTION 101.1, AND FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

WHEREAS, on June 24, 2025, Mayor Lurie introduced an ordinance for Planning Code Amendments (Board File 250701) as a part of the San Francisco Family Zoning Plan (“Family Zoning Plan” or “Plan”); and

WHEREAS, on July 29, 2025, Mayor Lurie introduced a substitute ordinance for the same Planning Code Amendments; and

WHEREAS, on September 11, 2025, the San Francisco Planning Commission considered the original Planning Code Amendments ordinance (Board File 250701) and voted to recommend approval with modifications with the associated Resolution 21810; and

WHEREAS, on October 20, 2025, Supervisor Mandelman introduced amendments to the Planning Code Amendments (Board File 250701) and the Board of Supervisors Land Use and Transportation Committee referred Supervisor Mandelman’s amendments back to the Planning Commission for approval; and

WHEREAS, a draft ordinance, substantially in the form attached hereto as Exhibit 1, and approved as to form by the City Attorney's office would amend the Planning Code to prohibit Lot mergers citywide on Lots with Category A historic resources, subject to certain preservation obligations; and

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

WHEREAS, on November 20, 2025, the Commission conducted a public hearing at a regularly scheduled meeting on the Planning Code Amendments; and

WHEREAS, Planning Department staff recommends adoption of this Resolution adopting and recommending that the Board of Supervisors approve the Planning Code Amendments with modifications; and

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

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

WHEREAS, the Commission has reviewed the proposed ordinance; and

THEREFORE BE IT RESOLVED, pursuant to Planning Section 302, that the Commission finds from the facts presented that the public necessity, convenience, and general welfare require the proposed Planning Code Amendments:

Findings

Having reviewed the materials identified in the preamble above, and having heard all testimony and arguments, this Commission finds, concludes, and determines as follows:

The Commission finds that the Planning Code Amendments will increase housing opportunities throughout San Francisco, which will help alleviate the City's housing shortage and affordability crisis. Allowing for greater density and heights encourages the construction of a wide range of housing typologies, thereby providing greater accessibility to housing for residents of all incomes, household types, and needs throughout the city.

Further, the Commission finds that the Planning Code Amendments will keep projects to a standard level of historic preservation, which will protect the City's cultural and architectural identity as San Francisco continues to grow.

BE IT FURTHER RESOLVED, the Planning Commission hereby find that the subject Planning Code Amendments are consistent with the General Plan and Planning Code Section 101.1 ; and,

BE IT FURTHER RESOLVED, that the Commission finds that the Planning Code Amendments do not impose any new governmental constraints on the development of housing, as set forth in Policies 7.1.1 and 8.1.6 of the 2022 Housing Element, nor do they lessen the intensity of land use within the meaning of Government Code Section 66300(h)(1); and,

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

BE IT FURTHER RESOLVED, that the Commission finds and determines that the 2025 Actions is within the scope of the 2022 Housing Element Update analyzed in the FEIR as modified by the subsequent Addendum No. 1, and require no further environmental review pursuant to CEQA and the CEQA Guidelines Section 15180, 15162, and 15163 for the following reasons: (1) implementation of the 2025 Actions does not require major revisions in said FEIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; and, (2) no substantial changes have occurred with respect to the circumstances under which the actions analyzed in said FEIR will be undertaken that would require major revisions to the FEIR due to the involvement of new significant environmental effects, or a substantial increase in the severity of effects identified in the FEIR; and, (3) no new information of substantial importance to the actions analyzed in said FEIR has become available which would indicate that (A) the Project as modified by the 2025 Actions will have significant effects not discussed in the FEIR; (B) significant environmental effects will be substantially more severe; (C) mitigation measures or alternatives found not feasible, which would reduce one or more significant effects, have become feasible; or (D) mitigation measures or alternatives, which are considerably different from those in the FEIR, will substantially reduce one or more significant effects on the environment; and,

NOW THEREFORE BE IT FURTHER RESOLVED, that the Commission hereby APPROVES WITH MODIFICATIONS the proposed Ordinance as described in this Resolution. The Planning Commission recommends the following modifications:

- Modify the proposed Ordinance amending the Planning Code Section 121.7 to:
 - Remove sites “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” from the list of sites subject to restriction of lot mergers
 - Remove sites “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” from the list of sites subject to restriction of lot mergers

- Specify that sites identified as non-contributors in either listed or potentially eligible historic districts are not subject to restriction of lot mergers
- Specify that adaptive reuse projects using the proposed Housing Choice-SF Program, electing the square footage bonus for Preservation of Historic Buildings, and meeting applicable design standards and requirements are not subject to restriction of lot mergers

In addition, the Planning Department should review the newly adopted Preservation Design Standards at some date in the future after numerous projects have used the standards, to assess whether any standards should be adjusted to better meet the dual goals of maintaining historic resources while enabling housing development. Such adjustments could potentially be proposed as incentives in the Local Program (Housing Choice-SF) in the areas where the program applies

I hereby certify that the foregoing Resolution was adopted by the Commission at its meeting on November 20, 2025.

Jonas P. Ionin

Commission Secretary

AYES:

NOES:

ABSENT:

ADOPTED:

[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, prohibit Lot mergers on Lots with Category A historic resources, subject to certain preservation obligations, and 13 42) 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.

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

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

10 (d) On January 31, 2023, in Ordinance 010-23, the Board of Supervisors, adopted the
11 2022 Housing Element. That ordinance confirmed the certification of the Housing Element
12 EIR and made certain environmental findings, including adoption of the MMRP and a
13 Statement of Overriding Considerations.

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

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

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

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

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

15 (g) The Planning Department has determined that the amendments to the Local
16 Coastal Program are exempt from CEQA review under Public Resources Code Sections
17 21080.5 and 21080.9, and CEQA Guidelines Section 15265. Said determination is on file with
18 the Clerk of the Board of Supervisors in File No. _____. The Board affirms this determination
19 and incorporates the determination by reference.

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

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

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

5
6 Section 2. Additional Findings.

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

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

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

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

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

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

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

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

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

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

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

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

20 (k) This ordinance, in Section 4, makes changes to San Francisco's height and bulk
21 requirements in the well-resourced neighborhoods, located primarily on the north and west
22 sides of the City, which will create capacity to meet the City's RHNA obligation. The
23 ordinance also creates a new R-4 Height and Bulk District, which will provide for form-based
24 density, and increased height limits for projects using the HC-SF Program. The HC-SF HSD,
25 mentioned above, would apply within the boundaries of the R-4 Height and Bulk District,

1 except that it would not apply to any parcels zoned as Residential House (RH), or Residential
2 Mixed (RM).

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

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

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

21 (o) This ordinance, in Section 8, makes changes to implement the Metropolitan
22 Transportation Commission's (MTC) Transit-Oriented Communities (TOC) Policy, and
23 Housing Element law. The MTC endorsed the TOC Policy in MTC Resolution 4530 in
24 September 2022, to support the region's transit investments by creating communities around
25 transit stations and along transit corridors that not only enable transit ridership, but also are

1 places where Bay Area residents of all abilities, income levels, and racial and ethnic
2 backgrounds can live, work, and access services. The TOC Policy applies to the half-mile
3 area around existing and planned fixed-guideway transit stops and stations (i.e., regional rail,
4 commuter rail, light-rail transit, bus rapid transit, and ferries). MTC has indicated that
5 subsequent One Bay Area Grant (OBAG) funding cycles will consider prioritizing investments
6 in transit station areas that are subject to and compliant with the TOC Policy.

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

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

22 (r) The ordinance also specifies that projects proposing the demolition, merger, or
23 reduction in number of Dwelling Units are subject to a maximum Dwelling Unit size of 4,000
24 square feet of Gross Floor Area, but allows projects to seek a conditional use authorization to
25 exceed this objective standard.

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

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

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

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

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

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

23 (y) The Board of Supervisors finds that the Planning Code amendments in this
24 ordinance constitute amendments to the City's Local Coastal Program ("LCP"). The Board of
25 Supervisors finds that the LCP amendment conforms with the applicable provisions of the

1 Coastal Act of 1976, and that the amendments are consistent with and adequate to carry out
2 the provisions of the City's certified LCP Land Use Plan—the Western Shoreline Area Plan.
3 The Board further finds that the amendments will be implemented in full conformance with the
4 Coastal Act's provisions, and acknowledges that the amendments in the Western Shoreline
5 Area Plan are consistent with San Francisco's Housing Element's housing goals.

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

16
17 Section 3. Housing Choice – San Francisco Program. Articles 2 and 3 of the Planning
18 Code are hereby amended by adding Sections 206.10, 334, and 344, to read, as follows:

19 **SEC. 206.10 HOUSING CHOICE-SAN FRANCISCO PROGRAM.**

20 (a) Purpose. This Section 206.10 sets forth the Housing Choice-San Francisco Program
21 (HC-SF Program). The HC-SF Program provides additional residential development capacity,
22 additional options for complying with the Inclusionary Housing Ordinance, modifications to certain
23 Planning Code and design standards, and an administrative or discretionary review process for
24 eligible residential projects that comply with the program.

25 (b) Applicability. An HC-SF Project under this Section 206.10 shall be a project that

1 complies with all of the following requirements:

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

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

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

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

13 (5) does not receive any density or development bonuses or relief from applicable
14 Planning Code standards in any other State or local law or program, including but not limited to
15 California Government Code Sections 65915 et seq., Government Code sections 65912.113(e),
16 65912.114(f)(1), 65912.123(b), (c), (d), (e), (i), (j)(1), and (j)(3) and 65912.124(f), and Sections
17 65852.28(b)(2), 65913.4.5, and 66499.41, as may be updated from time to time; and Planning Code
18 Section 124(f), Section 202.2(f), Sections 206.3 to 206.9, inclusive, Section 207(c), Section 304, and
19 Section 328;

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

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

1 existing structures or conversions of existing buildings, only the net new or converted space shall be
2 considered in the calculation of square footage; and,

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

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

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

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

20 (2) applicants shall comply with the Land Dedication Alternative requirements of
21 Section 419.5(a)(2), regardless of project location.

22 (d) **Modified Development Standards.** Notwithstanding any contrary provisions found in the
23 Planning Code, including any provision in a Special Use District not implementing a Development
24 Agreement adopted under California Government Code 65864 et seq. and/or Administrative Code
25 Chapter 56, or in any adopted Design Standard, the following development standards apply to eligible

1 HC-SF Projects. Projects may also seek additional modifications under Section 334.

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

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

7 (B) **Dwelling Unit Mix.** Section 207.6 and Section 207.7 shall not apply. HC-
8 SF Projects of four units or more shall comply with the following:

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

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

14 (iii) for a project with ten or more dwelling units, at least 25% of its
15 units shall contain two or more bedrooms, including at least 5% of its units containing three or more
16 bedrooms.

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

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

25 (D) **Ground Floor Setbacks on 19th Avenue.** Projects on a lot with frontage on

1 19th Avenue may reduce the setback required under Section 131 and 132 if the proposed project
2 expands the publicly available sidewalk into the subject property and the resulting overall sidewalk
3 width is not less than 15 feet. In such cases, the setback and sidewalk shall have a minimum vertical
4 clearance of not less than 25 feet from grade, and the property owner shall record a Notice of Special
5 Restrictions allowing for public access to the expanded sidewalk for the life of the project.

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

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

11 (ii) Except for large lots subject to the lot coverage limits of Section
12 134(d)(6), in Neighborhood Commercial, Named Neighborhood Commercial, Commercial Districts,
13 Residential-Commercial (RC) and Residential Transit Oriented-Commercial (RTO-C) Districts, no
14 rear yard is required at the ground floor;

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

19 (iv) In C districts, other than on large lots subject to Section 134(d)(6),
20 lot coverage is limited to 82% at all levels containing Residential Uses. All other provisions of Section
21 134(d)(6) shall apply.

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

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

25 **(H) Non-Residential Use Size Limits.** Non-Residential Uses may exceed the

1 non-residential use size limits in Section 121.2 without the need for a Conditional Use authorization.

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

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

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

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

13 **(M) Reduction of Quantitative Objective Standards.** Any quantitative Objective
14 Standard may be modified by up to 15% of the standard except for the following: standards set forth in
15 subsection (d)(1)(A) through (d)(1)(L) inclusive, standards set forth in subsection (e), rear yard or lot
16 coverage standards, standards ineligible for Major Modifications under Section 334(d)(3), and
17 maximum average floor plate requirements in Section 270(i).

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

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

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

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

3 (ii) **Active use requirement.** Active use requirements in Section
4 145.1(c)(3) shall be reduced by 20% of all the required dimensions.

5 (iii) **Curb cuts.** Curb cut restrictions in Section 155(r) shall not apply.
6 However, where a site has two or more frontages, frontages with the fewest restrictions under Section
7 155(r) shall be prioritized for vehicular and loading access.

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

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

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

17 (1) **Micro-Retail and/or Community Benefit Uses.** For projects that include, at or
18 above grade, (A) one or more Micro-Retail spaces, which shall mean space for a Retail Use measuring
19 no less than 100 gross square feet and no greater than 1,000 gross square feet; and/or (B) one or more
20 Community Benefit Uses, shall receive additional square footage and height as set forth below. For the
21 purposes of this subsection, Community Benefit Uses means: Child Care Facility, Community Facility,
22 Job Training, Public Facilities, Social Service or Philanthropic Facility, Laundromat, Trade School,
23 Grocery (General or Specialty), and/or any Displaced Business, as that term is defined in Section
24 202.17. Notwithstanding any other provision of this Code, all such Community Benefit Uses shall be
25 principally permitted without limit on use size. The following provisions apply to projects providing

1 Micro-Retail space(s) and/or on-site Community Benefit Use(s):

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

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

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

7 (B) On-site Community Benefits Use(s) and Micro-Retail space(s) must be
8 included in the project for a minimum of 30 years, or the life of the project, whichever is shorter, and
9 the use and space requirement shall be recorded in a Notice of Special Restrictions. If the Community
10 Benefits Use(s) is discontinued, it must be replaced with another Community Benefits Use(s). If the
11 Micro-Retail space(s) is reconfigured, the new resulting space(s) must meet the definition of a Micro-
12 Retail space and the cumulative square footage must not decrease in size.

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

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

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

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

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

9 (B) The Warm Retail Shell shall be included in the project for a minimum of 30
10 years, or the life of the project, whichever is shorter, and the requirement shall be recorded in a Notice
11 of Special Restrictions. If the space is modified within this period such that it no longer meets the
12 definition of a Warm Retail Shell, it must be replaced with a qualifying Community Benefit Use or a
13 Micro-Retail use per subsection (e)(1) above. No Temporary or Final Certificate of Occupancy shall be
14 issued unless the Planning Department, in consultation with the Department of Building Inspection,
15 determines that the requirements of this subsection (e)(2) have been completed.

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

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

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

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

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

1 (iii) reducing the required side yard (Section 133) to 0 feet, and/or
2 (iv) reducing the required upper-story setback to 10 feet for additions to
3 Historic Buildings.

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

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

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

10 (iii) an overnight suite with a bedroom and bathroom, but that is not a
11 Dwelling Unit and has no cooking facilities, that is a common building amenity and reservable
12 exclusively by residents for overnight guests;

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

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

18 (vi) an in-home childcare unit that meets the requirements of Section
19 414A.6(a)(2), (3), and (5). Projects that construct an in-home childcare unit shall receive a waiver of
20 the requirements of Section 414A.

21 (D) Family-Friendly Amenities shall be included in the project for a minimum of
22 30 years, or the life of the project, whichever is shorter, and the use and space requirement shall be
23 recorded in a Notice of Special Restrictions. If the Family-Friendly Amenity is discontinued, it must be
24 replaced with another Family-Friendly Amenity.

25 (4) Units With Three or More Bedrooms. Projects that contain units with three or

1 more bedrooms shall be permitted to include additional square footage, as set forth below:

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

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

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

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

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

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

13 (iv) reducing the required upper-story setback to 10 feet for additions to

14 Historic Buildings; and

15 (D) in all districts except Residential districts, vertical additions not to exceed
16 10 feet total above the Housing Choice-SF height limit (Section 263.19) to accommodate the extra
17 square footage described in subsections (e)(4)(A) and (B).

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

21 (5) **Replacement of Commercial Space.** In districts other than Residential
22 districts, projects proposing the alteration or demolition of a building with existing Commercial
23 Uses shall be permitted to include additional square footage, as set forth below. For the
24 purposes of this subsection (e)(5), a “Replacement Commercial Space” shall satisfy all of the
25 following for each Commercial Use: (1) the space(s) contains between 90% to 110% of the

gross floor area of the existing Commercial Use(s); (2) the storefront(s) 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 contains a Warm Retail Shell, as that term is defined in subsection (e)(2), provided that if the existing Commercial Use involves food service, the project must provide a Food Service Warm Shell.

(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 bonuses in subsection (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)(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.

(67) Limits on Bonuses. Except as provided below, An HC-SF Project can combine the heights, square footage, and additional bonuses in subsections (e)(1) through (e)(56), as provided below:

(1) Height. A project may combine the bonuses in subsections (e)(1) through (e)(45) 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)(56) provided that any height

1 bonus is limited to 30 feet above the Housing Choice-SF height limit.

2 (2) **Rear Yard.** A project cannot reduce the required rear yard beyond the
3 lowest of the limits set forth in subsections (e)(3)-(e)(56).

4
5 **SEC. 334. HOUSING CHOICE-SAN FRANCISCO PROJECT AUTHORIZATION.**

6 (a) **Purpose and Applicability.** The purpose of this Section 334 is to provide for the review and
7 approval of a Housing Choice San Francisco (HC-SF) project, as defined in Section 206.10.

8 (b) **General Process.**

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

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

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

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

20 (2) **Procedures.** The review of an HC-SF Project shall be conducted as part of, and
21 incorporated into, a Development Application. Where there is a conflict, the provisions of Section
22 206.10 shall govern. Unless modified by Section 206.10, if a project requires a conditional use
23 authorization, or any other entitlement that requires a public hearing before the Planning Commission
24 and/or the Historic Preservation Commission, the HC-SF Project shall be reviewed by the Planning
25 Commission and/or the Historic Preservation Commission, as applicable.

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

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

6 (A) Sponsors of HC-SF Projects that elect to comply with the provisions of
7 Section 206.10(c)(1) shall enter into a regulatory agreement with the City subjecting all units, except
8 for any units required to be Affordable Units as defined in Planning Code Section 401, to the
9 Residential Rent Stabilization and Arbitration Ordinance (Chapter 37 of the Administrative Code), as a
10 condition of approval (“Regulatory Agreement”).

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

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

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

24 (ii) A statement that the Dwelling Units are not subject to the Costa-
25 Hawkins Rental Housing Act (California Civil Code Section 1954.50 et seq.). Further, that under

1 Section 1954.52(b), the property owner has entered into and agreed to the terms of the agreement with
2 the City in consideration for an exception from residential density limits, or other direct financial
3 contribution or other forms of assistance specified in California Government Code Section 65915 et
4 seq.;

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

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

9 (v) An agreement that any lease, sublease, or other agreement regarding
10 tenancy of units not subject to the Costa-Hawkins Rental Housing Act (California Civil Code Sections
11 1954.50 et seq.) shall include the following text: “This unit is a rental unit subject to the San Francisco
12 Residential Rent Stabilization and Arbitration Ordinance.”

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

17 (6) **Timeline of Review.** Unless the Environmental Review Officer determines that
18 compliance with the California Environmental Quality Act would take more than 180 days, review of
19 an HC-SF Project not seeking a Major Modification under this Section 334 shall be completed within
20 180 days of submittal of a complete Development Application. Unless the Environmental Review
21 Officer determines that compliance with the California Environmental Quality Act would take more
22 than 180 days, the Planning Commission shall hold a public hearing for projects seeking a Major
23 Modification within 180 days of submittal of a complete project application.

24 (c) **Administrative Review.** The Planning Department shall administratively review an HC-SF
25 Project, unless the Project seeks a Major Modification pursuant to subsection (d), or any HC-SF

1 Project that is a 100% Affordable HC-SF Project. The Planning Department's determination regarding
2 an HC-SF Project under this subsection (c) shall not be appealable.

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

5 **(1) Definition.** A "Major Modification" means any deviation from any quantitative
6 standard in the Planning Code or any applicable Objective Standard not otherwise provided in Section
7 206.10(d) through (e). A project seeking a Major Modification to an Objective Standard shall not be
8 considered code compliant.

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

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

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

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

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

1 (A) **Decision.** The Planning Commission, at a noticed public hearing, shall
2 review, and approve, disapprove, or approve with conditions, a request for a Major Modification. The
3 Planning Commission shall find that the proposed Major Modification(s) meet the criteria in
4 subsection (d)(4). As part of its review and decision, the Planning Commission may impose additional
5 conditions, requirements, modifications, and limitations on a proposed project in order to mitigate the
6 effect of the requested modification(s) and thereby achieve the objectives, policies, and intent of the
7 General Plan and/or applicable Objective Standards.

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

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

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

16
17 **SEC. 344. HOUSING CHOICE HOUSING SUSTAINABILITY DISTRICT.**

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

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

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

5 (d) Eligibility. Projects seeking approval pursuant to this Section 344 shall meet all of the
6 following requirements:

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

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

11 (3) At least one-half of the project's Gross Floor Area is designated for Residential
12 uses. All proposed Non-Residential uses must be principally permitted in the underlying zoning district
13 and any applicable SUD(s). The project shall not include more than 24,999 square feet of Gross Floor
14 Area of Office use that would be subject to the annual limit on office development set forth in Sections
15 321 et seq.

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

20 (5) Consistent with California Government Code Section 66201(f), the project shall
21 provide no less than 10% of dwelling units as units affordable to very low or low income households. A
22 project subject to Section 415 may apply any such affordable units towards its compliance with Section
23 415. Projects not subject to Section 415 shall enter into a regulatory agreement with the City to
24 restrict the affordability of any such units for no less than 55 years.

25 (6) The project does not demolish, remove, or convert to another use any existing

1 Dwelling Unit(s), or Residential Flat.

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

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

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

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

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

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

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

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

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

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

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

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

6 (C) The project will comply with subsections (d)(10) and (d)(11) of this Section
7 344.

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

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

13 (2) **Decision.** Within 120 days of receipt of a complete application, as set forth in
14 subsection (f), the Planning Director or the Director's designee shall issue a written decision
15 approving, disapproving, or approving subject to conditions, the project. The applicant and the
16 Department may mutually agree to extend this 120-day period. If no written decision is issued within
17 120 days of the Department's receipt of a complete application, or within the period mutually agreed
18 upon by the Department and applicant, the project shall be deemed approved. The Planning Director
19 or the Director's designee shall include any certifications required by California Government Code
20 Section 66205(e) in a copy of the written decision.

21 (3) **Grounds for Permit Denial.** The Department may deny an HSD project application
22 only for one or more of the following reasons:

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

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

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

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

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

20 (6) **Progress Requirement.** Approval of a project pursuant to this Section 344 shall
21 expire if the project sponsor has not procured a building permit or site permit for construction of the
22 project within 30 months of the date of the Department's issuance of a written decision pursuant to
23 subsection (g)(2). If the Planning Director or the Director's designee finds that the project sponsor has
24 demonstrated good faith in its efforts to obtain the first site or building permit for the project, the
25 Planning Director or designee may extend the approval for the project for a maximum of six additional

1 months. Such deadline shall additionally be extended in the event of any appeal of such approval for
2 the duration of the appeal, and in the event of litigation seeking to invalidate the approval for the
3 duration of the litigation.

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

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

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

19 (1) A project sponsor shall submit weekly reports to the Office of Labor Standards
20 Enforcement, certifying that a project approved pursuant to this Section 344 is complying with
21 subsections (d)(11) and (d)(12), if applicable to the project. Projects found to be in violation of
22 subsections (d)(11) and (d)(12) shall be subject to penalties pursuant to Section 1741 of the Labor
23 Code, in addition to any penalties assessed pursuant to Section 176 of this Code. All penalties shall be
24 paid prior to issuance of the project's First Certificate of Occupancy, as defined in Section 401 of this
25 Code.

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

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

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

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

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

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

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

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

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

19 (2) This Section 344 shall expire by operation of law seven years from the Operative
20 Date, unless this Section 344 is renewed by ordinance pursuant to Government Code Section 66201(g),
21 in which case this Section 344 shall expire on the date specified in that ordinance (“Sunset Date”).
22 Upon the expiration of this Section 344, the City Attorney shall cause this Section 344 to be removed
23 from the Planning Code. Pursuant to Government Code Section 66205(b), this Section 344 shall govern
24 the processing and review of any complete application submitted pursuant to this Section 344 prior to
25 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

1 height of the closest part of the building within 10 feet of the property line of such street; at
2 every other cross-section of the building, at right angles to the centerline of the building or
3 building step, such point shall be taken as the average of the ground elevations at either side
4 of the building or building step at that cross-section. The ground elevations used shall be
5 either existing elevations or the elevations resulting from new grading operations
6 encompassing an entire block. Elevations beneath the building shall be taken by projecting a
7 straight line between ground elevations at the exterior walls at either side of the entire building
8 in the same plane.

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

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

15 (2) The upper point to which such measurement shall be taken shall be the
16 highest point on the finished roof in the case of a flat roof, and the average height of the rise in
17 the case of a pitched or stepped roof, or similarly sculptured roof form, or any higher point of a
18 feature not exempted under Subsection (b) below. For any building taller than 550 feet in
19 height in the S-2 Bulk District, the height of the building shall be measured at the upper point
20 of all features of the building and exempted features in such cases shall be limited to only
21 those permitted in Subsection (b)(1)(M) and which are permitted by the Planning Commission
22 according to the procedures of Section 309.

23 (3) In cases where the height limit is 65 feet or less and a street from which
24 height measurements are made slopes laterally along the lot, or the ground slopes laterally on
25 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% percent	65 feet
More than 15% percent but not more than 20% percent	55 feet
More than 20% percent but no more than 25% percent	45 feet

percent	
More than 25% percent	35 feet

[image]

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

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

(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).

~~(e)(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)(2b). Each set of
numbers represents the maximum heights for podium and tower applicable to the parcel and
as regulated per subsection (a)(2b) 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).

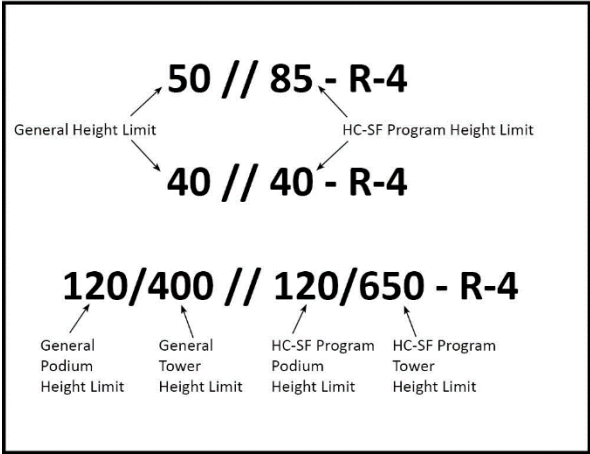
(b) This Section 263.19(b) shall apply to the R-4 Height and Bulk District.

(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

1 implements the Housing Choice-San Francisco (HC-SF) program by providing for a secondary height
2 limit for projects using the HC-SF Program per Section 206.10.

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

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



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

24 * * * *

(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

<i>District Symbol on Zoning Map</i>	<i>Height Above Which Maximum Dimensions Apply (in feet)</i>	<i>Maximum Plan Dimensions (in feet)</i>	
		<i>Length</i>	<i>Diagonal Dimension</i>
* * * *			
R	This table not applicable. But see Section 270(e)		
R-2	This table not applicable. But see Section 270(f)		
<u>R-3</u>	<u>This table not applicable. But see Section 270(g)</u>		

<i>R-4</i>	<i>This table not applicable. But see Section 270(i)</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.

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

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

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

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

10 a. a notch, defined as a building recess or volumetric reduction
11 that is provided at the indicated height and extending the full vertical height of the subject facade above
12 85-feet, of at least 10 feet by 10 feet; or

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

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

17
18 **SEC. 270.3. SPECIAL BULK REQUIREMENTS: MID-BLOCK ALLEYS IN LARGE LOT**
19 **DEVELOPMENT OUTSIDE OF THE EASTERN NEIGHBORHOODS MIXED USE DISTRICTS,**
20 **SOUTH OF MARKET COMMERCIAL TRANSIT DISTRICT, FOLSOM STREET**
21 **NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT, REGIONAL COMMERCIAL**
22 **DISTRICT, C-3 AND DTR DISTRICTS.**

23 (a) Findings. This Section 270.3 incorporates the findings in Section 270.2(a), and determines
24 that the conditions in Section 270.2 are applicable outside of the geographic area specified in Section
25 270.2..

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

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

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

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

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

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

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

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

19 **(C) the resultant blocks shall be separated from each other by newly created**
20 **public street(s), alley(s), or publicly-accessible privately-owned street(s) or alley(s). Such street(s)**
21 **shall meet San Francisco street standards including the Better Streets Plan as codified in Section 138.1**
22 **and pursuant to Public Works Code requirements. If privately-owned street(s) or alley(s) are created,**
23 **they shall be maintained and must provide public access pursuant to the standards provided in**
24 **Planning Code Section 270.2(e).**

25 **(2) Option 2.** Lots shall be divided into resultant blocks of not more than 400 feet in

1 length between intersections of streets or alleys per subsection (d)(1)(C) above, that are bisected by
2 alleys or passageways, and that do not exceed a total block perimeter of 1,400 feet. Such mid-block
3 alleys or passageways shall meet the following conditions:

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

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

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

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

19 (E) **Open to the Sky.** At least 60% of the passageway area must be open to the
20 sky. Obstructions permitted within setbacks pursuant to Planning Code Section 136, that do not conflict
21 with or obstruct the required walking width, may be located within the portion of the alley or
22 passageway that is required to be open to the sky. All portions of the alley or pathway not open to the
23 sky shall have a minimum clearance height from grade of 15 feet at all points. For Development
24 Projects that include a Public Facility or are immediately abutting a parcel containing to a Public
25 Facility, the required percent of the passageway area that must be open to the sky may be reduced to

1 50%.

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

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

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

12 **(e) Additional Requirements for Private Passageways and Alleys.**

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

19 (2) **Informational Plaque.** Prior to issuance of a permit of occupancy, a plaque shall be
20 placed in a publicly conspicuous location for pedestrian viewing. The plaque shall state the right of the
21 public to pass through the alley and stating the name and address of the owner or owner's agent
22 responsible for maintenance. The plaque shall be of no less than 24 inches by 36 inches in size.

23 (3) **Property owners providing a pathway or alley under this Section 270.3 shall hold**
24 harmless the City and County of San Francisco, its officers, agents, and employees, from any damage
25 or injury caused by the design, construction, or maintenance of the right-of-way, and are solely liable

1 for any damage or loss occasioned by any act or neglect in respect to the design, construction, or
2 maintenance of the right-of-way.

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

7
8 Section 5. Wind Controls. Articles 1, and 2 of the Planning Code are hereby amended
9 by revising Sections 148, 243, 249.1, and 249.78, to read as follows:

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

12 (a) **Applicability.** In the C-3 Districts, Van Ness Special Use District, Folsom and Main
13 Residential/Commercial Special Use District, Downtown Residential (DTR) Districts, and Central
14 SoMa Special Use District, this Section 148 shall apply to new buildings taller than 85 feet in Height,
15 vertical additions of more than 30 feet resulting in a total building height greater than 85 feet, or
16 vertical additions of more than 30 feet to an existing building that is taller than 85 feet. Building height
17 for the purpose of applicability of this Section shall be calculated pursuant to the provisions of Sections
18 260 and 263.21.

19 (b) **Definitions.**

20 “Equivalent Wind Speed” means an hourly average wind speed adjusted to incorporate the
21 effects of gustiness or turbulence on pedestrians, pursuant to the methodology adopted by the Planning
22 Commission, as amended from time to time.

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

25 (c) **Controls for Hazardous Winds.** Projects shall not result in any net new locations that

1 exceed the Nine-Hour Hazard Criterion.

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

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

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

15 ~~—When preexisting ambient wind speeds exceed the comfort level, or when a proposed~~
16 ~~building or addition may cause ambient wind speeds to exceed the comfort level, the building shall be~~
17 ~~designed to reduce the ambient wind speeds to meet the requirements. An exception may be granted, in~~
18 ~~accordance with the provisions of Section 309, allowing the building or addition to add to the amount~~
19 ~~of time that the comfort level is exceeded by the least practical amount if (1) it can be shown that a~~
20 ~~building or addition cannot be shaped and other wind-baffling measures cannot be adopted to meet the~~
21 ~~foregoing requirements without creating an unattractive and ungainly building form and without~~
22 ~~unduly restricting the development potential of the building site in question, and (2) it is concluded~~
23 ~~that, because of the limited amount by which the comfort level is exceeded, the limited location in which~~
24 ~~the comfort level is exceeded, or the limited time during which the comfort level is exceeded, the~~
25 ~~addition is insubstantial.~~

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

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

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

9 **SEC. 243. VAN NESS SPECIAL USE DISTRICT.**

10 * * * *

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

13 * * * *

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

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

23 ~~(B) An exception to this requirement may be permitted but only if and to the~~
24 ~~extent that the project sponsor demonstrates that the building or addition cannot be shaped or wind~~
25 ~~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.~~

1 ~~When preexisting ambient wind speeds exceed the comfort level, or when a proposed~~
2 ~~building or addition may cause ambient wind speeds to exceed the comfort level, the building shall be~~
3 ~~designed to reduce the ambient wind speeds to meet the requirements. The provisions of this Section~~
4 ~~249.1(b)(3) shall not apply to any buildings or additions to existing buildings for which a draft EIR has~~
5 ~~been published prior to January 1, 1985.~~

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

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

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

19 * * * *

20
21 **SEC. 249.78. CENTRAL SOMA SPECIAL USE DISTRICT.**

22 * * * *

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

24 * * * *

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

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

3 ~~(B) — Definitions.~~

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

7 ~~“Equivalent Wind Speed” means an hourly mean wind speed adjusted to incorporate the~~
8 ~~effects of gustiness or turbulence on pedestrians.~~

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

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

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

15 ~~(C) — Controls for Wind Comfort.~~

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

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

20 ~~(iii) — Pursuant to Section 329, the Planning Commission may grant an~~
21 ~~exception to the standards of subsections (i) and (ii) above as applied to a project if it finds that the~~
22 ~~project meets the following criteria:~~

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

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

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

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

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

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

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

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

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

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

22 * * * *

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

1 **SEC. 209. DESCRIPTION AND PURPOSE OF RESIDENTIAL AND RESIDENTIAL-**
2 **COMMERCIAL DISTRICTS.**

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

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

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

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

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

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

20 (5) Promotion of balanced and convenient neighborhoods having appropriate
21 public improvements and services, suitable nonresidential activities that are compatible with
22 housing and meet the needs of residents, and other amenities that contribute to the livability
23 of residential areas.

24 (b) **Uses and Features Permitted in Residential and Residential-Commercial**
25 **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

<i>Zoning Category</i>	§	<i>RH-1(D)</i>	<i>RH</i>	<i>RH-</i>	<i>RH-2</i>	<i>RH-3</i>
-------------------------------	----------	-----------------------	------------------	-------------------	--------------------	--------------------

	Reference s		-1	1(S)		
BUILDING STANDARDS						
Massing and Setbacks						
Height and Bulk Limits	§§ 102, 105, 106, 250-252, 253, 260, 261, 261.1, <u>263.19,</u> <u>270, 270.3,</u> 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 constructe d to the prescribed height limit, which is generally 40 feet. Per § 261 the height limit may	No portion of a Dwelling may be taller than <u>Varies, but generally</u> 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.

		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 depends on width of lot.	Not Required	
Residential Design	§ 311	Subject to the Residential Design Guidelines <i>and</i>		

Guidelines <u>and</u> <u>Standards</u>		<u>Citywide Design Standards and any o-Other applicable</u> 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	<u>NP(1)</u>	<u>NP(1)</u>	<u>NP(1)</u>	<u>NP(1)</u>	<u>NP(1)</u>
Canopy or Marquee	§ 136.1	<u>NP(2)</u>	<u>NP(2)</u>	<u>NP(2)</u>	<u>NP(2)</u>	<u>NP(2)</u>
Signs	§ 606	As permitted by Section § 606.				

<u>Housing Choice-SF</u>	<u>§ 206.10</u>	<u>Form-based density, additional height, and other zoning modifications for eligible projects in the R-4 Height and Bulk District.</u>				
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 square feet for the minor second unit if private, and 400 square feet for the first unit and 133 square feet for the second unit if	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.

				common.		
Parking Requirements	§§ 151, 161	None required. Maximum permitted per § 151.				
Residential Conversion, Demolition, or Merger <i>of Dwelling Units, including Residential Flats</i>	§ 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 Units <i>Density, General</i> (6)(11)	§§ 102, 207	P up to one One unit per lot, or one unit per 3,000 square feet of lot area, with no more than three units per lot.	P up to one unit per lot, or up to one unit per 3,000	P up to two units per lot, if the second unit is 600 sq. ft.	P up to two units per lot, or up to one unit per 1,500 square feet of lot area.	P up to three units per lot, or up to one unit per 1,000 square feet of lot

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

			square feet of lot area.	or less, or up to one unit per 3,000 square feet of lot area, with no more than three units per lot.		area.
<u>Minimum Dwelling Unit Densities, if Applicable</u>	<u>§ 207.9</u>	<u>Varies depending on project location, but generally ranges between 50 and 100 dwelling units per acre.</u>				
<u>Maximum Dwelling Unit Size</u>	<u>§§ 207.10, 317</u>	<u>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.</u>				

Senior Housing <i>Density</i>	§§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 <i>Density</i>	§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

1	Agriculture,	§§ 102,	NP	NP	NP	NP	NP
2	Industrial	202.2(c)					
3	Agriculture,	§§ 102,	P	P	P	P	P
4	Neighborhood	202.2(c)					
5	<i>Automotive Use Category</i>						
6	Automotive Uses*	§ 102	NP	NP	NP	NP	NP
7	Parking Garage,	§ 102	C	C	C	C	C
8	Private						
9	Parking Lot,	§ 102	C	C	C	C	C
10	Private						
11	Parking Lot, Public	§§ 102,	NP	NP	NP	NP	NP
12		142, 156					
13	<i>Entertainment, Arts and Recreation Use Category</i>						
14	Entertainment,	§ 102	NP	NP	NP	NP	NP
15	Arts and						
16	Recreation Uses*						
17	Open Recreation	§ 102	C	C	C	C	C
18	Area						
19	Passive Outdoor	§ 102	P	P	P	P	P
20	Recreation						
21	<i>Industrial Use Category</i>						
22	Industrial Uses*	§ 102	NP	NP	NP	NP	NP
23	<i>Institutional Use Category</i>						
24	Institutional	§ 102	NP	NP	NP	NP	NP

1	Uses*						
2	Child Care Facility	§ 102	P	P	P	P	P
3	Community Facility	§ 102	C	C	C	C	C
4	Hospital	§ 102	C	C	C	C	C
5	Post-Secondary	§ 102	C	C	C	C	C
6	Ed. Institution						
7	Public Facilities	§ 102	P	P	P	P	P
8	Religious Institution	§ 102	C	C	C	C	C
9	Residential Care	§ 102	P	P	P	P	P
10	Facility						
11	School	§ 102	C	C	C	C	C
12	<i>Sales and Service Category</i>						
13	Retail Sales and	§ 102	NP	NP	NP	NP	NP
14	Service Uses*						
15	Hotel	§ 102	NP	NP	NP	C(4)	C(4)
16	Mortuary	§ 102	C(5)	C(5)	C(5)	C(5)	C(5)
17	Non-Retail Sales	§ 102	NP	NP	NP	NP	NP
18	and Service Uses						
19	<i>Utility and Infrastructure Use Category</i>						
20	Utility and	§ 102	NP	NP	NP	NP	NP
21	Infrastructure*						
22	Internet Service	§ 102	C	C	C	C	C
23	Exchange						
24	Utility Installation	§ 102	C	C	C	C	C
25							

1	Wireless	§ 102	C or P (7)	C or P	C or P	C or P (7)	C or P
2	Telecommunication			(7)	(7)		(7)
3	s Services Facility						

4 * Not listed below.

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

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

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

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

12 (6) Construction of Accessory Dwelling Units may be permitted pursuant to Sections
13 207.1 and 207.2.

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

15 (8) [Note expired.]

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

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

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

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

23 * * * *

24 **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-, <u>263.19</u> , 270, <u>270.3</u> , 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 Guidelines <u>and Standards</u>	§ 311	Subject to the Residential Design Guidelines <u>and Citywide Design Standards and any</u> 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	<u>NP(1)</u>	<u>NP(1)</u>	<u>NP(1)</u>	<u>NP(1)</u>
Canopy or Marquee	§ 136.1	NP <u>(2)</u>	NP <u>(2)</u>	NP <u>(2)</u>	NP <u>(2)</u>
Signs	§ 606	As permitted by Section § 606.			
<u>Housing Choice-SF</u>	<u>§ 206.10</u>	<u>Form-based density, additional height, and other zoning modifications for eligible projects in the R-4 Height and Bulk District.</u>			

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 <u>of Dwelling Units, including Residential Flats</u>	§ 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)

1	Single Room	§ 102	P	P	P	P	P
2	Occupancy						
3	Student Housing	§ 102	P	P	P	P	P
4	Residential Uses						
5	<i>Residential Density,</i>	§ 207	<i>P if 3 units</i>	<i>P if 3 units</i>	<i>P if 3 units</i>	<i>P if 3 units</i>	<i>P if 3 units</i>
6	Dwelling Units		<i>per lot or at</i>	<i>per lot or at</i>	<i>per lot or at</i>	<i>per lot or at</i>	<i>per lot or at</i>
7	<i>Density, General (7)</i>		<i>least one unit</i>	<i>least one</i>	<i>least one</i>	<i>least one</i>	<i>least one</i>
8			<i>per 1067</i>	<i>unit per 800</i>	<i>unit per 533</i>	<i>unit per 267</i>	<i>unit per 267</i>
9			<i>square feet of</i>	<i>square feet</i>	<i>square feet</i>	<i>square feet</i>	<i>square feet</i>
10			<i>lot area,</i>	<i>of lot area,</i>	<i>of lot area,</i>	<i>of lot area,</i>	<i>of lot area,</i>
11			<i>whichever is</i>	<i>whichever is</i>	<i>whichever is</i>	<i>whichever is</i>	<i>whichever is</i>
12			<i>greater.</i>	<i>greater.</i>	<i>greater.</i>	<i>greater.</i>	<i>greater.</i>
13			Total	Total	Total	Total	Total
14			maximum	maximum	maximum	maximum	maximum
15			permitted	permitted	permitted	permitted	permitted
16			density is	density is	density is	density is	density is
17			one unit per	one unit	one unit	one unit	one unit
18			800 square	per 600	per 400	per 200	per 200
19			feet of lot	square feet	square feet	square feet	square feet
20			area. (11)	of lot area.	of lot area	of lot area.	of lot area.
21				(11)	(11)	(8), (11)	(8), (11)
22	<i>Minimum Dwelling</i>	<i>§ 207.9</i>	<i>Varies depending on project location, but generally ranges</i>				
23	<i>Unit Densities</i>		<i>between 50 and 100 dwelling units per acre.</i>				
24							
25	<i>Maximum Dwelling</i>	<i>§§ 207.10,</i>	<i>P up to 4,000 square feet of Gross Floor Area or an</i>				

<u>Unit Size</u>	<u>317</u>	<u>equivalent Floor Area Ratio for any individual Dwelling Unit of 1.2:1. C for Dwelling Units that exceed the greater of those thresholds.</u>			
Senior Housing <u>Density</u>	§§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 <u>Density</u>	§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,	None required. Maximum permitted per § 151.			

	161		
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. <i>Limited Commercial</i>
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		
<i>Agricultural Use Category</i>					
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
<i>Automotive Use Category</i>					
Automotive Uses*	§ 102	NP	NP	NP	NP
Parking Garage, Private	§ 102	C	C	C	C
Parking Lot, Private	§ 102	C	C	C	C
<i>Entertainment, Arts and Recreation Use Category</i>					
Entertainment, Arts and	§ 102	NP	NP	NP	NP

Recreation Uses*					
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)

1	Non-Retail Sales	§ 102	NP	NP	NP	NP
2	and Service Uses					
3	<i>Utility and Infrastructure Use Category</i>					
4	Utility and	§ 102	NP	NP	NP	NP
5	Infrastructure*					
6	Internet Service	§ 102	C	C	C	C
7	Exchange					
8	Utility Installation	§ 102	C	C	C	C
9	Wireless	§ 102	C or P (9)	C or P (9)	C or P (9)	C or P (9)
10	Telecommunications					
11	Services Facility					

* 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~~District 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~~Uses. 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-, <u>263.19</u> , 270, <u>270.3</u> , 271	Varies;. See Height and Bulk Maps. Height sculpting on Alleys per § 261.1.	
* * * *			
Residential Design Guidelines <u>and Standards</u>	§ 311	Subject to the Residential Design Guidelines <u>and Citywide Design Standards and any-</u> O ther 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.
<u>Housing Choice-SF</u>	<u>§ 206.10</u>	<u>Form-based density, additional height, and other zoning modifications for eligible projects in the R-4 Height and Bulk District.</u>	
RESIDENTIAL STANDARDS AND USES			
Development Standards			
* * * *			
Residential Conversion, or Demolition, or Merger <u>of Dwelling Units, including Residential Flats</u>	§ 317	C for Removal of one or more Residential Units or Unauthorized Units.	
* * * *			
Residential Uses			
Residential Density,	§ 207	<u>Form-Based Density</u>	<u>Form-Based Density</u>

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15	Dwelling Units <u>Density, General</u> (7) (13)		<u>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. Total maximum permitted density is one unit per 400 square feet of lot area. (13)</u>	<u>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. 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)</u>
16 17 18	<u>Minimum Dwelling Unit Densities</u>	<u>§ 207.9</u>	<u>Varies depending on project location, but generally ranges between 50 and 100 dwelling units per acre.</u>	
19 20 21 22	<u>Maximum Dwelling Unit Size</u>	<u>§§ 207.10, 317</u>	<u>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.</u>	
23 24 25	Senior Housing <u>Density</u>	§§102, 202.2(f), 207	<u>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</u>	

		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 <u>Density</u>	§208	<u>Form-Based Density</u> <u>applies within the R-4</u> <u>Height and Bulk District (§</u> <u>263.19). Outside the R-4</u> <u>Height and Bulk District, P</u> up to one bedroom for every 140 square feet of lot area. (9)	<u>Form-Based Density</u> <u>applies within the R-4</u> <u>Height and Bulk District (§</u> <u>263.19). Outside the R-4</u> <u>Height and Bulk District, P</u> 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, 124, <u>207.9</u>	3.6 to 1. <u>For Office Uses</u> <u>minimum intensities may</u> <u>apply pursuant to § 207.9.</u>	4.8 to 1. Other FAR controls apply in the Van Ness SUD; § 243(c)(1). <u>For Office Uses minimum</u>

			<i>intensities may apply</i>
			<i>pursuant to § 207.9.</i>
* * * *			

* * * *

(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~~District 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, ~~Floor Area Ratio~~ limits shall not apply to ~~dwelling units or to other Residential Uses.~~ 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

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

7 * * * *

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

9 * * * *

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

14 * * * *

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

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

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

19 *(B) Are located on a Corner Lot; or*

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

22 **(2) Setback Requirement.** *Where the sidewalk does not meet the recommended width*
23 *required by the Better Streets Plan, a front setback shall be provided to widen the publicly accessible*
24 *sidewalk. The setback must be wide enough so that, when combined with the existing sidewalk, the total*
25 *distance from the curb to the building frontage meets or exceeds the recommended width under the*

1 Better Streets Plan. If a greater front setback is required under Section 132 or any other provision of
2 this Code, the greater requirement shall apply. This setback is required only up to 15 feet above street
3 grade.

4 * * * *

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

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

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

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

21 * * * *

22
23 **SEC. 134. REAR YARDS IN R, RC, RTO, NC, M, CMUO, MUG, MUO, MUR, RED,**
24 **RED-MX, SPD, UMU, AND WMUG DISTRICTS; AND LOT COVERAGE REQUIREMENTS**
25 **IN C DISTRICTS.**

1 * * * *

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

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

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

12 * * * *

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

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

18 (2) **RTO-C, NC-S, NC-2, NCT-2, Ocean Avenue, Inner Balboa Street, Outer**
19 **Balboa Street, Castro Street, Cortland Avenue, Divisadero Street NCT, Excelsior-Outer**
20 **Mission Street, Inner Clement Street, Upper Fillmore Street, Lower Haight Street, Judah**
21 **Street, Noriega Street, North Beach, San Bruno Avenue, Taraval Street, Inner Taraval**
22 **Street, Irving Street, Union Street, Valencia Street, 24th Street-Mission, Glen Park, and**
23 **Folsom Street NC Districts, and the Regional Commercial District ~~and Folsom Street Districts.~~**
24 Rear yards shall be provided at the second story, and at each succeeding story of the
25 building, and at the First Story if it contains a Dwelling Unit.

* * * *

(6H) **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"

1 shall mean an area or areas private to and designed for use by only one dwelling unit (or
2 bedroom in group housing). "Common usable open space" shall mean an area or areas
3 designed for use jointly by two or more dwelling units (or bedrooms in group housing).
4 "Privately-owned public open space," only allowed in DTR and Eastern Neighborhood Mixed
5 Use under this Section, shall mean an area of areas designed for use of the general public
6 while owned and maintained by private owners as described in Section 138. For senior
7 housing, usable open space requirements are set forth in subsection (d)(3) below.

8 * * * *

9 (d) **Amount Required.** Usable open space shall be provided for each building in the
10 amounts specified herein and in Tables 135A and B for the district in which the building is
11 located; provided, however, that (i) in the Downtown Residential (DTR) Districts, open space
12 shall be provided in the amounts specified in Section 825, and (ii) in accordance with Section
13 210.5, usable open space shall not be required for Commercial to Residential Adaptive Reuse
14 projects.

15 * * * *

16 (3) In all districts, ~~F~~for dwellings specifically designed for and occupied by
17 senior citizens, as defined and regulated by Section 102.6.1 of this Code, the minimum
18 amount of usable open space to be provided for use by each dwelling unit shall be one-half
19 the amount required for each dwelling unit as specified in Paragraph (d)(1) above *or 36 square*
20 *feet, whichever is less. Notwithstanding 135(a), for these dwellings, "common usable open space" shall*
21 *also include indoor community space, defined as indoor space that is not less than 10 feet wide in all*
22 *directions at all points, is accessible to all residents of the building or site equally at no additional cost,*
23 *is specifically configured and designed for leisure and/or recreational use, and shall not include any*
24 *building circulation spaces, lobbies, or other building or resident support facilities not specifically*
25 *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
* * * *		

1 * * * *

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

4 * * * *

5
6 **SEC. 144. STREET FRONTAGES IN RH, RTO, ~~RTO-M~~, AND RM DISTRICTS.**

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

14 (b) **Controls.**

15 (1) **Entrances to Off-Street Parking.** Except as otherwise provided herein, in
16 the case of every dwelling in such districts no more than one-third of the width of the ground
17 story along the front lot line, or along a street side lot line, or along a building wall that is set
18 back from any such lot line, shall be devoted to entrances to off-street parking, except that in
19 no event shall a lot be limited by this requirement to a single such entrance of less than 10 ~~ten~~
20 feet in width, or to a single such entrance of less than 8 ~~eight~~ feet in RTO ~~and RTO-M~~
21 ~~and~~ Districts. In addition, no entrance to off-street parking on any lot shall be wider than 20 feet,
22 and where two or more separate entrances are provided there shall be a minimum separation
23 between such entrances of six feet. Lots ~~in RTO and RTO-M districts~~ are limited to a total of 20
24 feet per block frontage devoted to entrances to off-street parking. Street-facing garage
25 structures and garage doors may not extend closer to the street than a primary building

1 facade unless the garage structure and garage door are consistent with the features listed in
2 Section 136 of this Code. Entrances to off-street parking shall be located at least six feet from
3 a lot corner located at the intersection of two public rights-of-way.

4 * * * *

5
6 **SEC. 186. EXEMPTION OF LIMITED COMMERCIAL AND INDUSTRIAL**
7 **NONCONFORMING USES IN RH, RM, RTO-1, RTO-M, AND RED DISTRICTS.**

8 * * * *

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

12 * * * *

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

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

18 * * * *

19 (3) The hours during which the use is open to the public shall be limited to the
20 period between 6:00 a.m. and 10:00 p.m., however, in RED, RTO-1, and RTO-M Districts
21 only, the Planning Commission may extend the hours of operation to 12:00 a.m. through
22 Conditional Use authorization, as outlined in Section 303 of this Code;

23 * * * *

24
25 **SEC. 186.3. NON-RESIDENTIAL USES IN LANDMARK BUILDINGS IN RH, RM,**

1 **RTO-I, AND RTO-M DISTRICTS.**

2 Any use listed as a Principal or Conditional Use permitted on the ground floor in an NC-
3 1 District, when located in a structure on a landmark site designated pursuant to Article 10 of
4 this Code, is permitted with Conditional Use authorization pursuant to Section 303 of this
5 Code, provided that no Conditional Use shall be authorized under this ~~provision~~ Section 186.3
6 unless (1) such authorization conforms to the applicable provisions of Section 303 of this
7 Code, and (2) the specific use so authorized is essential to the feasibility of retaining and
8 preserving the landmark.

9 **SEC. 201. CLASSES OF USE DISTRICTS.**

10

Residential Districts	
(Defined in Sec. 209.1-209.4)	
* * * *	
RTO- <u>I</u>	Residential, Transit-Oriented Neighborhood Districts (Defined in Sec. 209.4)
<u>RTO-C</u>	<u>Residential, Transit-Oriented, Commercial Districts (Defined in Sec. 209.4)</u>
RTO-M	Residential, Transit-Oriented, – Mission Neighborhood Districts (Defined in Sec. 209.4)

19

20 * * * *

21 In addition to the classes of use districts in the above table, the following terms shall
22 apply:

23 * * * *

24 "RTO District" shall mean any RTO-I, RTO-C, or RTO-M District;

25 * * * *

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

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

15 (b) **Applicability.**

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

19 * * * *

20 (c) **Controls.** For all RTO-I, RTO-M, RCD and NCT districts, as well as DTR,
21 Eastern Neighborhoods Mixed Use Districts, the Van Ness & Market Residential Special Use
22 District, and the Pacific Avenue and Polk Street NCDs, one of the following three must apply:

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

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

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

8 (d) **Modifications.**

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

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

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

17 (2) In Eastern Neighborhoods Mixed Use Districts, these requirements may be
18 waived in return for provision of family-sized affordable units, pursuant to Section 419 et seq.
19 To receive this waiver, 100%~~percent~~ of the total number of inclusionary units required under
20 Section 415 et seq. or Section 419 et seq. shall contain at least two bedrooms. Also in
21 Eastern Neighborhoods Mixed Use Districts, these requirements may be waived or modified
22 through the Variance process set forth in Section 305, or in the case of projects subject to
23 Section 329, through the procedures of that section.

24 (3) In DTR Districts, these requirements may be modified per the procedures of
25 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-I, 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-I, 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-I (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-I and RTO-M Districts, ~~L~~ limited 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~~ Districts are otherwise residential. In RTO-I and RTO-M Districts, ~~O~~ only retail compatible with housing, generally those permitted in NC-1

Districts, is permitted and auto-oriented uses are not permitted; ~~H~~hours 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 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	<u>RTO-1</u>	<u>RTO-M</u>	<u>RTO-C</u>
BUILDING STANDARDS				
Massing and Setbacks				
Height and Bulk Limits	§§ 102, 105, 106, 250-252, 260, 261.1, <u>263.19</u> , 270, <u>270.3</u> , 271	Varies. See Height and Bulk Map and referenced sections.		
Front Building Setback	§ 132	<p>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.</p> <p><u>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.</u></p> <p><u>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</u></p>		

		<u>required recommended width under the Better Streets Plan. This setback is required only up to 15 feet above street grade.</u>	
Rear Yard	§§ 130, 134	30% of lot depth but in no case less than 15 feet.	<u>25% of the total depth of the lot on which the building is situated, but in no case less than 15 feet.</u>
Side Yard	§ 133	Not Required.	
Residential Design Guidelines <u>and Standards</u>	§ 311	Subject to the Residential Design Guidelines, <u>Citywide Design Standards, and any other</u> design guidelines that have been approved by the Planning Commission may also apply.	
<i>Street Frontage and Public Realm</i>			
Front Setback Landscaping and Permeability Requirements	§ 132	<u>Generally Required.</u> 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. <u>Not required where front setback is used to expand adjacent sidewalk to meet Better Streets Plan recommended dimensions.</u>	
Streetscape and Pedestrian Improvements	§ 138.1	Required.	

(Street Trees)				
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	<u>C</u>
Awning	§§ 136, 136.1	<u>NP(1)</u>	<u>NP(1)</u>	<u>P</u>
Canopy or Marquee	§§ 136, 136.1	NP <u>(2)</u>	NP <u>(2)</u>	<u>NP(2)</u>
Signs	§§ 606, <u>607.1</u>	As permitted by Section § 606.		<u>As permitted by controls of the nearest NC District described in § 607.1.</u>
<u>Housing Choice-SF</u>	<u>§ 206.10</u>	<u>Form-based density, additional height, and other zoning modifications for eligible projects in the R-4 Height and</u>		

		<u>Bulk District.</u>		
RESIDENTIAL STANDARDS AND USES				
Development Standards				
Usable Open Space [Per Dwelling Unit]	§§ 135, 136	At least 100 <u>80</u> square feet if private, and 133 <u>106</u> square feet per Dwelling Unit if common.	<u>At least 100</u> <u>square feet if</u> <u>private, and 133</u> <u>square feet per</u> <u>Dwelling Unit if</u> <u>common.</u>	<u>At least 60</u> <u>square feet if</u> <u>private, and 80</u> <u>square feet per</u> <u>Dwelling Unit if</u> <u>common.</u>
Parking Requirements	§§ 150, 151.1	None required. Maximum permitted per § 151.1.		
Residential Conversion, Demolition, or Merger <u>of Dwelling</u> <u>Units, including</u> <u>Residential Flats</u>	§ 317	C for Removal of one or more Residential Units or Unauthorized Units.		
Dwelling Unit Division	§ 207.8	P	P	<u>P</u>
Required Dwelling Unit Mix	§ 207.6	No less than 40 percent of the 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.		No less than 40 percent of the total number of proposed dwelling units shall contain at

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

			least two bedrooms; or no less than 30 percent of the total number of proposed dwelling units shall contain at least three bedrooms.
<u>Dwelling Unit Mix</u>	<u>§§ 207.6, 207.7</u>	<u>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.</u>	<u>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</u>

				<u>proposed</u> <u>Dwelling Units</u> <u>shall contain at</u> <u>least three</u> <u>Bedrooms.</u>
Use Characteristics				
Intermediate Length Occupancy	§§ 102, 202.10	P(10)	P(10)	<u>P(10)</u>
Single Room Occupancy	§ 102	P	P	<u>P</u>
Student Housing	§ 102	P	P	<u>P</u>
Residential Uses				
Residential Density, Dwelling Units <u>Density, General (7)</u>	§ 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. C above, per criteria of § 207(a). (11) <u>(8)</u>	No density limit. Density is regulated by the permitted height and bulk, and required setbacks, exposure, and open space of each parcel, along with Residential Design	<u>Form-Based</u> <u>Density.</u>

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

		permitted as a principal use in the district; C, <u>required to exceed that density limit.</u> 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.	<u>Guidelines.</u> Form-Based Density.	
	Residential Density, Group Housing <u>Density</u>	§ 208	No density limit. Density is regulated by the permitted height and bulk, and required setbacks, exposure, and open space of each parcel, along with Residential Design Guidelines. <u>Form-Based Density.</u>	
	Homeless Shelter	§§ 102, 208	P	<u>P</u>

NON-RESIDENTIAL STANDARDS AND USES

Development Standards

Floor Area Ratio	§§ 102, 123, 124, <u>207.9</u>	1.8 to 1	1.8 to 1	<u>1.8 to 1. For Office Uses minimum intensities may apply pursuant to § 207.9.</u>
<u>Use Size</u>	<u>§ 102</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A: Non-Residential Uses of any size are either P or C, depending on specified lot or use features. (11)</u>
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 than 50 feet in depth from said corner	P on a Corner Lot, with no part of the use extending more than 100 feet in depth from said corner	<u>N/A</u>
Limited Commercial	§§ 186, 209	Continuing nonconforming uses		<u>N/A</u>

1	Uses		are permitted, subject to the	
2			requirements of § 186.	
3	Commercial Use Characteristics			
4	Hours of Operation	§§ 102, 186,	For Limited Corner Commercial	<u>P 6:00 a.m. to</u>
5		231	Uses under § 231 and limited	<u>2:00 a.m.; C</u>
6			commercial uses under § 186: P	<u>2:00 a.m. to</u>
7			6:00 a.m. to 10:00 p.m.; C 10:00	<u>6:00 a.m.</u>
8			p.m. to 12:00 a.m.; NP 12:00 a.m.	
9			to 6:00 a.m.	
10	<u>Formula Retail</u>	<u>§§ 102, 303.1</u>	<u>NP(3)</u>	<u>C</u>
11	Outdoor Activity	§§ 102,	P if located in front of building; P if elsewhere and	
12	Area	145.2, 186,	compliant with § 202.2(a)(7); NP otherwise.	
13		202.2, 231		
14	Agricultural Use Category			
15	Agricultural Uses*	§§ 102,	C	<u>C</u>
16		202.2(c)		
17	Agriculture,	§§ 102,	P	<u>P</u>
18	Neighborhood	202.2(c)		
19	Automotive Use Category			
20	Automotive Uses*	§ 102	NP	<u>NP</u>
21	<u>Electric Vehicle</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>
22	<u>Charging Location</u>			
23	Parking Garage,	§ 102	C	<u>C</u>
24	Private			
25	<u>Parking Garage.</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>

<u>Public</u>				
Parking Lot, Private	§§ 102, 144, 155(r), 158.1	C	C	<u>C</u>
<u>Parking Lot, Public</u>	<u>§§ 102, 144, 155(r), 158.1</u>	<u>C</u>	<u>C</u>	<u>C</u>
Entertainment, Arts and Recreation Use Category				
Entertainment, Arts and Recreation Uses*	§ 102	NP	NP	<u>P</u>
<u>Entertainment, Nighttime</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>C</u>
<u>Movie Theater</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>C</u>
Open Recreation Area	§ 102	C	C	<u>C</u>
Passive Outdoor Recreation	§ 102	P	P	<u>P</u>
Industrial Use Category				
Industrial Uses*	§ 102	NP	NP	<u>NP</u>
Institutional Use Category				
Institutional Uses*	§ 102	NP	NP	<u>P</u>
<u>Childcare</u> Child Care Facility	§ 102	P	P	<u>P</u>
Community Facility	§ 102	P	P	<u>P</u>
Hospital	§ 102	C	C	<u>C</u>

1	Post-Secondary Ed.	§ 102	C	C	<u>P</u>
2	Institution				
3	Public Facilities	§ 102	P	P	<u>P</u>
4	Religious Institution	§ 102	C	C	<u>P</u>
5	Residential Care	§ 102	P	P	<u>P</u>
6	Facility				
7	School	§ 102	C	C	<u>P</u>
8	<i>Sales and Service Category</i>				
9	Retail Sales and	§ 102	NP	NP	<u>P</u>
10	Service Uses*				
11	<i>Flexible Retail</i>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>P</u>
12	Hotel	§ 102	C(4)	C(4)	<u>C</u>
13	Mobile Food Facility	§ 102	P(5)	P(5)	<u>P</u>
14	<i>Services, Retail</i>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>P</u>
15	<i>Professional</i>				
16	Mortuary	§ 102	C(6)	C(6)	<u>P</u>
17	Non-Retail Sales	§ 102	NP	NP	<u>C</u>
18	and Service*				
19	<i>Service, Non-Retail</i>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>C</u>
20	<i>Professional</i>				
21	<i>Utility and Infrastructure Use Category</i>				
22	Utility and	§ 102	NP	NP	<u>C</u>
23	Infrastructure*				
24	Internet Service	§ 102	C	C	<u>C</u>
25					

Exchange				
<i>Power Plant</i>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<i>Public Utilities Yard</i>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
Utility Installation	§ 102	C	C	<u>C</u>
Wireless Telecommunications Services Facility	§ 102	C or P (9)	C or P (9)	<u>C or P (9)</u>

* 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) ~~fNote Deleted~~ Canopy is P if required as a wind mitigation feature.

(3) ~~fNote 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~~For purposes of this calculation, a Dwelling Unit in this ~~d~~District 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~~

1 ~~the Gross Floor Area of the largest unit in the building.~~ No use size limit applies for Non-residential
2 uses located on a lot where at least 2/3 of the total gross floor area contains Residential uses. No use
3 size limit applies to a Non-residential use that is principally permitted in a RM-1 District. Conditional
4 Use authorization is required for all use sizes if the Use does not meet one of those conditions. The
5 controls applicable to each Use as provided in this Table 209.4 continue to apply. Nothing in the
6 foregoing principally permits or conditionally authorizes a Use that is not permitted in this Table
7 209.4.

8
9 **SEC. 231. LIMITED CORNER COMMERCIAL USES IN RH, RTO-1, RTO-M, AND RM**
10 **DISTRICTS.**

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

20 (b) **Location.** Uses permitted under this Section 231 must be located:

- 21 (1) completely within an RH, RTO-1, RTO-M, or RM District;
- 22 (2) on or below the ground floor;
- 23 (3) in RH, RM-1, RM-2, ~~and~~ RTO-1, and RTO-M Districts, on a Corner Lot, with
24 no part of the use extending more than 50 feet in depth from said corner, as illustrated in
25 Figure 231-i ~~and~~

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

5 [Figure 231 remains]

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

8 * * * *

9 (d) **Use Size.** In any RH, RM-1, or RM-2 District, the use size shall comply with the
10 use size limitations of a Neighborhood Commercial District or Special Use District located
11 within one-quarter mile of the use, up to a maximum of 1,200 square feet of Occupied Floor
12 Area of commercial area. In any RM-3 or RM-4 District, the use size shall comply with the use
13 size limitations of a Neighborhood Commercial District or Special Use District located within
14 one-quarter mile of the use, up to a maximum of 2,500 square feet of Commercial Use. No
15 more than 1,200 square feet of Occupied Floor Area of commercial area in a RTO-1 District or
16 in a RH, RM-1, or RM-2 District if the use is more than one-quarter mile from a Neighborhood
17 Commercial District or Special Use District, and no more than 2,500 occupied square feet of
18 Commercial Use in a RTO-M District or in a RM-3 or RM-4 District if the use is more than one-
19 quarter mile from a Neighborhood Commercial District or Special Use District shall be allowed
20 per Corner Lot, subject to the following exception. On lots which occupy more than one corner
21 on a given block, an additional 1,200 square feet of Occupied Floor Area of Commercial Use
22 shall be allowed per additional corner, so long as the commercial space is distributed
23 equitably throughout appropriate parts of the parcel or project.

24 (e) **Formula Retail Uses.** All uses meeting the definition of “formula retail” use per
25 Section 303.1 shall not be permitted except by Conditional Use through the procedures of

1 Section 303 for RTO and RTO-M Districts and shall not be permitted in RH and RM Districts.-

2 * * * *

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

7 **SEC. 303. CONDITIONAL USES.**

8 * * * *

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

15 * * * *

16
17 **SEC. 303.1. FORMULA RETAIL USES.**

18 * * * *

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

22 * * * *

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

25 * * * *

1 (9) Third Street Formula Retail Restricted Use District, as defined in Section
2 786; ~~and~~

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

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

6 * * * *

7
8 **SEC. 304. PLANNED UNIT DEVELOPMENTS.**

9 * * * *

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

13 * * * *

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

18 * * * *

19 **SEC. 603. EXEMPTED SIGNS.**

20 * * * *

21 (c) Two General Advertising Signs each not exceeding 24 square feet in area on
22 either a transit shelter or associated advertising kiosk furnished by contract with the Municipal
23 Transportation Agency or predecessor agency for the Municipal Railway in RTO, ~~RTO-M~~, RM-
24 2, RM-3, RM-4, RC, NC, C, M, PDR, Eastern Neighborhoods Mixed Use Districts, and in
25 those P Districts where such Signs would not adversely affect the character, harmony, or

1 visual integrity of the district as determined by the Planning Commission; eight General
2 Advertising Signs each not exceeding 24 square feet in area on transit shelters located on
3 publicly owned property on a high level Municipal Railway boarding platform in an RH-1D
4 District adjacent to a C-2 District, provided that such advertising signs solely face the C-2
5 District; up to three double-sided General Advertising Signs each not exceeding 24 square
6 feet in area on or adjacent to transit shelters on publicly owned high level Municipal Railway
7 boarding platforms along The Embarcadero south of the Ferry Building, up to six double-sided
8 panels at 2nd and King Streets, and up to four double-sided panels at 4th and King Streets;
9 up to two double-sided panels not exceeding 24 square feet in area on each low-level
10 boarding platform at the following E-Line stops: Folsom Street and The Embarcadero,
11 Brannan Street and The Embarcadero, 2nd and King Streets, and 4th and King Streets; and a
12 total of 71 double-sided General Advertising Signs each not exceeding 24 square feet in area
13 on or adjacent to transit shelters on 28 publicly owned high level Municipal Railway boarding
14 platforms serving the Third Street Light Rail Line. Each advertising sign on a low-level or high-
15 level boarding platform shall be designed and sited in such a manner as to minimize
16 obstruction of public views from pedestrian walkways and/or public open space.

17 Notwithstanding the above, no Sign shall be placed on any transit shelter or
18 associated advertising kiosk located on any sidewalk which shares a common boundary with
19 any property under the jurisdiction of the Recreation and Park Commission, with the exception
20 of Justin Herman Plaza; on any sidewalk on Zoo Road; on Skyline Boulevard between Sloat
21 Boulevard and John Muir Drive; on John Muir Drive between Skyline Boulevard and Lake
22 Merced Boulevard; or on Lake Merced Boulevard on the side of Harding Park Municipal Golf
23 Course, or on any sidewalk on Sunset Boulevard between Lincoln Way and Lake Merced
24 Boulevard; on any sidewalk on Legion of Honor Drive; or in the Civic Center Special Sign
25 Districts as established in Section 608.3 of this Code.

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

3 * * * *

4
5 **SEC. 606. RESIDENTIAL AND RESIDENTIAL ENCLAVE DISTRICTS.**

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

9 * * * *

10
11 **SEC. 607.1. NEIGHBORHOOD COMMERCIAL AND RESIDENTIAL-COMMERCIAL**
12 **DISTRICTS, AND RESIDENTIAL TRANSIT ORIENTED-COMMERCIAL DISTRICTS.**

13 * * * *

14 (a) **Purposes and Findings.** In addition to the purposes stated in Sections 101 and
15 601 of this Code, the following purposes apply to Neighborhood Commercial and Residential-
16 Commercial Districts. These purposes constitute findings that form a basis for regulations and
17 provide guidance for their application.

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

22 (2) The character of signs and other features projecting from buildings is an
23 important part of the visual appeal of a street and the general quality and economic stability of
24 the area. Opportunities exist to relate these signs and projections more effectively to street
25 design and building design. These regulations establish a framework that will contribute

1 toward a coherent appearance of Neighborhood Commercial and Residential-Commercial
2 Districts.

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

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

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

15 * * * *

16
17 Section 8. Transit Oriented Communities and Parking. Articles 1.5 and 2 of the
18 Planning Code are hereby amended by deleting Section 151 in its entirety, revising Sections
19 151.1, 153, 154, 155, 155.2, and 161, and adding Sections 207.9 and 207.10, to read as
20 follows:

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

22 ~~(a) **Applicability.** Off-street parking spaces shall be provided in the minimum quantities~~
23 ~~specified in Table 151, except as otherwise provided in Section 151.1 and Section 161 of this Code.~~
24 ~~Where the building or lot contains uses in more than one of the categories listed, parking requirements~~
25 ~~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

<i>Use or Activity</i>	<i>Number of Off-Street Parking Spaces Required</i>
<i>RESIDENTIAL USES</i>	
<i>Dwelling</i>	<i>None required. P up to 1.5 parking spaces for each Dwelling Unit.</i>
<i>Dwelling, in the Telegraph Hill –North Beach Residential Special Use District</i>	<i>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.</i>
<i>Dwelling, in the Polk Street Neighborhood Commercial District</i>	<i>None required. P up to 0.5 parking spaces for each Dwelling Unit; NP above preceding ratio.</i>
<i>Dwelling, in the Pacific Avenue Neighborhood Commercial District</i>	<i>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.</i>
<i>Group Housing of any kind</i>	<i>None required.</i>
<i>NON-RESIDENTIAL USES</i>	
<i>Agricultural Use Category</i>	
<i>Agricultural Uses*</i>	<i>None required</i>
<i>Greenhouse</i>	<i>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.</i>

<i>Automotive Use Category</i>	
<i>Automotive Uses</i>	<i>None required.</i>
<i>Entertainment, Arts and Recreation Use Category</i>	
<i>Entertainment, Arts and Recreation Uses*</i>	<i>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.</i>
<i>Arts Activities, except theater or auditorium spaces</i>	<i>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.</i>
<i>Sports Stadium</i>	<i>None required. Maximum 1.5 parking spaces for each 15 seats.</i>
<i>Theater or auditorium</i>	<i>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.</i>
<i>Industrial Use Category</i>	
<i>Industrial Uses*</i>	<i>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.</i>
<i>Live/Work Units</i>	<i>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.</i>
<i>Institutional Uses Category</i>	
<i>Institutional Uses*</i>	<i>None required.</i>
<i>Child Care Facility</i>	<i>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.</i>
<i>Hospital</i>	<i>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.</i>
<i>Post-Secondary Educational Institution</i>	<i>None required. Maximum 1.5 parking spaces for each two classrooms.</i>
<i>Religious Institution</i>	<i>None required. Maximum 1.5 parking spaces for each 20 seats by which the number of seats in the main auditorium exceeds 200.</i>
<i>Residential Care Facility</i>	<i>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.</i>

1	<i>School</i>	<i>None required. Maximum 1.5 parking spaces for each six classrooms.</i>
2	<i>Trade School</i>	<i>None required. Maximum 1.5 parking spaces for each two classrooms.</i>
3	<i>Sales and Service Category</i>	
4	<i>Retail Sales and Services*</i>	<i>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.</i>
6	<i>Eating and Drinking Uses</i>	<i>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.</i>
8	<i>Health Services</i>	<i>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.</i>
10	<i>Hotel in NC Districts</i>	<i>None required. Maximum 1.2 parking spaces for each guest bedroom.</i>
11	<i>Hotel in districts other than NC</i>	<i>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.</i>
12	<i>Mortuary</i>	<i>Eight</i>
13	<i>Motel</i>	<i>None required. Maximum 1.5 parking spaces for each guest unit, plus one for the manager's Dwelling Unit, if any.</i>
15	<i>Retail space devoted to the handling of bulky merchandise such as motor vehicles, machinery or furniture</i>	<i>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.</i>
17	<i>Retail Greenhouse or plant nursery</i>	<i>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.</i>
19	<i>Self Storage</i>	<i>None required. Maximum 1.5 parking spaces for every three self-storage units.</i>
21	<i>Non-Retail Sales and Services*</i>	<i>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.</i>
23	<i>Commercial Storage or Wholesale Storage</i>	<i>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.</i>
25	<i>Office</i>	<i>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.</i>

1 **Utility and Infrastructure Category**

2 **Utility and infrastructure uses** | **None required.**

3 ** Not listed below*

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

7
8 **SEC. 151.1. SCHEDULE OF PERMITTED ACCESSORY OFF-STREET PARKING**
9 **SPACES IN SPECIFIED DISTRICTS.**

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

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

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

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

24 (3) Where the amount of off-street parking exceeds the quantities specified in Tables
25 151.1-1 and 151.1-2, such parking shall be considered a separate use requiring a separate entitlement

1 and not considered an accessory use, unless it is existing non-conforming accessory parking that may
2 only be expanded or intensified pursuant to Section 150(e).

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

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

15 (c) **Definition.** Where a number or ratio of spaces are described in Tables 151.1-1 or
16 151.1-2, such number or ratio shall refer to the total number of parked ~~cars~~ vehicles
17 accommodated in the project ~~proposal~~, regardless of the arrangement of parking, and shall
18 include all spaces accessed by mechanical means, valet, or non-independently accessible
19 means. For the purposes of determining the total number of ~~cars~~ vehicles parked, the area of
20 an individual parking space, except for those spaces specifically designated for persons with
21 physical disabilities, may not exceed 185 square feet, including spaces in tandem, or in
22 parking lifts, elevators, or other means of vertical stacking. Any off-street surface area
23 accessible to motor vehicles with a width of 7.5 feet and a length of 17 feet (127.5 square
24 feet) not otherwise designated on plans as a parking space may be considered and counted
25 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 <u>Vehicle</u> Parking Spaces or Space Devoted to Off-Street Car <u>Vehicle</u> Parking Permitted
<i>RESIDENTIAL USES</i>	
<u>Dwelling (in all Districts unless specified otherwise below)</u>	<u>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.</u>
<u>Dwelling, in the Telegraph Hill - North Beach Residential Special Use District</u>	<u>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.</u>
<u>Dwelling, in the Polk Street Neighborhood Commercial District</u>	<u>P up to 0.5 parking space for each Dwelling Unit; NP above preceding ratio.</u>
<u>Dwelling, in the Pacific Avenue Neighborhood Commercial District</u>	<u>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; NP above preceding ratios.</u>
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.

1 Dwelling Units in SB-DTR Districts, 2 except as specified below	P up to <u>0.375 parking space for each Dwelling Unit</u> one car for each four Dwelling Units ; C <u>above 0.375 and up to 0.75 cars parking space</u> for each Dwelling Unit, subject to the criteria and procedures of Section 151.1(e); NP above <u>0.75 cars parking space</u> for each Dwelling Unit.
4 Dwelling Units in SB-DTR Districts with 5 at least 2 bedrooms and at least 1,000 6 square feet of Occupied Floor Area	P up to <u>0.375 parking space</u> one car for each four Dwelling Units; C <u>above 0.375 and up to 1.0 one car parking space</u> for each Dwelling Unit, subject to the criteria and procedures of Section 151.1(e); NP above <u>1.0 one car parking space</u> for each Dwelling Unit.
8 Dwelling Units in C-3 <u>and RH-DTR</u> 9 Districts	P up to <u>0.375 parking space</u> one car for each two Dwelling Units; C <u>above 0.375 and up to 0.75 cars parking space</u> for each Dwelling Unit, subject to the criteria and procedures of Section 151.1(e); NP above <u>three cars for each four 0.75 parking space for each</u> Dwelling Units.
12 Dwelling Units in the Van Ness & 13 Market Residential Special Use District	P up to one car <u>0.25 parking space</u> for each four Dwelling Units; NP above <u>0.25 cars parking space</u> for each Dwelling Unit.
14 Dwelling Units and SRO Units in SALI, 15 MUG outside of the Central SoMa SUD, 16 WMUG, MUR, MUO, WMUO, SPD 17 Districts, except as specified below	P up to one car <u>0.25 parking space</u> for each four Dwelling or SRO Units; C <u>above 0.25 and up to 0.75 cars parking space</u> for each Dwelling Unit, subject to the criteria, and conditions, and procedures of Section 151.1(e) or (f); NP above <u>0.75 cars parking spaces</u> for each Dwelling or SRO Unit.
18 Dwelling Units in SALI, MUG outside of 19 the Central SoMa SUD, WMUG, MUR, 20 MUO, WMUO, and SPD Districts with at 21 least two bedrooms and at least 1,000 22 square feet of Occupied Floor Area	P up to one car <u>0.25 parking space</u> for each four Dwelling Units; C <u>above 0.25 and up to 1.0 one car parking space</u> for each Dwelling Unit, subject to the criteria and conditions and procedures of Section 151.1(e) or (f); NP above <u>1.0 one car parking space</u> for each Dwelling Unit.
22 Dwelling Units and SRO Units in NCT, 23 RC, RCD, RSD, Chinatown Mixed Use 24 Districts, except as specified below	P up to one car <u>0.5 parking space</u> for each two Dwelling or SRO Units; C <u>above 0.5 and up to 0.75 cars parking space</u> for each Dwelling Unit, subject to the criteria and procedures of Section 151.1(e); NP above <u>0.75 cars parking space</u> for each Dwelling Unit.
25 Dwelling Units and SRO Units in the	P up to 0.5 parking spaces for each Dwelling

1	Telegraph Hill - North Beach Residential Special Use District	Unit, subject to the controls and procedures of Section 249.49(c) and Sections 155(r) and 155(t); NP above <u>preceding ratio</u> .
2		
3	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 <u>above 0.5 and</u> up to 0.75 ears <u>parking spaces</u> for each Dwelling Unit; NP above 0.75 ears <u>parking space</u> for each Dwelling Unit, subject to the controls and procedures of Sections 155(r), 155(t), and Section 151.1(e). <u>NP above preceding ratio</u> .
4		
5	<u>Dwelling Units in the Glen Park NCT District</u>	<u>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.</u>
6		
7	Dwelling Units in the Glen Park and Ocean Avenue NCT Districts and the Excelsior Outer Mission Street Neighborhood Commercial District	P up to one ear <u>1.0 parking space</u> for each Dwelling Unit; NP above <u>1.0 parking space for each Dwelling Unit</u> .
8		
9	Dwelling Units in the Japantown NC District	P up to 0.75 ears <u>parking space</u> for each Dwelling Unit; C <u>above 0.75 and</u> up to 1.0 ears <u>parking space</u> for each Dwelling Unit, subject to the criteria and procedures of Section 151.1(e); NP above <u>1.0 parking space for each Dwelling Unit</u> .
10		
11	Dwelling Units within the Central SoMa SUD	P up to one ear <u>0.25 parking space</u> for each four Dwelling Units; C above 0.25 and up to 0.5 ears <u>parking space</u> for each Dwelling Unit. <u>NP above 0.5 parking space for each Dwelling Unit</u> .
12		
13	<u>Dwelling Units in RTO Districts.</u>	<u>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.</u>
14		
15	Dwelling Units in RTO , RED and RED-MX Districts, except as specified below	P up to three ears <u>0.75 parking spaces</u> for each four Dwelling Units; C <u>above 0.75 and</u> up to <u>1.0 one ear</u> <u>parking space</u> for each Dwelling Unit, subject to the criteria and procedures of
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		

	Section 151.1(e) or (f); NP above <u>1.0 one-car parking space</u> for each Dwelling Unit.
Dwelling Units in UMU Districts, except as specified below	P up to <u>0.75 cars parking spaces</u> for each Dwelling Unit; NP above <u>0.75 parking spaces for each Dwelling Unit.</u>
Dwelling Units in UMU District with at least 2 bedrooms and at least 1,000 square feet of occupied floor area	P up to <u>1.0 car parking space</u> for each Dwelling Unit and subject to the conditions of <u>Section 151.1(e)</u> ; NP above <u>1.0 parking space for each Dwelling Unit.</u>
Group Housing of any kind	P up to <u>1.0 one-car parking space</u> for each three bedrooms or for each six beds, whichever results in the greater <u>number of parking spaces requirement</u> , plus <u>1.0 one parking space</u> for the manager's Dwelling Unit if any; NP above <u>preceding ratios.</u>
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. <u>NP above preceding ratio.</u>
<u>Agricultural Use Category</u>	
<u>Greenhouse</u>	<u>P up to 1.5 parking spaces for each 4,000 square feet of Occupied Floor Area. NP above preceding ratio.</u>
<u>Entertainment, Arts, and Recreation Uses Category</u>	
<u>Entertainment, Arts, and Recreation Uses*</u>	<u>P up to 1.5 parking spaces for each 200 square feet of Occupied Floor Area. NP above preceding ratio.</u>
Arts Activities, except theaters and auditoriums	<u>P up to one car for each 200 square feet of Occupied Floor Area.</u> <u>P up to 1.5 parking spaces for each 2,000 square feet of Occupied Floor Area. NP above preceding ratio.</u>

1	Sports Stadium	P up to <u>1.0 parking space one car</u> for each 15 seats. <u>NP above preceding ratio.</u>
2	Theater or auditorium	P up to <u>1.0 one car parking space</u> for each eight 8 seats up to 1,000 seats, plus one <u>1.0 parking space</u> for each 10 seats in excess of 1,000. <u>NP above preceding ratio.</u>
3		
4		
5	Industrial Uses Category	
6	Industrial Uses*	P up to one car <u>1.0 parking space</u> for each 1,500 square feet of Occupied Floor Area. <u>NP above preceding ratio.</u>
7		
8	Small Enterprise Workspace	P up to one car <u>1.0 parking space</u> for each 1,500 square feet of Occupied Floor Area. <u>NP above preceding ratio.</u>
9		
10	<u>Live/Work Units</u>	<u>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.</u>
11		
12		
13		
14	Institutional Uses Category	
15	Institutional Uses*	P up to one car <u>1.0 parking space</u> per 1,500 square feet of Occupied Floor Area. <u>NP above preceding ratio.</u>
16		
17	Child Care Facility	P up to one car <u>1.0 parking space</u> for each 25 children to be accommodated at any one time. <u>NP above preceding ratio.</u>
18		
19	Hospital	P up to one car <u>1.0 parking space</u> 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. <u>NP above preceding ratio.</u>
20		
21		
22		
23	Post-Secondary Educational Institution	P up to one car <u>1.0 parking space</u> for each two 2 classrooms. <u>NP above preceding ratio.</u>
24	Religious Institution	P up to one car <u>1.0 parking space</u> for each 20
25		

	seats. <u>NP above preceding ratio.</u>
Residential Care Facility	P up to one car <u>1.0 parking space</u> for each 10 beds. <u>NP above preceding ratio.</u>
School	P up to one car <u>1.0 parking space</u> for each six <u>6</u> classrooms. <u>NP above preceding ratio.</u>
Trade School	P up to one car <u>1.0 parking space</u> for each two <u>2</u> classrooms. <u>NP above preceding ratio.</u>
Sales and Services Category	
Retail Sales and Services*	P up to one car <u>1.0 parking space</u> 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. <u>NP above preceding ratio.</u>
Eating and Drinking Uses	P up to <u>1.25 parking spaces</u> one car for each <u>500</u> 200 square feet of Occupied Floor Area. <u>NP above preceding ratio.</u>
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 <u>one-quarter</u> 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 <u>1.0 parking space</u> for each 1,500 square feet of Gross Floor Area. <u>NP above preceding ratio.</u>
General Grocery uses with over 20,000 square feet of Occupied Floor Area	P up to one car <u>1.0 parking space</u> per 500 square feet of Occupied Floor Area, and subject to the conditions of Section 303(u)(2). C up to one car <u>1.0 parking space</u> 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). <u>NP above preceding ratio.</u>
Health Service	P up to <u>1.0</u> one <u>parking space</u> for each 300 square feet of Occupied Floor Area. <u>NP above preceding ratio.</u>

Hotels <u>in Districts other than NC</u>	P up to one car <u>1.0 parking space</u> for each 16 guest bedrooms, plus one <u>1.0 parking space</u> for the manager's Dwelling Unit, if any. <u>NP above preceding ratio.</u>
<u>Hotels in NC Districts</u>	<u>P up to 1.2 parking spaces for each guest bedroom.</u> <u>NP above preceding ratio.</u>
Limited Corner Commercial Uses in <u>RH</u> , <u>RTO-L</u> , <u>RTO-M</u> and RM districts authorized under Section 231.	None permitted.
Mortuary	P up to <u>5.0 parking spaces</u> . five cars . <u>NP above preceding ratio.</u>
Motel	P up to <u>1.0 parking space</u> one car for each guest unit, plus one <u>1.0 parking space</u> for the manager's Dwelling Unit, if any. <u>NP above preceding ratio.</u>
Retail <u>Greenhouse or</u> plant nursery	P up to one car <u>1.0 parking space</u> 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). <u>NP above preceding ratio.</u>
Retail space devoted to the handling of bulky merchandise such as motor vehicles, machinery, or furniture	P up to one car <u>1.0 parking space</u> 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). <u>NP above preceding ratio.</u>
Self-Storage	P up to one car <u>1.0 parking space</u> for each three <u>3</u> self-storage units. <u>NP above preceding ratio.</u>
Non-Retail Sales and Services*	P up to one car <u>1.0 parking space</u> per 1,500 square feet of Occupied Floor Area. <u>NP above preceding ratio.</u>
Commercial Storage or Wholesale Storage	P up to one car <u>1.0 parking space</u> for each 2,000 square feet of Occupied Floor Area. <u>NP above preceding ratio.</u>
<u>Office (unless otherwise specified below)</u>	<u>P up to 1.25 parking spaces for each 500 square feet of Occupied Floor Area. NP above preceding</u>

	<u>ratio.</u>
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 <u>preceding ratio.</u>
Office uses in the Central SoMa Special Use District	P up to one car <u>1.0 parking space</u> per 3,500 square feet of Occupied Floor Area. <u>NP above preceding ratio.</u>
Office uses in Chinatown Mixed Use Districts	P up to 7% of the Occupied Floor Area of such uses; NP above <u>preceding ratio.</u>
Office uses in M-1, UMU, SALI, PDR-1-D, and PDR-1-G Districts, except as specified below	P up to one car <u>1.0 parking space</u> per 1,000 square feet of Occupied Floor Area and subject to the pricing conditions of Section 155(g); NP above <u>preceding ratio.</u>
Office uses in M-1, UMU, SALI, PDR-1-D, and PDR-1-G Districts where the entire parcel is greater than <u>one-quarter</u> 1/4 mile from Market, Mission, 3rd Streets and 4th Street north of Berry Street	P up to one car <u>1.0 parking space</u> per 500 square feet of Occupied Floor Area; NP above <u>preceding ratio.</u>
Utility and Infrastructure Uses Category	
Utility and Infrastructure Uses	P up to one car <u>1.0 parking space</u> per 1,500 square feet of Occupied Floor Area. NP above <u>preceding ratio.</u>

* 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.

(fe) Excess Residential Parking. Any request for accessory residential parking, in excess of what is principally permitted in Tables 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

1 maximum amount stated in Tables 151.1-1 and 151.1-2. In MUG, WMUG, MUR, MUO, RED, RED-
2 MX, and SPD Districts, any project subject to Section 329 and that requests residential
3 accessory parking in excess of that which is principally permitted in Tables 151.1-1 and 151.1-
4 2, but which does not exceed the maximum amount stated in Tables 151.1-1 and 151.1-2, shall
5 be reviewed by the Planning Commission according to the procedures of Section 329.
6 Projects that are not subject to Section 329 shall be reviewed under the procedures detailed
7 in subsection (g) below.

8 (fg) **Small Residential Projects in MUG, WMUG, MUR, MUO, CMUO, WMUO, RED,**
9 **RED-MX, and SPD Districts.** Any project that is not subject to the requirements of Section
10 329 and that requests residential accessory parking in excess of what is principally permitted
11 in Tables 151.1-1 and 151.1-2 shall be reviewed by the Zoning Administrator subject to Section
12 307(i). The Zoning Administrator may grant parking in excess of what is principally permitted
13 in Tables 151.1-1 and 151.1-2, not to exceed the maximum amount stated in Tables 151.1-1
14 and 151.1-2, only if the Zoning Administrator determines that:

15 (1) all the following conditions have been met:

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

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

21 (C) All above-grade parking is architecturally screened and lined with
22 active uses according to the standards of Section 145.1, and the project sponsor is not
23 requesting any exceptions or variances requiring such treatments elsewhere in this Code; and

24 (D) Excess accessory parking does not diminish the quality and viability
25 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

<u>Geographic Area</u>	<u>Maximum Residential Parking per Dwelling Unit *</u>	<u>Maximum Parking for Non- Retail Sales and Service Uses (including all Office and Laboratory uses) and Retail Sales and Service Uses, except</u>

		<u>for any use also classified as a Production, Distribution, and Repair Use.</u>
<u>Transit-Oriented Communities Tier 1: Sites within a half-mile of Embarcadero, Montgomery, Powell, or Civic Center BART stations; and Salesforce Transbay Transit Center. **</u>	<u>0.375 parking space for each Dwelling Unit.</u>	<u>0.25 parking spaces per 1,000 square feet of Occupied Floor Area.</u>
<u>Transit-Oriented Communities Tier 2: Sites within a half-mile of 16th Street, 24th Street, Glen Park, or Balboa Park BART stations. **</u>	<u>0.5 parking spaces for each Dwelling Unit.</u>	<u>1.6 parking spaces per 1,000 square feet of Occupied Floor Area.</u>
<u>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). **</u>	<u>1.0 parking space for each Dwelling Unit.</u>	<u>2.5 parking spaces per 1,000 square feet of Occupied Floor Area.</u>
<u>Transit-Oriented Communities Tier 4: Sites within a half-mile</u>	<u>1.0 parking space for each Dwelling Unit.</u>	<u>2.5 parking spaces per 1,000 square feet of Occupied Floor</u>

1	<u>of all ferry terminals, including</u>		<u>Area.</u>
2	<u>the Ferry Building, 16th</u>		
3	<u>Street/Mission Bay, and</u>		
4	<u>Treasure Island.**</u>		

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

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

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

12 (a) In the calculation of off-street parking, freight loading spaces, and bicycle parking
13 spaces permitted or required under Sections 151.1, 152, 152.1, 155.2, 155.3, and 155.4 of this
14 Code, or pursuant to any Special Use District, the following rules shall apply:

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

20 (2) Where an initial quantity of floor area, rooms, seats, or other form of
21 measurement is exempted from ~~off-street parking or~~ loading requirements, such exemption
22 shall apply only once to the aggregate of that form of measurement. If the initial exempted
23 quantity is exceeded, for either a structure or a lot or a development, the requirement shall
24 apply to the entire such structure, lot, or development, unless the contrary is specifically
25 stated in this Code. In combining the requirements for use categories in mixed use buildings,

1 all exemptions for initial quantities of square footage for the uses in question shall be
2 disregarded, excepting the exemption for the initial quantity which is the least among all the
3 uses in question.

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

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

10 (5) When the calculation of the ~~required~~ number of ~~off-street parking or required~~
11 freight loading or permitted off-street parking spaces results in a fractional number, a fraction of
12 $\frac{1}{2}$ one-half or more shall be adjusted to the next higher whole number of spaces, and a fraction
13 of less than one-half $\frac{1}{2}$ may shall be disregarded, except where the number of permitted spaces is
14 less than one, in which case one parking space shall be permitted.

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

20 (b) The requirements for off-street ~~parking and~~ loading and permitted off-street parking for
21 any use not specifically mentioned in Sections 151.1 and 152 shall be the same as for a use
22 specified which is similar, as determined by the Zoning Administrator.

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

1
2 **SEC. 154. DIMENSIONS FOR OFF-STREET PARKING, FREIGHT LOADING, AND**
3 **SERVICE VEHICLE SPACES.**

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

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

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

19 (3) Off-street parking spaces in DTR, C-3, RTO, NCT, Eastern Neighborhoods
20 Mixed Use, PDR-1-D, and PDR-1-G Districts shall have no ~~minimum~~ defined area or dimension
21 requirements, except as required elsewhere in the Building Code for spaces specifically
22 designated for persons with physical disabilities. For all uses in all Districts, ~~for which there is~~
23 ~~no minimum off-street parking requirement, per Section 151.1,~~ refer to Sections 153 and 151.1(c) for
24 rules regarding calculation of parking spaces.

25 (4) Permitted off-street parking ~~Parking~~ spaces in mechanical parking structures

1 that allow a vehicle to be accessed without having to move another vehicle under its own
2 power shall be deemed to be independently accessible. Parking spaces that are accessed by
3 a valet attendant and are subject to such conditions as may be imposed by the Zoning
4 Administrator to insure the availability of attendant service at the time the vehicle may
5 reasonably be needed or desired by the user ~~for whom the space is required~~, shall be deemed to
6 be independently accessible. Any conditions imposed by the Zoning Administrator pursuant to
7 this Section 154 shall be recorded as a Notice of Special Restriction.

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

15 * * * *

16
17 **SEC. 155. GENERAL STANDARDS AS TO LOCATION AND ARRANGEMENT OF**
18 **OFF-STREET PARKING, FREIGHT LOADING, AND SERVICE VEHICLE FACILITIES.**

19 Required off-street parking and freight loading facilities shall meet the following
20 standards as to location and arrangement. Facilities which are not required but are actually
21 provided shall also meet the following standards unless such standards are stated to be
22 applicable solely to required facilities. In application of the standards of this Code for off-street
23 parking and loading, reference may be made to provisions of other portions of the Municipal
24 Code concerning off-street parking and loading facilities, and to standards of the Better
25 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 Ggross 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	Minimum Number of Class
-----	-------------------------	-------------------------

	1 Spaces Required	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.
<u>Senior Housing (Dwelling Units or Group Housing)</u>	<u>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.</u>	<u>Two Class 2 spaces for every 100 units or beds, whichever is applicable.</u>
* * * *		

* * * *

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).

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

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

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

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

19 ~~(ec) **Freight Loading and Service Vehicle Spaces.** In recognition of the fact that site~~
20 ~~constraints may make provision of required freight loading and service vehicle spaces~~
21 ~~impractical or undesirable, a reduction in or waiver of the provision of freight loading and~~
22 ~~service vehicle spaces for uses may be permitted, by the Zoning Administrator in all ~~d~~Districts,~~
23 ~~or in accordance with the provisions of Section 309 of this Code in C-3 Districts. In~~
24 ~~considering any such reduction or waiver, the following criteria shall be considered:~~

25 (1) Provision of freight loading and service vehicle spaces cannot be

1 accomplished underground because site constraints will not permit ramps, elevators,
2 turntables and maneuvering areas with reasonable safety;

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

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

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

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

19 (~~he~~) **Landmark and Significant Trees.** The required off-street ~~parking and~~ loading may
20 be reduced or waived if the Zoning Administrator determines that provision of required ~~off~~
21 ~~street parking or~~ loading would result in the loss of or damage to a designated Landmark Tree
22 or Significant Tree, as defined in the Public Works Code. The Zoning Administrator's decision
23 shall be governed by Section 307 ~~(f)~~ and shall require either (1) the recommendation of the
24 Department of Public Works Bureau of Urban Forestry, or its successor agency, or (2) the
25 recommendation of a certified arborist as documented in the subject tree's required tree

1 protection plan.

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

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

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

12
13 **SEC. 207.9. MINIMUM DWELLING UNIT DENSITIES AND MINIMUM OFFICE**
14 **INTENSITIES, USES “BY-RIGHT.”**

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

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

25 (1) **Applicability.**

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

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

13 (2) **Minimum Densities.** New construction proposing Dwelling Units on sites within
14 the geographic areas described in Table 207.9 must provide at least the number of Dwelling Units
15 specified in Table 207.9. Sites that meet more than one applicable Tier requirement in Table 207.9
16 shall comply with the higher minimum density. Fractions of units shall be rounded per Section
17 207(b)(1). For purposes of this Section 207.9, Accessory Dwelling Units shall count toward any
18 minimum density requirement.

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

20 (1) **Applicability.** This subsection (c) applies to all projects proposing new construction
21 of Office use on sites that do not already contain Office uses, and that are located in the geographic
22 areas or satisfy the applicability criteria described in Table 207.9; provided that the minimum Office
23 intensities in this subsection (c) shall not exceed the amount of permissible Office use allowed in the
24 District. These minimum densities shall only apply in Districts where Office uses are permitted.
25 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

<u>Applicability</u>	<u>Minimum Dwelling Unit Density</u>	<u>Minimum Intensity for Office Use</u>
<u>Transit-Oriented Communities</u> <u>Tier 1: Sites within a half-mile</u> <u>of Embarcadero, Montgomery,</u> <u>Powell, or Civic Center BART</u> <u>stations; and Salesforce</u> <u>Transbay Transit Center.*</u>	<u>100 units per acre</u>	<u>Floor Area Ratio 4:1</u>
<u>Transit-Oriented Communities</u> <u>Tier 2: Sites within a half-mile</u> <u>of 16th Street, 24th Street, Glen</u> <u>Park, or Balboa Park BART</u> <u>stations.*</u>	<u>75 units per acre</u>	<u>Floor Area Ratio 3:1</u>
<u>Transit-Oriented Communities</u> <u>Tier 3: Sites within a half-mile</u> <u>of all Muni rail stops on the F,</u>	<u>50 units per acre</u>	<u>Floor Area Ratio 2:1</u>

1	<u>J, K, L, M, N, or T lines;</u>		
2	<u>Caltrain Stations; and Van Ness</u>		
3	<u>Bus Rapid Transit Stops (i.e.</u>		
4	<u>stops on Van Ness Avenue</u>		
5	<u>between and including Market</u>		
6	<u>Street and Union Street). *</u>		
7	<u>Transit-Oriented Communities</u>	<u>50 units per acre</u>	<u>Floor Area Ratio 1:1</u>
8	<u>Tier 4: Sites within a half-mile</u>		
9	<u>of all ferry terminals, including</u>		
10	<u>the Ferry Building, 16th</u>		
11	<u>Street/Mission Bay, and</u>		
12	<u>Treasure Island; and all other</u>		
13	<u>locations subject to the</u>		
14	<u>applicability of Section 207.9. *</u>		
15	<u>Sites identified as Reused Sites</u>	<u>50 units per acre</u>	<u>N/A</u>
16	<u>in the 2022 Housing Element</u>		
17	<u>Update. **</u>		
18			
19	<u>Sites identified as Appropriate</u>	<u>50 units per acre</u>	<u>N/A</u>
20	<u>for Very Low Income or Low</u>		
21	<u>Income Households in the 2022</u>		
22	<u>Housing Element Update. ***</u>		

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

25 ** Housing Projects in which at least 20% of the units are set aside to households with incomes

1 at 80% of Area Median Income or lower on sites in this category shall be approved consistent with
2 California Government Code Section 65583.2(c) and (i).

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

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

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

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

20 21 **SEC. 207.10. MAXIMUM DWELLING UNIT SIZE.**

22 (a) **Purpose.** To encourage new infill multi-family housing, limit the proliferation and
23 expansion of large houses that do not increase the housing stock of moderately-priced units, support
24 the preservation of existing housing that serves lower- and middle-income households, and encourage
25 maximizing residential density, this Section 207.10 sets forth citywide maximum Dwelling Unit sizes.

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

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

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

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

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

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

14 **(2) any new construction project of 10 or more Dwelling Units, where not more than**
15 *10% of such units exceed 4,000 square feet of Gross Floor Area.*

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

21 **(e) Conditional Use Criteria.** *In addition to the criteria outlined in Planning Code Section*
22 *303(c), in acting upon an application for Conditional Use Authorization, the Planning Commission*
23 *shall consider whether facts are presented to establish based on the record before the Commission, that*
24 *all of the following criteria are met:*

25 **(1) the proposed project meets applicable Residential Design Guidelines, Citywide**

1 Design Standards, and other applicable adopted guidelines or standards;

2 (2) the proposed project does not propose to reduce the size of any other existing
3 Dwelling Unit or negatively impact the characteristics of a Residential Flat, as set forth in Section
4 317(g);

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

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

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

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

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

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

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

21
22
23 Section 9. Off-Street Parking and Curb Cuts. Article 1 and Article 2 of the Planning
24 Code are hereby amended by revising Sections 155, 249.49, and 249.71, to read as follows

25 **SEC. 155. GENERAL STANDARDS AS TO LOCATION AND ARRANGEMENT OF**

1 **OFF-STREET PARKING, FREIGHT LOADING, AND SERVICE VEHICLE FACILITIES.**

2 * * * *

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

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

14

<u>TABLE 155(r)(1). PROHIBITED STREET FRONTAGES</u>
<u>2nd Street from Market to Townsend Streets</u>
<u>3rd Street in the UMU District for 100 feet north and south of Mariposa Street and 100 feet north and south of 20th Street</u>
<u>3rd Street from Folsom Street to Townsend Street</u>
<u>4th Street from Folsom Street to Townsend Street</u>
<u>6th Street from Folsom Street to Brannan Street</u>
<u>6th Street for its entirety within the SoMa NCT District</u>
<u>9th Avenue from Lincoln Way to Judah Street in the Inner Sunset NC District</u>
<u>16th Street between Kansas and Mississippi Streets in the UMU and PDR-I-D Districts</u>
<u>16th Street between Guerrero and Capp Streets within the Valencia Street NCT and Mission Street</u>

25

1	<u>NCT Districts</u>
2	<u>17th Street in the Castro Street NC District</u>
3	<u>18th Street in the Castro Street NC District</u>
4	<u>22nd Street between 3rd Street and Minnesota Streets within the NCT-2 District</u>
5	<u>24th Street in the 24th Street - Noe Valley NC District east of Castro Street</u>
6	<u>24th Street for the entirety of the 24th Street-Mission NCT District</u>
7	<u>All Alleys within the North Beach NCD and the Telegraph Hill-North Beach Residential SUD</u>
8	<u>All Alleys in the Chinatown Mixed Use Districts</u>
9	<u>Balboa Street from 35th Avenue to 38th Avenue</u>
10	<u>Brannan Street from 2nd Street to 6th Street</u>
11	<u>Broadway between Van Ness Avenue and Larkin Street</u>
12	<u>Broadway from the Embarcadero on the east to Polk Street on the west</u>
13	<u>Buchanan Street from Post Street to Sutter Street</u>
14	<u>Bush Street between Van Ness Avenue and Larkin Street</u>
15	<u>California Street between Van Ness Avenue and Hyde Street</u>
16	<u>Carl Street in the Cole Valley NC District</u>
17	<u>Castro Street in the Castro Street NC District</u>
18	<u>Chenery Street within the Glen Park NCT District</u>
19	<u>Chestnut Street from Divisadero Street to Fillmore Street</u>
20	<u>Church Street in the Upper Market Street NCT and NCT-3 Districts</u>
21	<u>Clement Street from Arguello Boulevard to Park Presidio Boulevard</u>
22	<u>Cole Street in the Cole Valley NC District</u>
23	<u>Columbus Avenue between Washington and North Point Streets</u>
24	<u>Destination Alleyways, as designated in the Downtown Streetscape Plan</u>
25	

1	<u>Diamond Street within the Glen Park NCT District</u>
2	<u>Divisadero from Page to Oak Streets, from Fell to Grove Streets, and from Geary to Pine Streets</u>
3	<u>Ecker Alley in its entirety</u>
4	<u>Fillmore Street in the Upper Fillmore NC District</u>
5	<u>Folsom Street from 2nd Street to 13th Street</u>
6	<u>Folsom Street, from Second Street to The Embarcadero, except as permitted pursuant to Section 827</u>
7	<u>Geneva Avenue from I-280 to San Jose Avenue within the NCT-2 District</u>
8	<u>Grant Avenue between Columbus Avenue and Filbert Street</u>
9	<u>Green Street between Grant Avenue and Columbus/Stockton</u>
10	<u>Haight Street in the Lower Haight NC District and Haight Street NC District</u>
11	<u>Hayes Street from Franklin Street to Laguna Street</u>
12	<u>Howard Street from 5th Street to 13th Street</u>
13	<u>Hyde Street between California Street and Pine Street</u>
14	<u>Irving Street from 19th Avenue to 25th Avenue</u>
15	<u>Irving Street from 6th Avenue to 10th Avenue in the Inner Sunset NC District</u>
16	<u>Market Street for its entirety from The Embarcadero to Castro Street</u>
17	<u>Mission Street for the entirety of the Mission Street NCT District</u>
18	<u>Mission Street from The Embarcadero to Annie Street and from 10th Street to Division Street</u>
19	<u>Natoma Street from 300 feet westerly of 1st Street to 2nd Street</u>
20	<u>Ocean Avenue from Junipero Serra Boulevard to Lagunitas Drive in the Lakeside Village NC</u>
21	<u>District</u>
22	<u>Ocean Avenue within the Ocean Avenue NCT District</u>
23	<u>Octavia Street from Hayes Street to Fell Street</u>
24	<u>Parnassus Avenue in the Cole Valley NC District</u>
25	

1	<u>Pine Street between Van Ness Avenue and Larkin Street</u>
2	<u>Polk Street between Filbert Street and Golden Gate Avenue</u>
3	<u>Post Street, on the north side from Webster Street to Laguna Street and on the south side from</u>
4	<u>Fillmore Street to Webster Street</u>
5	<u>Shaw Alley in its entirety</u>
6	<u>Taraval Street from 19th Avenue to 22nd Avenue</u>
7	<u>The Embarcadero (the western/inland side) between King and Jefferson Streets</u>
8	<u>The Embarcadero in the DTR Districts</u>
9	<u>Townsend Street from 2nd Street to 6th Street, except as permitted pursuant to Section 329(e)(3)(B)</u>
10	<u>Union Street from Fillmore Street to Octavia Street</u>
11	<u>Valencia Street between 15th and 23rd Streets in the Valencia Street NCT District</u>
12	<u>Van Ness Avenue from Hayes Street to Mission Street</u>

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

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

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

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

21 (3) **Corner Lots in the SALI District.** For corner lots in the SALI District, no new curb
22 cut shall be permitted, nor any existing curb cut expanded, on any Street or Alley identified as an Alley
23 in the Western SoMa Area Plan of the General Plan if any property on the same block with frontage
24 along that Street or Alley is designated as a RED or RED-MX District.

25 (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.

<u>Table 155(r)(4). PLANNING COMMISSION APPROVAL OF CURB CUTS</u>	
<u>1st Street from Market to Folsom Street</u>	
<u>5th Street from Howard Street to Townsend Street</u>	
<u>16th Street in the RTO Districts</u>	
<u>Beale Street from Market Street to Folsom Street</u>	
<u>Bryant Street from 2nd Street to 6th Street</u>	
<u>California Street in its entirety</u>	
<u>Church Street in the RTO Districts</u>	
<u>Dolores Street from Market Street to 16th Street</u>	
<u>Duboce Street from Noe Street to Market Street</u>	
<u>Fillmore Street from Hermann Street to Duboce Avenue</u>	
<u>Folsom Street in the C-3 Districts</u>	
<u>Fremont Street from Market Street to Folsom Street</u>	

1	<u>Geary Street in the C-3 Districts</u>
2	<u>Grant Avenue from Market Street to Sacramento Street</u>
3	<u>Harrison Street from 2nd Street to 6th Street</u>
4	<u>Mission Street in the C-3 Districts</u>
5	<u>Montgomery Street from Market Street to Columbus Avenue</u>
6	<u>Noe Street from Duboce Avenue to Market Street</u>
7	<u>Octavia Street from Fell Street to Market Street</u>
8	<u>Powell Street in the C-3 Districts</u>
9	<u>Stockton Street in the C-3 Districts</u>
10	<u>The Embarcadero (eastern/water side) between Townsend and Taylor Streets</u>
11	<u>West Portal Avenue in the West Portal NC District</u>

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

15 (i) Transit Preferential Streets designated in the Transportation Element;
16 (ii) Neighborhood Commercial Streets or Commercial Throughways
17 defined by the Better Streets Plan; or

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

22 **(C) Protected Street Types with No Alternative Frontage.** A new or expanded
23 curb cut on street types listed in subsection (r)(4)(B) where no alternative frontage exists shall still
24 require Planning Commission approval. However, in such cases the Planning Commission shall not
25 make the findings of Section 303(y) and instead must find that the final design minimizes negative

1 impacts to transit movement and to the safety of pedestrians and bicyclists to the fullest extent feasible.

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

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

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

21 —(2) Not permitted:

22 —(A) The entire portion of Market Street from The Embarcadero to Castro Street,

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

25 —(C) Van Ness Avenue from Hayes Street to Mission Street,

- 1 ~~——(D) Mission Street from The Embarcadero to Annie Street and from 10th Street to~~
2 ~~Division Street,~~
- 3 ~~——(E) Octavia Street from Hayes Street to Fell Street,~~
- 4 ~~——(F) Embarcadero in the DTR Districts,~~
- 5 ~~——(G) 22nd Street between 3rd Street and Minnesota Streets within the NCT-2 District,~~
- 6 ~~——(H) Valencia Street between 15th and 23rd Streets in the Valencia Street NCT District,~~
- 7 ~~——(I) Mission Street for the entirety of the Mission Street NCT District,~~
- 8 ~~——(J) 24th Street for the entirety of the 24th Street Mission NCT,~~
- 9 ~~——(K) 16th Street between Guerrero and Capp Streets within the Valencia Street NCT and~~
10 ~~Mission Street NCT Districts,~~
- 11 ~~——(L) 16th Street between Kansas and Mississippi Streets in the UMU and PDR-1-D~~
12 ~~Districts,~~
- 13 ~~——(M) 6th Street for its entirety within the SoMa NCT District,~~
- 14 ~~——(N) 3rd Street, in the UMU districts for 100 feet north and south of Mariposa and 100~~
15 ~~feet north and south of 20th Streets,~~
- 16 ~~——(O) Ocean Avenue within the Ocean Avenue NCT District,~~
- 17 ~~——(P) Geneva Avenue from I-280 to San Jose Avenue within the NCT-2 District,~~
- 18 ~~——(Q) Columbus Avenue between Washington and North Point Streets,~~
- 19 ~~——(R) Broadway from the Embarcadero on the east to Polk Street on the west,~~
- 20 ~~——(S) All alleyways in the Chinatown Mixed Use Districts,~~
- 21 ~~——(T) Diamond Street within the Glen Park NCT District,~~
- 22 ~~——(U) Chenery Street within the Glen Park NCT District,~~
- 23 ~~——(V) Natoma Street from 300 feet westerly of 1st Street to 2nd Street,~~
- 24 ~~——(W) Ecker Alley in its entirety,~~
- 25 ~~——(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)I 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.~~

1 ~~——(TT) No curb cut shall be permitted that directly fronts an adjacent on-street striped bus~~
2 ~~stop (e.g., bus stop zones with striping or red curb) that has been approved by the San Francisco~~
3 ~~Municipal Transportation Agency (SFMTA) Board of Directors, transit bulb-out as defined in the~~
4 ~~Better Streets Plan, or on street frontage directly adjacent to a transit boarding island as defined in the~~
5 ~~Better Streets Plan if vehicles accessing the curb cut would be required to cross over the boarding~~
6 ~~island.~~

7 ~~——(3) Not permitted without Conditional Use authorization or Sections 309 or 329~~
8 ~~exception. In the C-3-O(SD) and the Central SoMa Special Use Districts, the Planning Commission~~
9 ~~may grant permission for a new curb cut or an expansion of an existing one as an exception pursuant to~~
10 ~~Sections 309 or 329 in lieu of a Conditional Use authorization as long as the Commission makes the~~
11 ~~findings required under Section 303(y) and where the amount of parking proposed does not exceed the~~
12 ~~amounts permitted as accessory according to Section 151.1. In addition, in the MUG, WMUG, MUR,~~
13 ~~MUO, RED, RED-MX, and SPD Districts, the Planning Commission may grant permission for a new~~
14 ~~curb cut or an expansion of an existing one as an exception pursuant to Section 329 in lieu of a~~
15 ~~Conditional Use authorization as long as the Commission makes the findings required under Section~~
16 ~~303(y). A Planning Commission Conditional Use authorization subject to the additional findings under~~
17 ~~Section 303(y) is required to allow a new curb cut or expansion of an existing one on any other~~
18 ~~restricted street identified in this subsection 155(r)(3).~~

19 ~~——(A) Except as provided in Section 155(r), in all zoning districts except RH, M, NC-S, P,~~
20 ~~PDR, and SALI, no curb cuts accessing off-street parking or loading shall be created or expanded on~~
21 ~~street frontages identified along any Transit Preferential Street as designated in the Transportation~~
22 ~~Element of the General Plan, or Neighborhood Commercial Street and Commercial Throughways as~~
23 ~~defined in the Better Streets Plan, or any SFMTA Board of Directors adopted bicycle routes or lanes,~~
24 ~~where an alternative frontage is available. On such bicycles routes or lanes where the bicycle facility is~~
25 ~~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 SALL, 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~~

1 ~~and to the safety of pedestrians and bicyclists to the fullest extent feasible.~~

2 ~~———(5) Corner lots in the SALI District. For corner lots in the SALI District, no new curb~~
3 ~~cut shall be permitted, nor any existing curb cut expanded, on any Street or Alley identified as an alley~~
4 ~~in the Western SoMa Area Plan of the General Plan if any property on the same block with frontage~~
5 ~~along that Street or Alley is designated as a RED or RED-MX District.~~

6 ~~(6) A “development lot” shall mean any lot containing a proposal for new~~
7 ~~construction, building alterations which would increase the gross square footage of a structure by 20~~
8 ~~percent or more, or change of use of more than 50 percent of the gross floor area of a structure~~
9 ~~containing parking. Pre-existing access to off-street parking and loading on development lots that~~
10 ~~violates the restrictions of this Section 155(r) may not be maintained.~~

11 * * * *

12 (t) **Garage Additions in the North Beach Neighborhood Commercial District,**
13 **North Beach-Telegraph Hill Residential Special Use District, and Chinatown Mixed Use**
14 **Districts.** Notwithstanding any other provision of this Code to the contrary, a mandatory
15 discretionary review hearing by the Planning Commission is required in order to install a
16 garage in an existing or proposed structure of two units or more in the North Beach NCD, the
17 North Beach-Telegraph Hill Residential SUD, and the Chinatown Mixed Use Districts.

18 In order to approve the installation of any garage in these districts, the City shall
19 find that: (1) the proposed garage opening/addition of off-street parking will not cause the
20 elimination or reduction of ground-story retail or commercial space; (2) the proposed garage
21 opening/addition of off-street parking will not eliminate or decrease the square footage of any
22 ~~d~~Dwelling ~~u~~Unit, (3) the building has not had two or more evictions with each eviction
23 associated with a separate ~~u~~Dwelling Unit(s) within the past 10 ~~ten~~ years, and (4) the garage
24 would not front on an Alley pursuant to Section 155(r)(2)(1) of this Code or on a public right-of-
25 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/

1 addition of off-street parking is consistent with the Priority Policies of Section 101.1 of this
2 Code.

3 * * * *

4
5 **SEC. 249.71. YERBA BUENA CENTER MIXED-USE SPECIAL USE DISTRICT.**

6 * * * *

7 (c) **Use Controls.** The following provisions shall apply to the special use district:

8 * * * *

9 (8) **Protected Street Frontages.**

10 (A) Section 155(r)(~~3~~)(4)(A)-(B) shall not apply within the special use
11 district.

12 (B) For the purposes of Section 155(r)(4)(C), the project does not have
13 alternative frontage to Third Street and Mission Street, and therefore curb cuts accessing off-
14 street parking or loading off Third Street and Mission Street may be permitted as an exception
15 pursuant to Section 309 and Section 155(r)(4)(C).

16 * * * *

17 Section 10. San Francisco Municipal Transportation Agency Special Use District.
18 Article 2 of the Planning Code is hereby amended by adding Section 249.11, to read as
19 follows:

20 **SEC. 249.11 NON-CONTIGUOUS SAN FRANCISCO MUNICIPAL TRANSPORTATION**
21 **AGENCY SITES SPECIAL USE DISTRICT.**

22 (a) **Purpose.** *There shall be a non-contiguous Special Use District (“SUD”) for sites owned by*
23 *the City and County of San Francisco and under the jurisdiction of the San Francisco Municipal*
24 *Transportation Agency (SFMTA) to enable SFMTA to use the sites for transportation and other Public*
25 *uses as well as uses permitted by the underlying zoning district. This SUD also enables mixed-use*

1 residential development with characteristics not accommodated by underlying zoning.

2 (b) **Applicability.** The provisions in this Section 249.11 shall apply to the following Assessor's
3 Block/Lots: 0019/001; 0490/009, 010, 011, 012, 013; 0635/009, 009A; 0669/012; 1072/001; 1439/035,
4 036, 045, 048, 049; 1440/028, 029, 030; 1453/020; 1526/002, 028, 028A; 1596/044, 045; 1730/050;
5 1763/044; 2647/034, 017; 2864/050; 2979A/002, 034; 2988A/007; 3582/087; 6507/023; 6972/036;
6 7225/013; 7226/016. Notwithstanding Planning Code Section 206.10, which prohibits projects within
7 SUDs that implement Development Agreements from using the HC-SF Program, residential
8 development projects within this SUD may use the HC-SF Program even when such development is
9 associated with a Development Agreement, Project Agreement or other similar agreement.

10 (c) **General Controls.**

11 (1) **Permitted Uses.** In addition to any uses permitted by the zoning district in which the
12 lot is located, uses permitted under Section 211.1 shall be principally permitted and uses conditionally
13 permitted under 211.2 shall be conditionally permitted. Where there is a conflict between land use
14 controls in the underlying zoning district and those in Sections 211.1 or 211.2, the more permissive
15 control shall apply.

16 (2) **Residential Density.** Maximum residential density limits or Floor Area Ratio limits
17 shall not apply to Residential Uses in the SUD. Form Based density shall apply to Residential Uses in
18 the SUD.

19 (3) **Measurement of Height.** Notwithstanding Planning Code Section 260(a) regarding
20 Method of Measurement, the height of a structure containing a Public Facility may be measured from
21 the centerline of such structure along any frontage for that structure's entire depth.

22 (4) **Bulk and Lot Coverage.** For Development projects that are in height districts that
23 allow heights of 400 feet or greater, and are using the HC-SF Program in Section 206.10, the following
24 bulk controls and lot coverage provisions shall apply:

25 (A) Notwithstanding Sections 270(i)(1)(A)(i) and 270(i)(1)(B)(i) no setbacks are

1 required for interior property lines abutting lots with a Public Facility.

2 (B) Below a height of 85 feet, no rear yard or lot coverage limits shall apply.

3 For portions of a building between 85 feet in height and 120 feet in height, the bulk controls of Section
4 270(i) shall not apply; rather, for a lot that does not include a Public Facility, the lot coverage shall be
5 limited to 60% of the lot area.

6 (C) For portions of a building above 120 feet in height (herein “above the
7 podium”), building mass may be provided in up to two towers that meet the bulk limits of Section
8 270(i)(1). However, the following exceptions to Section 270(i)(1) shall apply:

9 (i) Tower separation may be reduced to not less than 50 feet if the height
10 of the shorter tower above the podium is no taller than one-half the height of the taller tower above the
11 podium.

12 (ii) A tower’s average floorplate above the podium shall be no larger
13 than 14,000 square feet.

14 (iii) If there are two towers, one of the towers shall not be taller than 360
15 feet.

16 (iv) The combined maximum gross floor area of two towers, measured
17 for floors between 120 feet and 360 feet in height shall be limited to 576,000 square feet.

18 (v) The average floorplate for the top 1/3 portion of a tower above the
19 podium shall be reduced in square footage by 10% from the average floorplate of the lower 2/3 portion
20 of the tower, and the allowed maximum dimensions in Section 270(i)(B) for such top 1/3 portion of the
21 tower shall be reduced by 5% from the lower 2/3 portion of the tower.

22 (vi) The standards in this subsection (c)(4)(C) are not eligible for the
23 reduction or modification of standards in Section 206.10(d)(1)(M).

24 (5) **Open Space.** Section 135 shall apply, except as follows:

25 (A) **On-Site Publicly Accessible Usable Open Space.** The usable open space

1 requirement may be met for projects subject to the SUD with on-site publicly accessible usable open
2 space, including open space otherwise required by Planning Code Section 270.3. When on-site
3 publicly accessible usable open space is provided, the maintenance, information plaque, and liability
4 provisions of Section 270.3(e) shall apply.

5 **(B) Off-Site Publicly Accessible Usable Open Space.** When additional off-site
6 improvements are made to meet the usable open space requirement, including improvements on
7 adjacent sidewalks and public rights-of-way, such open space improvements shall comply with all
8 applicable regulations of the San Francisco Municipal Transportation Agency, San Francisco Art
9 Commission, the Department of Public Works, the Bureau of Light, Heat and Power of the Public
10 Utility Commission, or any other public agency, as applicable. The property owner shall maintain all
11 such improvements and meet the liability provisions of Section 270.3(e) for the life of the project.

12 **(6) Development Impact Fees.** For a development project on land subject to the SUD:

13 **(A)** With the recommendation of the SFMTA Board of Directors, the Board of
14 Supervisors may waive all or a portion of any applicable Transportation Sustainability Fee under
15 Section 411A, and all or a portion of any applicable Jobs-Housing Linkage Program requirements
16 under Section 413.

17 **(B)** The provisions of Section 415 et seq., as amended or replaced from time to
18 time, shall apply. Notwithstanding Section 415.6(h)(1), a development project may receive development
19 subsidies if the development provides the same number of on-site affordable units as required by the
20 applicable on-site affordable housing requirement in Section 415 et seq., or any temporary reduction
21 as set forth in Sections 415A et seq. or 415B et seq., plus an additional number of on-site affordable
22 units equal to 25% of the applicable on-site affordable units. Additional units shall be provided as
23 affordable to households at or below 80% of Area Median Income. Any units required to be affordable
24 to middle- or moderate-income households under Sections 415.6(a), 415A, or 415B, as applicable, or
25 this subsection 249.11(c)(6)(B), may instead be affordable to moderate- or low-income households.

1 Notwithstanding Section 415.6(f)(1), the moderate and low income units may be located anywhere in
2 the project.

3
4 Section 11. Displaced Businesses. Article 2 of the Planning Code is hereby amended
5 by adding Section 202.17, to read as follows:

6 **SEC. 202.17. PERMITTED USES AND USE SIZE LIMITS FOR DISPLACED**
7 **BUSINESSES; NOTICE REQUIREMENT.**

8 (a) **Purpose.** It is to the general benefit of the people of San Francisco and the unique
9 character of the City and its neighborhoods to retain commercially viable businesses that are forced to
10 close and relocate for a variety of reasons, including but not limited to new development, escalating
11 commercial rent, or other economic hardship. The provisions of this Section 202.17 are intended to
12 streamline and increase opportunities for Displaced Businesses to relocate within the City, but do not
13 override any controls enacted by voter initiative.

14 (b) **Definitions.** The following definitions shall apply to this Section 202.17.

15 **New Location** means the site or location where a Displaced Business seeks to be
16 permitted.

17 **Prior Location** means the place of operation where a Displaced Business was lawfully
18 permitted and operated for at least five years prior to relocating to the New Location.

19 **Displaced Business** means a commercial or institutional use with less than 50,000
20 square feet of Gross Floor Area, whose lease expired and was not renewed, or was otherwise
21 terminated by the property owner, and submits a complete Development Application to relocate to a
22 New Location within five years of the property owner submitting a complete Development Application
23 for development at the site of the Prior Location. Any Displaced Business shall not be considered a
24 Displaced Business upon the Department's approval of the first Development Application to relocate to
25 the New Location.

1 **(c) Controls.**

2 **(1) Conditional Use Authorization Not Required.** *Notwithstanding any other provision*
3 *of this Code, if the use and use size associated with a Displaced Business is either principally or*
4 *conditionally permitted in the zoning district of the New Location, the use and use size of the Displaced*
5 *Business shall be principally permitted. In no event shall this subsection be construed to permit a use*
6 *or use size that is not permitted in the zoning district of a proposed New Location, or to allow Formula*
7 *Retail uses in the Neighborhood Commercial Districts without Conditional Use authorization.*

8 **(2) No Development Impact Fees.** *A relocating Displaced Business shall not be subject*
9 *to fees pursuant to Article 4.*

10 **(d) Notice of Development Applications to Existing Businesses.** *Within 15 days of*
11 *determining that a Development Application is complete or deemed complete, if the Development*
12 *Application is proposed at a property where there is an existing commercial or industrial use with less*
13 *than 50,000 square feet of Gross Floor Area, the Department shall provide mailed and electronic*
14 *notice of the Development Application to the existing non-residential tenant and the Office of Small*
15 *Business. This provision does not increase or decrease the rights or obligations of the property owner*
16 *or non-residential tenant pursuant to a private agreement, such as a lease.*

17
18 Section 12. Miscellaneous Amendments. These amendments are related to the
19 Housing Element rezoning, and include other code changes to streamline the consideration of
20 housing projects. Articles 1, 1.2, 2, and 3 of the Planning Code are hereby amended by
21 revising Sections 102, **121.7, 202.2**, 306.1, 311 and 317, and deleting Sections 140.1, 206.5,
22 and 318, to read as follows.

23 **SEC. 102. DEFINITIONS.**

24 * * * *

25 **DBI.** The San Francisco Department of Building Inspection or its successor.

1 **Density, Form-Based.** *A type of residential density where the maximum number of residential*
2 *units is not numerically limited by lot or lot area but by the number of units that could be built within*
3 *the volume of a proposed development that complies with all applicable Planning Code requirements*
4 *and Objective Standards. Such requirements and standards include, but are not limited to, Height,*
5 *Bulk, Rear Yard, Lot Coverage, Setbacks, Open Space, Dwelling Unit Exposure, and Dwelling Unit*
6 *Mix.*

7 **Density, Numeric.** *A type of residential density where the permitted maximum number of*
8 *residential units is calculated based on a specified number of units per lot, or number of units per lot*
9 *area.*

10 * * * *

11 **Objective Standard.** *A standard that does not involve personal or subjective judgment and is*
12 *publicly available and uniformly verifiable by reference to a benchmark or criterion and knowable,*
13 *including but not limited to those in the Planning Code or any applicable standards adopted by the*
14 *Planning Commission, Zoning Administrator, or Board of Supervisors (by ordinance), which are under*
15 *the purview of the Planning Commission, Planning Department, or Zoning Administrator, including*
16 *any Citywide Design Standards.*

17 **Occupied Floor Area.** See Floor Area, Occupied.

18 * * * *

19 **Residential Care Facility.** An Institutional Healthcare Use providing lodging, board,
20 and care for a period of 24 hours or more to persons in need of specialized aid by personnel
21 licensed by the State of California. Such facility shall display nothing on or near the facility that
22 gives an outward indication of the nature of the occupancy except for a sign as permitted by
23 Article 6 of this Code, shall not provide outpatient services, and shall be located in a structure
24 which remains residential in character. Such facilities shall include, but not necessarily be
25 limited to, a board and care home, family care home, long-term nursery, orphanage, rest

1 home or home for the treatment of addictive, contagious or other diseases, or psychological
2 disorders.

3 **Residential Flat.** A Residential Unit in a building containing two or more Dwelling Units, that
4 has contiguous habitable space that extends the full depth of the building on the same story from the
5 front street-facing façade to the rear of the building, and has windows or doorways on both front and
6 rear facades from at least one habitable room that is not a hallway.

7 * * * *

8
9 **SEC. 121.7. RESTRICTION OF LOT MERGERS IN CERTAIN DISTRICTS, AND ON**
10 **PEDESTRIAN-ORIENTED STREETS, AND FOR LOTS WITH CERTAIN HISTORIC**
11 **RESOURCES.**

12 (a) **Purpose:** In order to promote, protect, and maintain a fine-grain scale of
13 development in residential districts and on important pedestrian-oriented commercial streets
14 that is appropriate to each district; compatible with adjacent buildings; provide for a diverse
15 streetscape; ensure the maintenance and creation of multiple unique buildings and building
16 frontages rather than large single structures superficially treated; promote diversity and
17 multiplicity of land ownership and discourage consolidation of property under single
18 ownership, merger of lots is regulated in accordance with this Section 121.7.

19 * * * *

20 **(e) Lots with Certain Historic Resources.** Mergers are not permitted on Lots
21 described in this subsection (e), unless the Project maintains the historic resource in
22 compliance with the Preservation Design Standards for the life of the project, and the
23 requirement is recorded in a Notice of Special Restrictions. Lots subject to this paragraph
24 include any Lot with a historic resource that is: designated as a landmark or listed as a
25 contributor to or located within a historic district under Article 10; listed as a Significant or

1 Contributory Building under Article 11; listed in the California Register of Historical Resources
2 or the National Register of Historic Places; identified in an adopted survey or historic context
3 statement as potentially eligible for individual listing in the California Register of Historical
4 Resources or the National Register of Historic Places; or, located within an historic district that
5 is listed in, or identified in an adopted survey or historic context statement as potentially
6 eligible for listing in, the California Register of Historical Resources or the National Register of
7 Historic Places.

8
9 **~~SEC. 140.1. COMMON AREA REQUIREMENT FOR EFFICIENCY DWELLING UNITS~~**
10 **~~WITH REDUCED SQUARE FOOTAGE.~~**

11 ~~*Buildings with 20 or more Efficiency Dwelling Units with reduced square footage, as defined in*~~
12 ~~*Section 318 of this Code, shall include at least one common room for use by the residents. Such*~~
13 ~~*common room(s) may be used as study or reading rooms, shared kitchen or dining facilities, media*~~
14 ~~*rooms, game rooms, fitness facilities, or similar uses appropriate to the needs of residents. Interior*~~
15 ~~*common areas shall be of sufficient size to reasonably accommodate residents' needs, but in no event*~~
16 ~~*shall the area required be less than ten square feet per unit.*~~

17
18 **SEC. 202.2. LOCATION AND OPERATING CONDITIONS.**

19 * * * *

20 (f) **Residential Uses.** The Residential Uses listed below shall be subject to the
21 corresponding conditions:

22 (1) **Senior Housing.** To qualify as Senior Housing, as defined in Section 102
23 of this Code, the following definitions shall apply and shall have the same meaning as the
24 definitions in California Civil Code Sections 51.2, 51.3, and 51.4, as amended from time to
25 time. These definitions shall apply as shall all of the other provisions of Civil Code Sections

1 51.2, 51.3, and 51.4. Any Senior Housing must also be consistent with the Fair Housing Act,
2 42 U.S.C. §§ 3601-3631 and the Fair Employment and Housing Act, California Government
3 Code Sections 12900-12996.

4 * * * *

5 (C) **Definition.** "Senior Citizen Housing Development" means a
6 residential development developed, substantially rehabilitated, or substantially renovated for
7 senior citizens ~~that has at least 35 Dwelling Units~~. Any Senior Citizen Housing Development that
8 is required to obtain a public report under Section 11010 of the Business and Professions
9 Code and that submits its application for a public report after July 1, 2001, shall be required to
10 have been issued a public report as a Senior Citizen Housing Development under Section
11 11010.05 of the Business and Professions Code. No housing development constructed prior
12 to January 1, 1985, shall fail to qualify as a Senior Citizen Housing Development because it
13 was not originally developed or put to use or occupancy by senior citizens.

14 * * * *

15
16 **~~SEC. 206.5. STATE RESIDENTIAL DENSITY BONUS PROGRAM: ANALYZED.~~**

17 ~~(a) **Purpose.** Sections 206.5, 206.6, and 206.7 shall be referred to as the San Francisco State~~
18 ~~Residential Density Bonus Program or the State Density Bonus Program. First, the Analyzed State~~
19 ~~Density Bonus Program in Section 206.5 offers an expedited process for projects that seek a density~~
20 ~~bonus that is consistent with the pre-vetted menu of incentives, concessions and waivers that the~~
21 ~~Planning Department and its consultants have already determined are feasible, result in actual cost~~
22 ~~reductions, and do not have specific adverse impacts upon public health and safety of the physical~~
23 ~~environment. Second the Individually Requested State Density Bonus Program in Section 206.6 details~~
24 ~~the review, analysis and approval process for any project seeking a density bonus that is consistent~~
25 ~~with State Law, but is not consistent with the requirements for the Analyzed State Density Bonus~~

1 ~~Program established in Section 206.5. Third, Section 206.7 describes density bonuses available under~~
2 ~~the State code for the provision of childcare facilities.~~

3 ~~This Section 206.5 implements the Analyzed State Density Bonus Program or “Analyzed State~~
4 ~~Program.” The Analyzed State Program offers an expedited process for projects that seek a density~~
5 ~~bonus that is consistent with, among other requirements set forth below, the pre-vetted menu of~~
6 ~~incentives, waiver and concessions.~~

7 ~~(b) Applicability.~~

8 ~~(1) A Housing Project that meets all of the requirements of this subsection (b)(1) or is a~~
9 ~~Senior Housing Project meeting the criteria of (b)(2) shall be an Analyzed State Density Bonus Project~~
10 ~~or an “Analyzed Project” for purposes of Sections 206 et seq. A Housing Project that does not meet all~~
11 ~~of the requirements of this subsection (b), but seeks a density bonus under State law may apply for a~~
12 ~~density bonus under Section 206.6 as an Individually Requested State Density Bonus Project. To~~
13 ~~qualify for the Analyzed State Density Bonus Program a Housing Project must meet all of the~~
14 ~~following:~~

15 ~~(A) contain five or more residential units, as defined in Section 102, not~~
16 ~~including any Group Housing as defined in Section 102, efficiency dwelling units with reduced square~~
17 ~~footage defined in Section 318, and Density Bonus Units permitted through this Section 206.5 or other~~
18 ~~density program;~~

19 ~~(B) is not seeking and receiving a density or development bonus under Section~~
20 ~~207; the HOME-SF Program, Section 206.3; the 100-Percent Affordable Housing Bonus Program;~~
21 ~~Section 206.4; or any other local or State density bonus program that provides development bonuses;~~

22 ~~(C) for projects located in Neighborhood Commercial Districts is not seeking to~~
23 ~~merge lots that result in more than 125 linear feet in lot frontage on any one street;~~

24 ~~(D) is located in any zoning district that: (i) is not designated as an RH-1 or~~
25 ~~RH-2 Zoning District; (ii) establishes a maximum dwelling unit density through a ratio of number of~~

1 ~~units to lot area, including but not limited to, RH-3, RM, RC, C-2, Neighborhood Commercial, Named~~
2 ~~Neighborhood Commercial, and SoMa Mixed Use Districts, but only if the SoMa Mixed Use District~~
3 ~~has a density measured by a maximum number of dwelling units per square foot of lot area; (iii) is not~~
4 ~~in the North of Market Residential Special Use District, Planning Code Section 249.5 until the~~
5 ~~Affordable Housing Incentive Study is completed at which time the Board will review whether the North~~
6 ~~of Market Residential Special Use District should continue to be excluded from this Program. The~~
7 ~~Study will explore opportunities to support and encourage the provision of housing at the low,~~
8 ~~moderate, and middle income range in neighborhoods where density controls have been eliminated.~~
9 ~~The goal of this analysis is to incentivize increased affordable housing production levels at deeper and~~
10 ~~wider ranges of AML and larger unit sizes in these areas through 100% affordable housing~~
11 ~~development as well as below market rate units within market rate developments; (iv) is not located~~
12 ~~within the boundaries of the Northeastern Waterfront Area Plan south of the centerline of Broadway;~~
13 ~~and (v) is not located on property under the jurisdiction of the Port of San Francisco;~~

14 ~~(E) is providing all Inclusionary Units as On-site Units under Section 415.6;~~

15 ~~(F) includes a minimum of nine foot ceilings on all residential floors;~~

16 ~~(G) is seeking only Concessions or Incentives set forth in subsection (c)(4);~~

17 ~~(H) is seeking height increases only in the form of a waiver as described in~~
18 ~~subsection (c)(5);~~

19 ~~(I) does not demolish, remove, or convert any residential units;~~

20 ~~(J) consists only of new construction, and excluding any project that includes an~~
21 ~~addition to an existing structure;~~

22 ~~(K) includes at the ground floor level active uses, as defined in Section 145.1 at~~
23 ~~the same square footages as any neighborhood commercial uses demolished or removed;~~

24 ~~(L) if any retail use is demolished or removed, does not include a Formula~~
25 ~~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%

<i>Lower Income</i>	<i>10%</i>	<i>20%</i>	<i>30%</i>
<i>Moderate Income (Common Interest Development)</i>	<i>10%</i>	<i>20%</i>	<i>30%</i>
<i>Maximum Incentive(s)/ Concession(s)</i>	<i>1</i>	<i>2</i>	<i>3</i>

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*

1 ~~required.~~

2 ~~(D) **Parking:** up to a 50% reduction in the residential and commercial parking~~
3 ~~requirement, per Section 151 or any applicable special use district.~~

4 ~~(E) **Open Space:** up to a 5% reduction in required common open space per~~
5 ~~Section 135, or any applicable special use district.~~

6 ~~(F) **Additional Open Space:** up to an additional 5% reduction in required~~
7 ~~common open space per Section 135 or any applicable special use district, beyond the 5% provided in~~
8 ~~subsection (E) above.~~

9 ~~(5) **Waiver or Modification of Height Limits.** Analyzed Projects may request a waiver~~
10 ~~of the applicable height restrictions if the applicable height limitation will have the effect of physically~~
11 ~~precluding the construction of a Housing Project at the densities or with the Concessions or Incentives~~
12 ~~permitted by subsection (c)(4). Analyzed Projects may receive a height bonus as of right of up to twenty~~
13 ~~feet or two stories, excluding exceptions permitted per Section 260(b), if the applicant demonstrates~~
14 ~~that it qualifies for a height waiver through the following formula:~~

15 ~~**Step one: Calculate Base Density and Bonus Density Limits**~~

16 ~~Calculate Base Density (BD), as defined in Section 206.2.~~

17 ~~Bonus Density Limit (BD): ED multiplied by 1.XX where XX is the density bonus~~
18 ~~requested per Section 206.5 of this Code (e.g. 7%, 23%, 35%), not to exceed 1.35, the maximum density~~
19 ~~bonus available by this Section.~~

20 ~~**Step two: Calculate Permitted Envelope (PE).** Buildable envelope available under~~
21 ~~existing height and bulk controls.~~

22 ~~PE equals lot area multiplied by permitted lot coverage, where lot coverage equals .75,~~
23 ~~or .8 if the developer elects to request a rear yard modification under Section 206.5(c)(4)(A), multiplied~~
24 ~~by existing height limit (measured in number of stories), minus one story for projects in districts where~~
25 ~~non-residential uses are required on the ground floor, and minus any square footage subject to bulk~~

1 ~~limitations (for parcels that do not have an X bulk designation).~~

2 ~~**Step three: Calculate Bonus Envelope (BE).** Residential envelope necessary to~~
3 ~~accommodate additional density (“Bonus envelope” or “BE”).~~

4 ~~BE equals Bonus Density multiplied by 1,000 gross square feet.~~

5 ~~**Step four: Calculate Additional Residential Floors.** Determine the number of stories~~
6 ~~required to accommodate bonus:~~

7 ~~(A) If BE is less than or equal to PE, the project is not awarded height under~~
8 ~~this subsection (c)(5).~~

9 ~~(B) If BE is greater than PE, the project is awarded height, as follows:~~

10 ~~(i) If BE minus PE is less than the lot area multiplied by 0.75, project is~~
11 ~~allowed one extra story; total gross square footage of building not to exceed BE; or~~

12 ~~(ii) If BE minus PE is greater than the lot area multiplied by 0.75 (i.e. if~~
13 ~~the difference is greater than one story), project is allowed two extra stories; total gross square footage~~
14 ~~of building not to exceed BE.~~

15 ~~**(d) Application.** An application for an Analyzed State Density Bonus Project under this Section~~
16 ~~206.5 shall be submitted with the first application for approval of a Housing Project and shall be~~
17 ~~processed concurrently with all other applications required for the Housing Project. The application~~
18 ~~shall be on a form prescribed by the City and, in addition to any information required for other~~
19 ~~applications, shall include the following information:~~

20 ~~(1) A description of the proposed Housing Project, including the total number of~~
21 ~~dwelling units, Restricted Affordable Units, and Density Bonus Units proposed;~~

22 ~~(2) Any zoning district designation, Base Density, assessor’s parcel number(s) of the~~
23 ~~project site, and a description of any Density Bonus, Concession or Incentive, or waiver requested;~~

24 ~~(3) A list of the requested Concessions and Incentives from Section 206.5(c)(4);~~

25 ~~(4) If a waiver or modification of height is requested under Section 206.5(c)(5), a~~

1 ~~calculation demonstrating how the project qualifies for such waiver under the formula;~~

2 ~~(5) A full plan set including site plan, elevations, sections, and floor plans, number of~~
3 ~~market-rate units, Restricted Affordable Units, and Density Bonus units within the proposed Housing~~
4 ~~Project. The location of all units must be approved by the Planning Department before the issuance of~~
5 ~~the building permit;~~

6 ~~(6) Level of affordability of the Restricted Affordable Units and a draft Regulatory~~
7 ~~Agreement; and~~

8 ~~(7) Documentation that the applicant has provided written notification to all existing~~
9 ~~commercial tenants that the applicant intends to develop the property pursuant to this section. Any~~
10 ~~affected commercial tenants shall be given priority processing similar to the Department's Community~~
11 ~~Business Priority Processing Program, as adopted by the Planning Commission on February 12, 2015~~
12 ~~under Resolution Number 19323 to support relocation of such business in concert with access to~~
13 ~~relevant local business support programs. In no case may a project receive a site permit or any~~
14 ~~demolition permit prior to 18 months from the date of written notification required by this Section~~
15 ~~206.5(d)(7).~~

16 ~~(e) Review Procedures. An application for an Analyzed State Density Bonus Project, shall be~~
17 ~~acted upon concurrently with the application for other permits related to the Housing Project.~~

18 ~~(1) Before approving an application for an Analyzed Project, the Planning Department~~
19 ~~or Commission shall make written findings that the Housing Project is qualified as an Analyzed State~~
20 ~~Density Bonus Project.~~

21 ~~(2) Analyzed Projects shall be governed by the conditional use procedures of Section~~
22 ~~303. All notices shall specify that the Housing Project is seeking a Development Bonus and shall~~
23 ~~provide a description of the Development Bonuses requested. Analyzed Projects shall also be reviewed~~
24 ~~for consistency with the Affordable Housing Bonus Program Design Guidelines.~~

25 ~~(f) Regulatory Agreements. Recipients of a Density Bonus, Incentive, Concession, waiver, or~~

1 ~~modification shall enter into a Regulatory Agreement with the City, as follows.~~

2 ~~(1) The terms of the agreement shall be acceptable in form and content to the Planning~~
3 ~~Director, the Director of MOHCD, and the City Attorney. The Planning Director shall have the~~
4 ~~authority to execute such agreements.~~

5 ~~(2) Following execution of the agreement by all parties, the completed Density Bonus~~
6 ~~Regulatory Agreement, or memorandum thereof, shall be recorded and the conditions filed and~~
7 ~~recorded on the Housing Project.~~

8 ~~(3) The approval and recordation of the Regulatory Agreement shall take place prior to~~
9 ~~the issuance of the First Construction Document. The Regulatory Agreement shall be binding to all~~
10 ~~future owners and successors in interest.~~

11 ~~(4) The Regulatory Agreement shall be consistent with the guidelines of the City's~~
12 ~~Inclusionary Housing Program and shall include at a minimum the following:~~

13 ~~(A) The total number of dwelling units approved for the Housing Project,~~
14 ~~including the number of Restricted Affordable Units, Inclusionary Units, HOME-SF Units or other~~
15 ~~restricted units;~~

16 ~~(B) A description of the household income group to be accommodated by the~~
17 ~~Restricted Affordable Units, and the standards for determining the corresponding Affordable Rent or~~
18 ~~Affordable Sales Price;~~

19 ~~(C) The location, dwelling unit sizes (in square feet), and number of bedrooms~~
20 ~~of the Restricted Affordable Units;~~

21 ~~(D) Term of use restrictions for Restricted Affordable Units of at least 55 years~~
22 ~~for Moderate Income units and at least 55 years for Low and Very Low units;~~

23 ~~(E) A schedule for completion and occupancy of Restricted Affordable Units;~~

24 ~~(F) A description of any Concession, Incentive, waiver, or modification, if any,~~
25 ~~being provided by the City;~~

1 ~~(G) A description of remedies for breach of the agreement (the City may identify~~
2 ~~tenants or qualified purchasers as third party beneficiaries under the agreement);~~

3 ~~(H) A list of all on-site family friendly amenities. Family friendly amenities shall~~
4 ~~include, but are not limited to, dedicated cargo bicycle parking, dedicated stroller storage, and open~~
5 ~~space and yards designed for use by children; and~~

6 ~~(I) Other provisions to ensure implementation and compliance with this Section.~~

8 **SEC. 306.1. APPLICATIONS AND FILING FEES.**

9 * * * *

10 (c) **Content of Applications.** The content of applications shall be in accordance with
11 the policies, rules and regulations of the Planning Department, Zoning Administrator and the
12 Planning Commission. All applications shall be upon forms prescribed therefor, and shall
13 contain or be accompanied by all information required to assure the presentation of pertinent
14 facts for proper consideration of the case and for the permanent record. The applicant may be
15 required to file with his application the information needed for the preparation and mailing of
16 notices as specified in Section 306.3. In addition to any other information required by the
17 Planning Department, the Zoning Administrator and the Planning Commission, an applicant
18 for a conditional use permit or variance who proposes a commercial use for the subject
19 property shall disclose the name under which business will be, or is expected to be,
20 conducted at the subject property, if such name is known at the time of application. The term
21 "known" shall mean actual, not imputed knowledge, and shall consist of direct evidence
22 including but not limited to a contract of sale, lease, or rental, or letter of intent or agreement,
23 between the applicant and a commercial entity. If the business name becomes known to the
24 applicant during the conditional use permit or variance processing period, the applicant
25 promptly shall amend the application to disclose such business name. All applications must

1 disclose whether there are existing residential uses and non-residential uses, and disclose the presence
2 of any residential or non-residential tenants, located at the subject property at the time the application
3 is submitted.

4 **SEC. 311. PERMIT REVIEW PROCEDURES.**

5 (a) **Purpose.** The purpose of this Section 311 is to establish procedures for reviewing
6 ~~planning entitlement~~ Development Applications ~~applications~~ to determine compatibility of the
7 proposal with the neighborhood and for providing notice to property owners, tenants, and
8 residents on the site and neighboring the site of the proposed project and to interested
9 neighborhood organizations, so that concerns about a project may be identified and resolved
10 during the review of the permit. For purposes of this Section 311, a ~~planning entitlement~~
11 Development Application ~~application~~ means the application submitted by a project sponsor to
12 the Planning Department, provided said application has been deemed complete by the
13 Planning Department, that includes the information necessary to conduct environmental
14 review, determine Planning Code compliance, and assess conformity with the General Plan.

15 (b) **Applicability.**

16 (1) Within the Priority Equity Geographies SUD, all ~~planning entitlement~~
17 Development ~~A~~pplications in Residential, NC, NCT, RTO, Chinatown Mixed Use Districts, and
18 Eastern Neighborhoods Mixed Use Districts for demolition, new construction, or alteration of
19 buildings shall be subject to the notification and review procedures required by this Section
20 311. Notwithstanding the foregoing or any other requirement of this Section 311, ~~planning~~
21 ~~entitlement~~ Development ~~A~~pplications to construct an Accessory Dwelling Unit pursuant to
22 Section 207.2 shall not be subject to the notification or review requirements of this Section
23 311. A change of use to a principally permitted use in the Western SoMa Plan Area, Central
24 SoMa Plan Area, or East SoMa Plan Area shall not be subject to the provisions of this Section
25 311.

1 * * * *

2 (3) **In all Other Projects in Residential, NC, NCT, and Eastern**
3 **Neighborhoods Mixed Use Districts.** All ~~planning entitlement~~ Development Applications in
4 Residential, NC, NCT, and Eastern Neighborhoods Mixed Use Districts that propose any of
5 the following shall be subject to the notification and review procedures required by this
6 Section 311.

7 * * * *

8 (c) ~~Planning Entitlement~~ Development **Application Review for Compliance.** Upon
9 acceptance of any Development Application subject to this Section 311, the Planning
10 Department shall review the proposed project for compliance with the Planning Code and any
11 applicable design guidelines, and standards approved by the Planning Commission.
12 Applications determined ~~not~~ to be in compliance with the Objective Standards of Articles 1.2,
13 1.5, 2, and 2.5 of the Planning Code, and any applicable Objective Standards adopted by the
14 Commission shall be considered to be code-compliant. Development Applications for projects other
15 than code-compliant residential projects may be subject to additional controls, including the
16 Residential Design Guidelines, ~~including~~ design guidelines for specific areas adopted by the
17 Planning Commission, ~~or with~~ any applicable conditions of previous approvals regarding the
18 project, ~~shall be held until either the application is determined to be in compliance, is disapproved or a~~
19 ~~recommendation for cancellation is sent to the Department of Building Inspection.~~

20 (1) **Design Guidelines and Standards.** The construction of new buildings and
21 alteration of existing buildings shall be consistent with the design policies and guidelines of
22 the General Plan, applicable Objective Standards, ~~and with~~ the “Residential Design Guidelines,”
23 and all other applicable design guidelines and standards as adopted and periodically amended
24 for specific areas or conditions by the Planning Commission. ~~The design for new buildings with~~
25 ~~residential uses in RTO Districts shall also be consistent with the design standards and guidelines of~~

1 ~~the “Ground Floor Residential Units Design Guidelines” as adopted and periodically amended by the~~
2 ~~Planning Commission.~~ The Planning Director may require modifications to the exterior of a
3 proposed new building or proposed alteration of an existing building in order to bring it into
4 conformity with the applicable design guidelines. These modifications may include, but are not
5 limited to, changes in siting, building envelope, scale texture and detailing, openings, and
6 landscaping.

7 * * * *

8 (d) **Notification.** Upon determination that an application ~~is in compliance~~ complies with
9 the development standards of the Planning Code, the Planning Department shall cause a
10 notice to be posted on the site pursuant to rules established by the Zoning Administrator and
11 shall cause a written notice describing the proposed project to be sent in the manner
12 described below. This notice shall be in addition to any notices required by the Building Code
13 and shall have a format and content determined by the Zoning Administrator. The notice shall
14 describe the project review process and shall set forth the mailing date of the notice and the
15 expiration date of the notification period.

16 * * * *

17 (5) **Notification Period.** All ~~planning entitlement~~ Development Applications shall
18 be held for a period of 30 calendar days from the date of the mailed notice to allow review by
19 residents and owners of neighboring properties and by neighborhood groups.

20 (6) **Elimination of Duplicate Notice.** The notice provisions of this Section 311
21 may be waived by the Zoning Administrator for ~~planning entitlement~~ Development Applications
22 for projects that have been, or before approval will be, the subject of a duly noticed public
23 hearing before the Planning Commission or Zoning Administrator, provided that the nature of
24 work for which the ~~planning entitlement~~ Development Application is required is both
25 substantially included in the hearing notice and is the subject of the hearing.

1 (7) **Notification Package.** The notification package for a project subject to
2 notice under this Section 311 shall include a written notice and reduced-size drawings of the
3 project. Distributed plans and drawings may be limited to comply with applicable state laws.

4 * * * *

5 (D) The ~~planning entitlement~~ Development Application number(s) shall be
6 disclosed in the written notice. The start and expiration dates of the notice shall be stated. A
7 description about the recipient's rights to request additional information, to request
8 Discretionary Review by the Planning Commission and to appeal to other boards or
9 commissions shall be provided.

10 * * * *

11 (e) **Requests for Planning Commission Review.** A request for the Planning
12 Commission to exercise its discretionary review powers over a specific ~~planning entitlement~~
13 Development Application shall be considered by the Planning Commission if received by the
14 Planning Department no later than 5:00 p.m. of the last day of the notification period as
15 described in this Section 311, subject to guidelines adopted by the Planning Commission. The
16 project sponsor of a ~~planning entitlement~~ Development Application may request discretionary
17 review by the Planning Commission to resolve conflicts between the Director of Planning and
18 the project sponsor concerning requested modifications to comply with the Residential Design
19 Guidelines, or other applicable design guidelines or standard.

20 * * * *

21
22 **SEC. 317. LOSS OF RESIDENTIAL AND UNAUTHORIZED UNITS THROUGH**
23 **DEMOLITION, MERGER, AND CONVERSION.**

24 (a) **Findings.** San Francisco faces a continuing shortage of affordable housing. There
25 is a high ratio of rental to ownership tenure among the City's residents. The General Plan

1 recognizes that existing housing is the greatest stock of rental and financially accessible
2 residential units, and is a resource in need of protection. Therefore, a public hearing will be
3 held prior to approval of any permit that would remove existing housing, reduce the size of a
4 Residential Flat, merge any portion of a Residential Flat with another unit, or change the configuration
5 of a Residential Flat such that the unit is no longer considered a Residential Flat, with certain
6 exceptions, as described below. The Planning Commission shall develop a Code
7 Implementation Document setting forth procedures and regulations for the implementation of
8 this Section 317 as provided further below. The Zoning Administrator shall modify economic
9 criteria related to property values and construction costs in the Implementation Document as
10 warranted by changing economic conditions to meet the intent of this Section.

11 (b) **Definitions.** For the purposes of this Section 317, the terms below shall be as
12 defined below. Capitalized terms not defined below are defined in Section 102 of this Code.

13 * * * *

14 (7) "Residential Merger" shall mean the combining of two or more Residential
15 or Unauthorized Units, resulting in a decrease in the number of Residential Units and
16 Unauthorized Units within a building, or the enlargement of one or more existing units while
17 ~~substantially~~ reducing the size of others by more than 25% of their original floor area, even if
18 the number of units is not reduced. The Planning Commission may reduce the numerical
19 element of this criterion by up to 20% of its value should it deem that adjustment is necessary
20 to implement the intent of this Section 317, to conserve existing housing and preserve
21 affordable housing. Residential Merger shall also include the reconfiguration of a Residential Flat
22 with another Dwelling Unit, if the proposed project would reconfigure an existing Residential Flat such
23 that the reconfigured Residential Flat would no longer meet the definition of a Residential Flat, even if
24 the number of Dwelling Units is not reduced and the Residential Flat is not reduced in size.

25 * * * *

1 (c) **Applicability; Exemptions.**

2 * * * *

3 (12) **Residential Flats.** Notwithstanding anything to the contrary in this Section 317,
4 projects that propose the Merger, reconfiguration, or reduction in size of Residential Flats shall not
5 require a Conditional Use authorization if the project would increase the number of Dwelling Units on
6 the property.

7 * * * *

8 (g) **Conditional Use Criteria.**

9 * * * *

10 (6) **Residential Demolition.** The Planning Commission shall consider the
11 following additional criteria in the review of applications for Residential Demolition:

12 * * * *

13 (L) whether the project increases the number of family-sized units on-
14 site, and in the case of demolition of any Residential Flats whether the proposed project is maintaining
15 or increasing the number of units on the lot that contain at least two or more bedrooms or that are at
16 least equivalent in size to the Residential Flats being demolished;

17 * * * *

18 (8) **Denial of Application to Remove an Unauthorized Unit; Requirement to**
19 **Legalize the Unit.** If the Planning Commission denies an application to Remove an
20 Unauthorized Unit, the property owner shall file ~~a~~ Development Application and any necessary
21 application for a building permit to legalize the Unit. Failure to do so within a reasonable
22 period of time, as determined by the Zoning Administrator, shall be deemed to be a violation
23 of the Planning Code.

24 (9) **Residential Flats.** In addition to the other considerations in this subsection (g), the
25 Planning Commission shall consider the criteria below when reviewing a project application that

1 would merge a Residential Flat such that it would no longer meet the definition of a Residential Flat:

2 (A) whether reduction in size, reconfiguration, or merger of the Flat(s) would
3 reduce the size of any Flat by more than 25% of its original floor area; and

4 (B) whether the proposed project is maintaining or increasing the number of
5 units on the Lot that contain at least two or more bedrooms or that are at least equivalent in size to the
6 Residential Flats being reduced or reconfigured.

7 * * * *

8 **~~SEC. 318. EFFICIENCY DWELLING UNITS WITH REDUCED SQUARE FOOTAGE.~~**

9 ~~(a) **Definition.** For purposes of this Section, an "Efficiency Dwelling Unit with reduced square~~
10 ~~footage" shall mean an Efficiency Dwelling Unit with a living room of less than 220 square feet and~~
11 ~~meeting the requirements of Section 1208.4 of the San Francisco Building Code that is not affordable~~
12 ~~housing, group housing, or student housing as defined in this Code.~~

13 ~~(b) **Limitation on the Total Number of Efficiency Dwelling Units with Reduced Square**~~
14 ~~**Footage That Can Be Constructed.** The Planning Department may approve the construction of up to a~~
15 ~~total number of 375 Efficiency Dwelling Units with reduced square footage; provided, however, that~~
16 ~~Efficiency Dwelling Units shall not be included in this total. For purposes of this subsection, individual~~
17 ~~units will be counted even if they comprise less than the total number of units in the building.~~

18 ~~(c) **Reporting and Reauthorization.** After the approval of approximately 325 Efficiency~~
19 ~~Dwelling Units with reduced square footage, the Planning Department in collaboration with the~~
20 ~~Mayor's Office of Housing shall submit a report to the Board of Supervisors that provides whatever~~
21 ~~information those Departments believe will assist the Board in determining whether to increase the~~
22 ~~numerical cap on the number of Efficiency Units with reduced square footage or to otherwise modify~~
23 ~~the requirements. At a minimum, the report shall include the following information:~~

24 ~~(1) Pricing information, based on data from the Assessor's Office, for sales properties~~
25 ~~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, <u>263.19</u> , 270, <u>270.3</u> , 271, 295	Generally 40-X <u>Varies</u> . Additional Height Limits of § 261 apply. See Height and Bulk District Maps.
Floor Area Ratio	§§ 102, 123, 124, <u>207.9</u>	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. <u>For Office Uses minimum intensities may apply pursuant to § 207.9.</u>
* * * *		
Miscellaneous		
* * * *		
Signs	§ 607	As permitted by Section § 607.
<u>Design Guidelines and Standards</u>	<u>General Plan Commerce and Industry Element</u>	<u>Subject to the Urban Design Guidelines, Citywide Design Standards, and any other applicable design guidelines that have been approved by the Planning Commission.</u>
<u>Housing Choice-SF</u>	<u>§ 206.10</u>	<u>Form-based density, additional height, and other</u>

		<u>zoning modifications for eligible projects in the R-4 Height and Bulk District.</u>
RESIDENTIAL STANDARDS AND USES		
Development Standards		
* * * *		
Residential Conversion, Demolition, or Merger <u>of Dwelling Units, including Residential Flats</u>	§ 317	C for Removal of one or more Residential Units or Unauthorized Units.
<u>Dwelling Unit Mix</u>	<u>§ 207.7</u>	<u>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.</u>
* * * *		
Residential Uses		
Residential Density, Dwelling Units <u>Density,</u> <u>General</u> (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

		<p>be less than one unit for each 800 square feet of lot area. NP above. (8)</p> <p><u>Form-Based Density applies within the R-4 Height and Bulk District (§§ 263.19, 270(i)) and other parcels per footnote 8.</u></p>
<u>Minimum Dwelling Unit Densities, if Applicable</u>	<u>§ 207.9</u>	<u>Varies depending on project location, but generally ranges between 50 and 100 dwelling units per acre.</u>
<u>Maximum Dwelling Unit Size</u>	<u>§§ 207.10, 317</u>	<u>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.</u>
Senior Housing <u>Density</u>	§§102, 202.2(f), <u>207</u>	<p>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.</p> <p><u>Form-Based Density applies within the R-4 Height and Bulk District (§§ 263.19, 270(i)) and other parcels per footnote 8.</u></p>
<u>Residential Density,</u>	§208	P at a density ratio not exceeding the maximum

1	Group Housing <u>Density</u>		density permitted for group housing in the
2			nearest R District, with the distance to such R
3			District measured from the midpoint of the front
4			lot line or from a point directly across the street
5			therefrom, whichever permits the greater density;
6			provided, that the maximum density ratio shall in
7			no case be less than one bedroom for each 275
8			square feet of lot area. NP above. (8)
9			
10			<u>Form-Based Density applies within the R-4 Height</u>
11			<u>and Bulk District (§§ 263.19, 270(i)) and other</u>
12			<u>parcels per footnote 8.</u>
13	* * * *		
14	NON-RESIDENTIAL STANDARDS AND USES		
15	* * * *		
16	Commercial Use Characteristics		
17	Drive-up Facility	§ 102	<u>PC</u>
18	* * * *		

* * * *

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

* * * *

(8) Form-Based Zoning applies 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.~~

//

SEC. 210.2. C-3 DISTRICTS: DOWNTOWN COMMERCIAL.

* * * *

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, <u>263.19</u> , 261, 270, <u>270.3</u> , 271	Varies. See also Height and Bulk District Maps.				
* * * *						
Basic Floor Area Ratio (2)	§§ 102, 123, 124, <u>207.9</u>	9.0 to 1	6.0 to 1	6.0 to 1	6.0 to 1	5.0 to 1
* * * *						

1	Miscellaneous		
2	* * * *		
3	Signs	§ 607	As permitted by Section § 607.
4	<u>Design Guidelines and</u>	<u>General Plan</u>	<u>Subject to the Urban Design Guidelines, Citywide</u>
5	<u>Standards</u>	<u>Commerce and</u>	<u>Design Standards, and any other applicable design</u>
6		<u>Industry</u>	<u>guidelines that have been approved by the Planning</u>
7		<u>Element</u>	<u>Commission.</u>
8	<u>Housing Choice-SF</u>	<u>§ 206.10</u>	<u>Form-based density, additional height, and other zoning</u>
9			<u>modifications for eligible projects in the R-4 Height and</u>
10			<u>Bulk District.</u>
11	RESIDENTIAL STANDARDS AND USES		
12	Development Standards		
13	* * * *		
14	Residential	§ 317	C for Removal of one or more Residential Units or
15	Conversion,		Unauthorized Units.
16	Demolition, or Merger		
17	<u>of Dwelling Units,</u>		
18	<u>including Residential</u>		
19	<u>Flats</u>		
20	<u>Dwelling Unit Mix</u>	<u>§ 207.7</u>	<u>Generally required for creation of 10 or more Dwelling</u>
21			<u>Units. No less than 25% of the total number of proposed</u>
22			<u>Dwelling Units shall contain at least two Bedrooms,</u>
23			<u>and no less than 10% of the total number of proposed</u>
24			<u>Dwelling Units shall contain at least three Bedrooms.</u>
25	* * * *		

Residential Uses		
Residential Density, Dwelling Units <u>Density,</u> <u>General</u> (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. <u>Form-Based Density</u>
<u>Minimum Dwelling Unit Densities, if Applicable</u>	<u>§ 207.9</u>	<u>Varies depending on project location, but generally ranges between 50 and 100 dwelling units per acre.</u>
<u>Maximum Dwelling Unit Size</u>	<u>§§ 207.10, 317</u>	<u>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.</u>
Senior Housing <u>Density</u>	§§102, 202.2(f), <u>207</u>	No density limit. Density is regulated by the permitted height and bulk, and required setbacks, exposure, and open space of each development lot. <u>Form-Based Density</u>
Residential Density, Group Housing <u>Density</u>	§208	No density limit. Density is regulated by the permitted height and bulk, and required setbacks, exposure, and open space of each development lot. <u>Form-Based Density</u>
* * * *		
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.

* * * *

//

//

//

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..			
* * * *					

* * * *

SEC. 210.4. M DISTRICTS: INDUSTRIAL.

* * * *

//

//

//

Table 210.4
ZONING CONTROL TABLE FOR M DISTRICTS

Zoning Category	§ References	M-1	M-2
<i>BUILDING STANDARDS</i>			
* * * *			
<i>RESIDENTIAL STANDARDS AND USES</i>			
<i>Development Standards</i>			
* * * *			
Residential Conversion, Demolition, or Merger <i>of</i> <u>Dwelling Units, including</u> <u>Residential Flats</u>	§ 317	C for Removal of one or more Residential Units or Unauthorized Units.	
<u>Dwelling Unit Mix</u>	<u>§ 207.7</u>	<u>Generally required for creation of 10 or more</u> <u>Dwelling Units. No less than 25% of the total number</u> <u>of proposed Dwelling Units shall contain at least two</u> <u>Bedrooms, and no less than 10% of the total number</u> <u>of proposed Dwelling Units shall contain at least</u>	

		<u>three Bedrooms.</u>	
* * * *			
Residential Uses			
Residential Density, Dwelling Units <u>Density</u> (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.	
<u>Minimum Dwelling Unit Densities, if Applicable</u>	<u>§ 207.9</u>	<u>Varies depending on project location, but generally ranges between 50 and 100 dwelling units per acre.</u>	
<u>Maximum Dwelling Unit Size</u>	<u>§§ 207.10, 317</u>	<u>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.</u>	
Senior Housing	§ 102	NP	NP
* * * *			
NON-RESIDENTIAL STANDARDS AND USES			
Development Standards			

1	Floor Area Ratio	§§ 102, 123,	5 to 1. <u>For Office Uses</u>	5 to 1. <u>For Office Uses</u>
2		<u>207.9</u> , 124	<u>minimum intensities</u>	<u>minimum intensities</u>
3			<u>may apply pursuant to</u>	<u>may apply pursuant to</u>
4			<u>§ 207.9.</u>	<u>§ 207.9.</u>
5	* * * *			

6 * * * *

7 (3) Construction of Accessory Dwelling Units may be permitted pursuant to Sections
8 207.1 and 207.2.

9 * * * *

10 **SEC. 710. NC-1 – NEIGHBORHOOD COMMERCIAL CLUSTER DISTRICT.**

11 NC-1 Districts are intended to serve as local neighborhood shopping districts, providing
12 convenience retail goods and services for the immediately surrounding neighborhoods
13 primarily during daytime hours.

14 These NC-1 Districts are characterized by their location in residential neighborhoods,
15 often in outlying areas of the City. The commercial intensity of these districts varies. Many of
16 these districts have the lowest intensity of commercial development in the City, generally
17 consisting of small clusters with three or more commercial establishments, commonly grouped
18 around a corner; and in some cases short linear commercial strips with low-scale,
19 interspersed mixed-use (residential-commercial) development.

20 Building controls for the NC-1 District promote lower-intensity development which is
21 compatible with the existing scale and character of these neighborhood areas. Commercial
22 development is limited to one story, with certain exceptions. Rear yard requirements at all levels
23 preserve existing backyard space.

24 NC-1 commercial use provisions encourage the full range of neighborhood-serving
25 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, <u>263.19</u> , 270, <u>270.3</u> , 271. See also	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.

	Height and Bulk District Maps	
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	<u>Generally Not 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).</u>
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 <u>(4)</u>
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 <u>and Standards</u>	General Plan Commerce	Subject to the Urban Design Guidelines, <u>Citywide Design Standards</u> , and any other applicable design

	and Industry Element	<u>guidelines that have been approved by the Planning Commission.</u>
<u>Housing Choice-SF</u>	<u>§ 206.10</u>	<u>Form-based density, additional height, and other zoning modifications for eligible projects in the R-4 Height and Bulk District.</u>
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)

1	Single Room	§ 102	P	
2	Occupancy			
3	Student Housing	§ 102	P	
4	Residential Uses		Controls by Story	
5			1st	2nd
6				3rd +
7	Residential Uses	§102	P	P
8	Accessory Dwelling	§§102,	P per Planning Code Sections §§ 207.1 and 207.2.	
9	Unit Density	207.1, 207.2		
10	Dwelling Unit Density,	§§ 102, 207	1 unit per 800 square foot lot area, or the density	
11	<u>General</u>		permitted in the nearest R District, whichever is	
12			greater.	
13			<u>Form-Based Density applies within the R-4 Height and</u>	
14			<u>Bulk District (§§ 263.19, 270(i)).</u>	
15	<u>Minimum Dwelling Unit</u>	§ 207.9	<u>Varies depending on project location, but generally</u>	
16	<u>Densities, if Applicable</u>		<u>ranges between 50 and 100 dwelling units per acre.</u>	
17	<u>Maximum Dwelling Unit</u>	§§ 207.10,	<u>P up to 4,000 square feet of Gross Floor Area or an</u>	
18	<u>Size</u>	317	<u>equivalent Floor Area Ratio for any individual Dwelling</u>	
19			<u>Unit of 1.2:1. C for Dwelling Units that exceed the</u>	
20			<u>greater of those thresholds.</u>	
21	Group Housing Density	§208	1 bedroom per 275 square foot lot area, or the	
22			density permitted in the nearest R District,	
23			whichever is greater.	
24				
25				

		<u>Form-Based Density applies within the R-4 Height and Bulk District (§§ 263.19, 270(i)).</u>		
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. <u>Form-Based Density applies within the R-4 Height and Bulk District (§§ 263.19, 270(i)).</u>		
Loss of Dwelling Units; <u>Conversion, Demolition, or Merger of Dwelling Units, including Residential Flats</u>	<u>§ 317</u>	<u>Controls by Story C</u>		
		<i>1st</i>	<i>2nd</i>	<i>3rd+</i>
<i>Residential Conversion</i>	<i>§ 317</i>	<i>€</i>	<i>NP</i>	<i>NP</i>
<i>Residential Demolition and Merger</i>	<i>§ 317</i>	<i>€</i>	<i>€</i>	<i>€</i>
NON-RESIDENTIAL STANDARDS AND USES				

Development Standards		
Floor Area Ratio	§§ 102, 123, 124, <u>207.9</u>	1.8 to 1. <u>For Office Uses minimum intensities may apply pursuant to § 207.9.</u>
Use Size	§§ 102, <u>121.2</u>	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

1	Entertainment, General	§ 102	P	P	NP
2	Entertainment,	§ 102	C	NP	NP
3	Nighttime				
4	Movie Theater	§§ 102,	C	C	C
5		202.4			
6	Open Recreation Area	§ 102	C	C	C
7	Passive Outdoor	§ 102	C	C	C
8	Recreation				
9	Industrial Use Category				
10	Industrial Uses*	§§ 102,	NP	NP	NP
11		202.2(d)			
12	Institutional Use Category				
13	Institutional Uses*	§ 102	P	C	NP
14	Child Care Facility	§ 102	P	P	P
15	Community Facility	§ 102	P	P	P
16	Hospital	§ 102	NP	NP	NP
17	Medical Cannabis	§§ 102,	NP(6)	NP(6)	NP
18	Dispensary	202.2(e)			
19	Public Facilities	§ 102	P	P	P
20	Religious Institution	§ 102	P	C	NP
21	Residential Care	§ 102	P	P	P
22	Facility				
23	Social Service or	§ 102	P	P	P
24	Philanthropic Facility				
25					

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

1	Restaurant, Limited	§§ 102, 202.2(a)	P(3)	P(3)	NP
2					
3	Services, Financial	§ 102	C	NP	NP
4	Services, Fringe	§ 102	NP(10)	NP(10)	NP(10)
5	Financial				
6	Services, Health	§ 102	P	NP	NP
7	Services, Limited	§ 102	P	NP	NP
8	Financial				
9	Services, Personal	§ 102	P	NP	NP
10	Services, Retail	§ 102	P	P	P
11	Professional				
12	Storage, Self	§ 102	NP	NP	NP
13	Tobacco Paraphernalia	§ 102	C	NP	NP
14	Establishment				
15	Trade Shop	§ 102	P	NP	NP
16	Non-Retail Sales and	§ 102	NP	NP	NP
17	Service Uses				
18	Design Professional	§ 102	P	NP	NP
19	Service, Non-Retail	§ 102	C	P	NP
20	Professional				
21	Trade Office	§ 102	P	NP	NP
22	Utility and Infrastructure Use Category				
23	Utility and	§ 102	C(5)	C(5)	C(5)
24	Infrastructure*				
25					

1	Power Plant	§ 102	NP	NP	NP
2	Public Utilities Yard	§ 102	NP	NP	NP

3 * Not listed below

4 (1) Additional 5 feet for NC-1 parcels with a Commercial use on the ground floor
5 within the following areas:

6 (a) Within the boundaries of Sargent Street to Orizaba Avenue to Lobos Street to
7 Plymouth Avenue to Farellones Street to San Jose Avenue to Alemany Boulevard to 19th
8 Avenue to Randolph Street to Monticello Street and back to Sargent Street.

9 (b) On Noriega, Irving, Taraval, and Judah Streets west of 19th Avenue.

10 (2) C for 5,000 square feet and above if located within the Priority Equity Geographies
11 Special Use District established under Section 249.97.

12 (3) TARAVAL STREET RESTAURANT SUBDISTRICT. Applicable only for the
13 Taraval Street NC-1 District between 40th and 41st Avenues and between 45th and 47th
14 Avenues as mapped on Sectional Maps 5 SU and 6 SU. Within the Taraval Street Restaurant
15 Subdistrict, Formula Retail Restaurants and Formula Retail Limited Restaurants are NP.
16 Formula Retail Restaurants and Formula Retail Limited Restaurants are NP if located within
17 one quarter of one mile from the Taraval Street Restaurant Subdistrict.

18 (4) ~~[Note deleted.]~~ Canopy is P if required as a wind mitigation feature.

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

20 (6) C in the area comprising all of that portion of the City and County commencing at
21 the point of the intersection of the shoreline of the Pacific Ocean and a straight-line extension
22 of Lincoln Way, and proceeding easterly along Lincoln Way to 17th Avenue, and proceeding
23 southerly along 17th Avenue to Judah Street, and proceeding westerly along Judah Street to
24 19th Avenue, and proceeding southerly along 19th Avenue to Sloat Boulevard, and
25 proceeding westerly along Sloat Boulevard, and following a straight-line extension of Sloat

1 Boulevard to the shoreline of the Pacific Ocean and proceeding northerly along said line to the
2 point of commencement.

3 (7) [Note deleted.]

4 (8) [Note deleted.]

5 (9) C within that portion of the City and County bounded as follows: commencing at
6 the intersection of Arguello Boulevard and Frederick Street, then proceeding southerly along
7 Arguello Boulevard to Carl Street, then proceeding easterly along Carl Street to Hillway
8 Avenue, then proceeding southerly along Hillway Avenue to Parnassus Avenue, then
9 proceeding easterly along Parnassus Avenue to Clayton Street, then proceeding northerly
10 along Clayton Street to Frederick Street, then proceeding easterly along Frederick Street to
11 Buena Vista Avenue West, then proceeding generally northerly along Buena Vista Avenue
12 West to Haight Street, then proceeding easterly along Haight Street to Baker Street, then
13 proceeding northerly along Baker Street to Oak Street, then proceeding westerly along Oak
14 Street to Stanyan Street, then proceeding southerly along Stanyan Street to Frederick Street,
15 then proceeding westerly along Frederick Street to the point of commencement.

16 (10) FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT (FFSRUD).

17 Fringe Financial Services are NP within any FFSRUD and its one-quarter mile buffer pursuant
18 to Section 249.35. Outside any FFSRUD and its one-quarter mile buffer, Fringe Financial
19 Services are P subject to the restrictions set forth in Section 249.35(c)(3).

20 (11) NP for buildings with three or fewer Dwelling Units. C for buildings with 10 or
21 more Dwelling Units.

22 (12) P if accessory to a Hotel, Personal Service or Health Service.

23 (13) P where existing use is any Automotive Use.

24
25 **SEC. 711. NC-2 – SMALL-SCALE NEIGHBORHOOD COMMERCIAL DISTRICT.**

1 The NC-2 District is intended to serve as the City's Small-Scale Neighborhood
2 Commercial District. These districts are linear shopping streets which provide convenience
3 goods and services to the surrounding neighborhoods as well as limited comparison shopping
4 goods for a wider market. The range of comparison goods and services offered is varied and
5 often includes specialty retail stores, restaurants, and neighborhood-serving offices. NC-2
6 Districts are commonly located along both collector and arterial streets which have transit
7 routes.

8 These districts range in size from two or three blocks to many blocks, although the
9 commercial development in longer districts may be interspersed with housing or other land
10 uses. Buildings typically range in height from two to four stories with occasional one-story
11 commercial buildings.

12 The small-scale district controls provide for mixed-use buildings which approximate or
13 slightly exceed the standard development pattern. Rear yard requirements above the ground
14 story and at residential levels preserve open space corridors of interior blocks.

15 Most new commercial development is permitted at the ground and second stories.
16 Neighborhood-serving businesses are strongly encouraged. ~~The second story may be used by~~
17 ~~some retail stores, personal services, and medical, business and professional offices.~~ Parking and
18 hotels are monitored at all stories. Limits on late-night activity, drive-up facilities, and other
19 automobile uses protect the livability within and around the district, and promote continuous
20 retail frontage.

21 Housing development in new buildings is encouraged above the ground ~~story~~floor.
22 ~~Existing residential units are protected by limitations on demolition and upper-story conversions.~~
23 Accessory Dwelling Units are permitted ~~within the District pursuant to Section 207.1 of this Code.~~

24
25 **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, <u>263.19</u> , 270, <u>270.3</u> , 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.

1	Front Setback and	§§ 130, 131,	<u>Generally Not Rrequired-; however, if the existing</u>
2	Side Yard	132, 133	<u>sidewalk does not meet the recommended width</u>
3			<u>required by the Better Streets Plan, a front setback</u>
4			<u>shall be provided so that, when combined with the</u>
5			<u>existing sidewalk, the total distance from the curb to</u>
6			<u>the building frontage meets or exceeds the required</u>
7			<u>recommended width under the Better Streets Plan. This</u>
8			<u>setback is required only up to 15 feet above street</u>
9			<u>grade. See § 132(e).</u>
10	Street Frontage and Public Realm		
11	Streetscape and	§ 138.1	Required.
12	Pedestrian		
13	Improvements		
14	Street Frontage	§ 145.1	Required; controls apply to above-grade parking
15	Requirements		setbacks, parking and loading entrances, active
16			uses, ground floor ceiling height, street-facing
17			ground-level spaces, transparency and
18			fenestration, and gates, railings, and grillwork.
19			Exceptions permitted for historic buildings.
20	Ground Floor	§ 145.4	Required on some streets, see § 145.4 for specific
21	Commercial		districts.
22	Vehicular Access	§ 155(r)	Restricted on some streets, see § 155(r) for
23	Restrictions		specific districts
24	Miscellaneous		

1	Lot Size (Per	§§ 102,	P(2)
2	Development)	121.1	
3	Planned Unit	§ 304	C
4	Development		
5	Awning, Canopy or	§ 136.1	P
6	Marquee		
7	General Advertising	§§ 262, 602,	NP
8	Signs	604, 608,	
9		609, 610,	
10		611	
11	Signs	§§ 262, 602-	As permitted by § 607.1
12		604, 607,	
13		607.1, 608,	
14		609	
15	Design Guidelines <i>and</i>	General	Subject to the Urban Design Guidelines, <i>Citywide</i>
16	<i>Standards</i>	Plan	<i>Design Standards, and any other applicable design</i>
17		Commerce	<i>guidelines that have been approved by the Planning</i>
18		and Industry	<i>Commission.</i>
19		Element	
20	<i>Housing Choice-SF</i>	<i>§ 206.10</i>	<i>Form-based density, additional height, and other zoning</i>
21			<i>modifications for eligible projects in the R-4 Height and</i>
22			<i>Bulk District.</i>
23	RESIDENTIAL STANDARDS AND USES		
24	Development Standards		
25			

1	Usable Open Space	§§ 135, 136	100 square feet if private, or 133 square feet if
2	[Per Dwelling Unit]		common, or the amount of open space required in
3			the nearest Residential District, whichever is less.
4	Off-Street Parking	§§ 145.1,	No car parking required. Maximum permitted per §
5	Requirements	150, 151,	151. Bike parking required per §155.2. If car
6		153 - 156,	parking is provided, car share spaces are required
7		161, 166,	when a project has 50 units or more per §166.
8		204.5	
9	Dwelling Unit Mix	§ 207.7	Generally required for creation of 10 or more
10			Dwelling Units. No less than 25% of the total
11			number of proposed Dwelling Units shall contain at
12			least two Bedrooms, and no less than 10% of the
13			total number of proposed Dwelling Units shall
14			contain at least three Bedrooms.
15	Use Characteristics		
16	Intermediate Length	§§ 102,	P(12)
17	Occupancy	202.10	
18	Single Room	§ 102	P
19	Occupancy		
20	Student Housing	§ 102	P
21	Residential Uses		Controls by Story
22			1st 2nd 3rd +
23	Residential Uses	§102	P P P
24	Accessory Dwelling	§§102,	P per Planning Code Sections §§ 207.1 and 207.2.
25	Unit Density	207.1, 207.2	

1 Dwelling Unit Density, 2 <u>General</u>	§§ 102, 207	1 unit per 800 square foot lot area, or the density permitted in the nearest R District, whichever is greater. <u>Form-Based Density applies within the R-4 Height and Bulk District (§§ 263.19, 270(i)).</u>
7 <u>Minimum Dwelling Unit Densities, if Applicable</u>	§ 207.9	<u>Varies depending on project location, but generally ranges between 50 and 100 dwelling units per acre.</u>
9 <u>Maximum Dwelling Unit Size</u>	§§ 207.10, 317	<u>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.</u>
13 Group Housing Density	§208	1 bedroom per 275 square foot lot area, or the density permitted in the nearest R District, whichever is greater. <u>Form-Based Density applies within the R-4 Height and Bulk District (§§ 263.19, 270(i)).</u>
19 Homeless Shelter 20 Density	§§ 102, 208	Density limits regulated by the Administrative Code
21 Senior Housing 22 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. <u>Form-Based Density applies within the R-4 Height and Bulk District (§§ 263.19, 270(i)).</u>		
Loss of Dwelling Units; <u>Conversion, Demolition, or Merger of Dwelling Units, including Residential Flats</u>	<u>§ 317</u>	<u>Controls by Story</u>		
		<i>1st</i>	<i>2nd</i>	<i>3rd+</i>
<i>Residential Conversion</i>	<i>§ 317</i>	€	€	NP
<i>Residential Demolition and Merger</i>	<i>§ 317</i>	€	€	€
NON-RESIDENTIAL STANDARDS AND USES				
Development Standards				
Floor Area Ratio	§§ 102, 123, 124, <u>207.9</u>	2.5 to 1. <u>For Office Uses minimum intensities may apply pursuant to § 207.9.</u>		
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

1	Entertainment,	§ 102	P	NP	NP
2	Nighttime				
3	Movie Theater	§§ 102,	P	P	P
4		202.4			
5	Open Recreation Area	§ 102	C	C	C
6	Passive Outdoor	§ 102	C	C	C
7	Recreation				
8	Industrial Use Category				
9	Industrial Uses*	§§ 102,	NP	NP	NP
10		202.2(d)			
11	Institutional Use Category				
12	Institutional Uses*	§ 102	P	C	C
13	Child Care Facility	§ 102	P	P	P
14	Community Facility	§ 102	P	P	P
15	Hospital	§ 102	NP	NP	NP
16	Medical Cannabis	§§ 102,	DR	DR	NP
17	Dispensary**	202.2(e)			
18	Public Facilities	§ 102	P	P	P
19	Residential Care	§ 102	P	P	P
20	Facility				
21	Social Service or	§ 102	P	P	P
22	Philanthropic Facility				
23	Sales and Service Category				

1	Retail Sales and	§§ 102,	P	P	NP
2	Service Uses*	202.2(a),			
3		202.3			
4	Adult Business	§ 102	NP	NP	NP
5	Adult Sex Venue	§ 102	NP	NP	NP
6	Animal Hospital	§ 102	P	P	NP
7	Bar	§§ 102,	P(9)	NP	NP
8		202.2(a)			
9	Cannabis Retail	§§ 102,	C	C	NP
10		202.2(a)			
11	Flexible Retail	§§ 102,	P	NP	NP
12		202.9			
13	Hotel	§ 102	C	C	C
14	Kennel	§ 102	C	NP	NP
15	Liquor Store	§ 102	P(9)	NP	NP
16	Massage	§§ 102, 204,	P(9)	C(13)	NP(13)
17	Establishment	303(n), 703			
18	Massage, Foot/Chair	§ 102	P(9)	NP	NP
19	Mortuary	§ 102	NP	NP	NP
20	Motel	§§ 102,	NP	NP	NP
21		202.2(a)			
22	Restaurant	§§ 102,	P(4)	P(4)	NP
23		202.2(a)			

1	Restaurant, Limited	§§ 102, 202.2(a)	P(4)	P(4)	NP
2					
3	Services, Financial	§ 102	P(5)	C(5)	NP
4	Services, Fringe	§ 102	P(5)(6)	NP	NP
5	Financial				
6	Services, Limited	§ 102	P(5)	NP	NP
7	Financial				
8	Services, Retail	§ 102	P	P	P
9	Professional				
10	Storage, Self	§ 102	NP	NP	NP
11	Tobacco Paraphernalia	§ 102	C	NP	NP
12	Establishment				
13	Trade Shop	§ 102	P	C	NP
14	Non-Retail Sales and	§ 102	NP	NP	NP
15	Service Uses				
16	Design Professional	§ 102	P	P	NP
17	Service, Non-Retail	§ 102	C	P	NP
18	Professional				
19	Trade Office	§ 102	P	P	NP
20	Utility and Infrastructure Use Category				
21	Utility and	§ 102	C(7)	C(7)	C(7)
22	Infrastructure*				
23	Power Plant	§ 102	NP	NP	NP
24	Public Utilities Yard	§ 102	NP	NP	NP
25					

1 * Not listed below

2 (1) Additional 5 feet for NC-2 parcels zoned 40' or 50' with an Active Use on the
3 ground floor within the following areas: Balboa Street between 2nd Avenue and 8th Avenue,
4 and between 32nd Avenue and 39th Avenue.

5 (2) C for 10,000 square feet and above if located within the Priority Equity
6 Geographies Special Use District established under Section 249.97.

7 (3) [Note deleted.]

8 (4) TARAVAL STREET RESTAURANT SUBDISTRICT: Applicable only for the
9 Taraval Street NC-2 District between 12th and 19th Avenues as mapped on Sectional Maps 5
10 SU and 6 SU. Formula Retail Restaurants and Limited-Restaurants are NP.

11 (5) CHESTNUT STREET FINANCIAL SERVICE SUBDISTRICT: C for properties on
12 Chestnut Street zoned NC-2 from Broderick to Fillmore Streets as mapped on Sectional Map
13 2 SU.

14 (6) FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT (FFSRUD): The
15 FFSRUD and its one-quarter mile buffer includes, but is not limited to, properties within: the
16 Mission Alcoholic Beverage Special Use District; the Haight Street Alcohol Restricted Use
17 District; the Third Street Alcohol Restricted Use District; and the North of Market Residential
18 Special Use District; and includes Small-Scale Neighborhood Commercial Districts within its
19 boundaries.

20 Controls: Fringe Financial Services are NP within any FFSRUD and its one-quarter
21 mile buffer pursuant to Section 249.35. Outside any FFSRUD and its one-quarter mile buffer,
22 Fringe Financial Services are P subject to the restrictions set forth in Section 249.35(c)(3).

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

24 (8) P in the area comprising all of that portion of the City and County commencing at
25 the point of the intersection of the shoreline of the Pacific Ocean and a straight-line extension

1 of Lincoln Way, and proceeding easterly along Lincoln Way to 17th Avenue, and proceeding
2 southerly along 17th Avenue to Judah Street, and proceeding westerly along Judah Street to
3 19th Avenue, and proceeding southerly along 19th Avenue to Sloat Boulevard, and
4 proceeding westerly along Sloat Boulevard, and following a straight-line extension of Sloat
5 Boulevard to the shoreline of the Pacific Ocean and proceeding northerly along said line to the
6 point of commencement.

7 (9) C in the area comprising all of that portion of the City and County commencing at
8 the point of the intersection of the shoreline of the Pacific Ocean and a straight-line extension
9 of Lincoln Way, and proceeding easterly along Lincoln Way to 17th Avenue, and proceeding
10 southerly along 17th Avenue to Judah Street, and proceeding westerly along Judah Street to
11 19th Avenue, and proceeding southerly along 19th Avenue to Sloat Boulevard, and
12 proceeding westerly along Sloat Boulevard, and following a straight-line extension of Sloat
13 Boulevard to the shoreline of the Pacific Ocean and proceeding northerly along said line to the
14 point of commencement.

15 (10) [Note deleted.]

16 (11) [Note deleted.]

17 (12) NP for buildings with three or fewer Dwelling Units. C for buildings with 10 or
18 more Dwelling Units.

19 (13) P if accessory to a Hotel; Personal Service or Health Service, except C if
20 accessory to a Hotel, Personal Service or Health Service within the boundaries described in
21 note 9 to this Table.

22 (14) P where existing use is any Automotive Use.

23
24 **SEC. 712. NC-3 – MODERATE-SCALE NEIGHBORHOOD COMMERCIAL**
25 **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, <u>263.19</u> , 270, <u>270.3</u> , 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	§§ <u>130</u> , 131, 132, 133	<u>Generally Not Required</u> ; <u>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.</u> <u>This setback is required only up to 15 feet above street grade. See § 132(e).</u>
* * * *		
Miscellaneous		
* * * *		

Design Guidelines <u>and Standards</u>	General Plan Commerce and Industry Element	Subject to the Urban Design Guidelines, <u>Citywide Design Standards, and any other applicable design guidelines that have been approved by the Planning Commission.</u>		
<u>Housing Choice-SF</u>	<u>§ 206.10</u>	<u>Form-based density, additional height, and other zoning modifications for eligible projects in the R-4 Height and Bulk District.</u>		
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, <u>General</u>	§§ 102, 207	1 unit per 600 square foot lot area, or the density permitted in the nearest R District, whichever is greater. <u>Form-Based Density applies within the R-4 Height and Bulk District (§§ 263.19, 270(i)).</u>		
<u>Minimum Dwelling Unit Densities, if Applicable</u>	<u>§ 207.9</u>	<u>Varies depending on project location, but generally ranges between 50 and 100 dwelling units per acre.</u>		
<u>Maximum Dwelling Unit Size</u>	<u>§§ 207.10, 317</u>	<u>P up to 4,000 square feet of Gross Floor Area or an equivalent Floor Area Ratio for any individual</u>		

		<u>Dwelling Unit of 1.2:1. C for Dwelling Units that exceed the greater of those thresholds.</u>
Group Housing Density	§208	1 bedroom per 275 square foot lot area, or the density permitted in the nearest R District, whichever is greater. <u>Form-Based Density applies within the R-4 Height and Bulk District (§§ 263.19, 270(i)).</u>
* * * *		
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. <u>Form-Based Density applies within the R-4 Height and Bulk District (§§ 263.19, 270(i)).</u>
Loss of Dwelling Units; <u>Conversion, Demolition,</u> <u>or Merger of Dwelling</u> <u>Units, including</u> <u>Residential Flats</u>	<u>§ 317</u>	Controls by Story <u>C(2)</u>

		<i>1st</i>	<i>2nd</i>	<i>3rd+</i>
<i>Residential Conversion</i>	<i>§ 317</i>	€	€	€(2)
<i>Residential Demolition and Merger</i>	<i>§ 317</i>	€	€	€
NON-RESIDENTIAL STANDARDS <u>AND USES</u>				
Development Standards				
Floor Area Ratio	§§ 102, 123, 124, <u>207.9</u>	3.6 to 1. <i>For Office Uses minimum intensities may apply pursuant to § 207.9.</i>		
* * * *				

* * * *

(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

1 contain at least one anchor store or supermarket, and some districts also have small medical
2 office buildings. The range of services offered at their retail outlets usually is intended to serve
3 the immediate and nearby neighborhoods. These districts encompass some of the most
4 recent (post-1945) retail development in San Francisco's neighborhoods and serve as an
5 alternative to the linear shopping street.

6 Shopping centers and supermarket sites contain mostly one-story buildings which are
7 removed from the street edge and set in a parking lot. Outdoor pedestrian activity consists
8 primarily of trips between the parking lot and the stores on-site. Ground and second stories
9 are devoted to retail sales and some personal services and offices.

10 The NC-S standards and use provisions allow for medium-size commercial uses ~~in low-~~
11 ~~scale buildings. Rear yards are not required for new development.~~ Most neighborhood-serving retail
12 businesses are permitted at the first and second stories.

13 Housing development in new buildings is permitted. ~~Existing residential units are~~
14 ~~protected by limitations on demolitions and prohibitions of upper-story conversions.~~ Accessory
15 Dwelling Units are permitted ~~within the District pursuant to Section 207.1 of this Code.~~

16
17 **Table 713. NEIGHBORHOOD COMMERCIAL SHOPPING CENTER DISTRICT NC-S**
18 **ZONING CONTROL TABLE**

		NC-S
Zoning Category	§ References	Controls
BUILDING STANDARDS		
Massing and Setbacks		
Height and Bulk Limits	§§ 102, 105, 106, 250–252, 260, <u>263.19</u> ,	Varies, but generally 40-X . See Height and Bulk Map Sheets HT02-05, HT07, and HT10-13 for

	261.1, 270, <u>270.3</u> , 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. <u>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.</u>
Front Setback and Side Yard	§§ 130 , 131, 132, 133	Generally Not Required. ; <u>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).</u>
* * * *		
Miscellaneous		
* * * *		
Design Guidelines <u>and</u> <u>Standards</u>	General Plan Commerce	Subject to the Urban Design Guidelines, <u>Citywide</u> <u>Design Standards</u> , and any other applicable design

	and Industry Element	<u>guidelines that have been approved by the Planning Commission.</u>		
<u>Housing Choice-SF</u>	<u>§ 206.10</u>	<u>Form-based density, additional height, and other zoning modifications for eligible projects in the R-4 Height and Bulk District.</u>		
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, <u>General</u>	§§ 102, 207	1 unit per 800 square foot lot area, or the density permitted in the nearest R District, whichever is greater. <u>Form-Based Density applies within the R-4 Height and Bulk District (§§ 263.19, 270(i)).</u>		
<u>Minimum Dwelling Unit Densities, if Applicable</u>	<u>§ 207.9</u>	<u>Varies depending on project location, but generally ranges between 50 and 100 dwelling units per acre.</u>		
<u>Maximum Dwelling Unit Size</u>	<u>§§ 207.10, 317</u>	<u>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.</u>		

1	Group Housing Density	§208	1 bedroom per 275 square foot lot area, or the		
2			density permitted in the nearest R District,		
3			whichever is greater.		
4					
5			<i>Form-Based Density applies within the R-4 Height</i>		
6			<i>and Bulk District (§§ 263.19, 270(i)).</i>		
7	* * * *				
8	Senior Housing Density	§§102,	P up to twice the number of dwelling units		
9		202.2(f), 207	otherwise permitted as a Principal Use in the		
10			district and meeting all the requirements of §		
11			202.2(f)(1). C up to twice the number of dwelling		
12			units otherwise permitted as a Principal Use in		
13			the district and meeting all requirements of §		
14			202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related		
15			to location.		
16					
17			<i>Form-Based Density applies within the R-4 Height</i>		
18			<i>and Bulk District (§§ 263.19, 270(i)).</i>		
19	Loss of Dwelling Units;	<u>§ 317</u>	Controls by Story <u>C</u>		
20	<u>Conversion, Demolition,</u>				
21	<u>or Merger of Dwelling</u>				
22	<u>Units, including</u>				
23	<u>Residential Flats</u>				
24			<i>1st</i>	<i>2nd</i>	<i>3rd+</i>
25	<i>Residential Conversion</i>	<u>§ 317</u>	<i>C</i>	<i>NP</i>	<i>NP</i>

<i>Residential Demolition and Merger</i>	§ 317	€	€	€
NON-RESIDENTIAL STANDARDS <u>AND USES</u>				
Development Standards				
Floor Area Ratio	§§ 102, 123, 124, <u>207.9</u>	1.8 to 1. <u>For Office Uses minimum intensities may apply pursuant to § 207.9.</u>		
* * * *				

* * * *

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	<u>Generally Not Rrequired.; 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.</u>

		<u><i>This setback is required only up to 15 feet above street grade. See § 132(e).</i></u>		
* * * *				
Miscellaneous				
* * * *				
Design Guidelines <u>and Standards</u>	General Plan Commerce and Industry Element	<i>Subject to the</i> Urban Design Guidelines, <u><i>and Citywide Design Standards</i></u> , historic resource consideration, <u><i>and any other applicable design guidelines that have been approved by the Planning Commission</i></u> . 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, <u>General</u>	§§ 102, 207	1 unit per 400 square foot lot area, or the density permitted in the nearest R District, whichever is greater.		
<u>Minimum Dwelling Unit Densities, if Applicable</u>	<u>§ 207.9</u>	<u><i>Varies depending on project location, but generally ranges between 50 and 100 dwelling units per acre.</i></u>		

<u>Maximum Dwelling Unit Size</u>	<u>§§ 207.10, 317</u>	<u>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.</u>		
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; <u>Conversion, Demolition, or Merger of Dwelling Units, including Residential Flats</u>	<u>§ 317</u>	<u>Controls by StoryC</u>		
		<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
<u>Residential Conversion</u>	<u>§ 317</u>	€	€	NP
<u>Residential Demolition and Merger</u>	<u>§ 317</u>	€	€	€
NON-RESIDENTIAL STANDARDS AND USES				
Development Standards				
Floor Area Ratio	§§ 102, 123, 124, <u>207.9</u>	2.5 to 1. <u>For Office Uses minimum intensities may apply pursuant to § 207.9.</u>		
* * * *				

* * * *

1 **SEC. 715. CASTRO STREET NEIGHBORHOOD COMMERCIAL DISTRICT.**

2 * * * *

3 (b) **Intent of Controls.** The Castro Street District controls are designed to
4 *accommodate various scales of* ~~maintain existing small-scale~~ development and promote a balanced
5 mix of uses. Building standards permit small- *and mid-*scale buildings and uses and protect
6 rear yards above the ground story and at residential levels. In new buildings, most commercial
7 uses are permitted at the ground and second stories. Special controls are necessary to
8 preserve the existing equilibrium of neighborhood-serving convenience and specialty
9 commercial uses. In order to maintain convenience stores and protect adjacent residential
10 livability, controls authorize some additional drinking establishments with a conditional use,
11 permit self-service specialty food establishments, and permit with certain limitations new late-
12 night uses, adult and other entertainment, and financial service uses. The continuous retail
13 frontage is maintained by prohibiting most automobile and drive-up uses. Housing
14 development in new buildings is encouraged above the second story. *Existing housing units are*
15 *protected by limitations on demolitions and upper-story conversions.* Accessory Dwelling Units are
16 permitted *within the district pursuant to Section 207.1 of this Code.*

17
18 **Table 715. CASTRO STREET NEIGHBORHOOD COMMERCIAL DISTRICT**
19 **ZONING CONTROL TABLE**

		Castro Street NCD
Zoning Category	§ References	Controls
BUILDING STANDARDS		
Massing and Setbacks		

1	Height and Bulk Limits	§§ 102, 105,	40-X, 65-B. <u>Varies.</u> See Height and Bulk Map
2		106, 250–252,	Sheet HT07 for more information. Height
3		253.1, 260,	Sculpting on Alleys per § 261.1.
4		<u>263.19,</u> 261.1,	
5		270, <u>270.3,</u>	
6		271. See also	
7		Height and	
8		Bulk District	
9		Maps	
10	* * * *		
11	Front Setback and	§§ 130, 131,	<u>Generally Not Rrequired.;</u> <i>however, if the existing</i>
12	Side Yard	132, 133	<u>sidewalk does not meet the recommended width</u>
13			<u>required by the Better Streets Plan, a front setback</u>
14			<u>shall be provided so that, when combined with the</u>
15			<u>existing sidewalk, the total distance from the curb to</u>
16			<u>the building frontage meets or exceeds the required</u>
17			<u>recommended width under the Better Streets Plan.</u>
18			<u>This setback is required only up to 15 feet above street</u>
19			<u>grade. See § 132(e).</u>
20	* * * *		
21	Miscellaneous		
22	* * * *		
23	Design Guidelines <u>and</u>	General Plan	Subject to the Urban Design Guidelines, <u>Citywide</u>
24	<u>Standards</u>	Commerce	<u>Design Standards, and any other applicable design</u>

	and Industry Element	<u>guidelines that have been approved by the Planning Commission.</u>		
<u>Housing Choice-SF</u>	<u>§ 206.10</u>	<u>Form-based density, additional height, and other zoning modifications for eligible projects in the R-4 Height and Bulk District.</u>		
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, <u>General</u>	§§ 102, 207	1 unit per 600 square foot lot area, or the density permitted in the nearest R District, whichever is greater. <u>Form-Based Density.</u>		
<u>Minimum Dwelling Unit Densities, if Applicable</u>	<u>§ 207.9</u>	<u>Varies depending on project location, but generally ranges between 50 and 100 dwelling units per acre.</u>		
<u>Maximum Dwelling Unit Size</u>	<u>§§ 207.10, 317</u>	<u>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.</u>		
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. <u>Form-Based Density.</u>		

* * * *				
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. <u>Form-Based Density.</u>		
Loss of Dwelling Units; <u>Conversion, Demolition,</u> <u>or Merger of Dwelling</u> <u>Units, including</u> <u>Residential Flats</u>	<u>§ 317</u>	Controls by Story <u>C</u>		
		<i>1st</i>	<i>2nd</i>	<i>3rd+</i>
<i>Residential Conversion</i>	<u>§ 317</u>	€	€	NP
<i>Residential Demolition</i> <i>and Merger</i>	<u>§ 317</u>	€	€	€
NON-RESIDENTIAL STANDARDS AND USES				
Development Standards				
Floor Area Ratio	§§ 102, 123, 124, <u>207.9</u>	3.0 to 1. <u>For Office Uses minimum intensities may apply pursuant to § 207.9.</u>		
* * * *				

* * * *

1 **SEC. 716. INNER CLEMENT STREET NEIGHBORHOOD COMMERCIAL DISTRICT.**

2 The Inner Clement Street Neighborhood Commercial District is located on Clement
3 Street between Arguello Boulevard and Funston Avenue in the eastern portion of the
4 Richmond District of northwest San Francisco. The ~~d~~District provides a wide selection of
5 convenience goods and services for the residents of the Inner Richmond neighborhood. Inner
6 Clement Street has one of the greatest concentrations of restaurants of any commercial street
7 in San Francisco, drawing customers from throughout the City and region. There are also a
8 significant number of professional, realty, and business offices as well as financial institutions.
9 The pleasant pedestrian character of the district is derived directly from the intensely active
10 retail frontage on Clement Street.

11 The ~~Inner Clement Street~~ District controls are designed to promote development that is
12 consistent with its existing land use patterns and to maintain a harmony of uses that supports
13 the ~~d~~District's vitality. The building standards allow small- to mid-scale buildings and uses,
14 protecting rear yards above the ground story and at residential levels. In new development,
15 most commercial uses are permitted at the first two stories, although certain limitations apply
16 to uses at the second story. Special controls are necessary to preserve the equilibrium of
17 neighborhood-serving convenience and comparison shopping businesses and protect
18 adjacent residential livability. These controls limit additional financial service uses, additional
19 eating and drinking establishments, and late-night commercial uses. In order to maintain the
20 street's active retail frontage, controls also prohibit most new automobile and drive-up uses.

21 Housing development is encouraged in new buildings above the ground story. ~~Existing~~
22 ~~residential units are protected by prohibitions on upper-story conversions and limitations on~~
23 ~~demolitions.~~ Accessory Dwelling Units are permitted ~~within the district pursuant to Section 207.1 of~~
24 ~~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, <u>263.19</u> , 261.1, 270, <u>270.3</u> , 271. See also Height and Bulk District Maps	40-X. <u>Varies.</u> 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 Not Required; <u>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).</u>

* * * *				
Miscellaneous				
* * * *				
Design Guidelines <u>and Standards</u>	General Plan Commerce and Industry Element	Subject to the Urban Design Guidelines, <u>Citywide Design Standards, and any other applicable design guidelines that have been approved by the Planning Commission.</u>		
<u>Housing Choice-SF</u>	<u>§ 206.10</u>	<u>Form-based density, additional height, and other zoning modifications for eligible projects in the R-4 Height and Bulk District.</u>		
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, <u>General</u>	§§ 102, 207	1 unit per 600 square foot lot area, or the density permitted in the nearest R District, whichever is greater. <u>Form-Based Density.</u>		
<u>Minimum Dwelling Unit Densities, if Applicable</u>	<u>§ 207.9</u>	<u>Varies depending on project location, but generally ranges between 50 and 100 dwelling units per acre.</u>		

1	<u>Maximum Dwelling Unit</u>	<u>§§ 207.10, 317</u>	<u>P up to 4,000 square feet of Gross Floor Area or an</u>		
2	<u>Size</u>		<u>equivalent Floor Area Ratio for any individual</u>		
3			<u>Dwelling Unit of 1.2:1. C for Dwelling Units that</u>		
4			<u>exceed the greater of those thresholds.</u>		
5	Group Housing Density	§208	<u>Up to 1 bedroom per 210 square foot lot area, or the</u>		
6			<u>density permitted in the nearest R District, whichever</u>		
7			<u>is greater.</u> <u>Form-Based Density.</u>		
8	* * * *				
9	Senior Housing Density	§§102,	<u>P up to twice the number of dwelling units otherwise</u>		
10		202.2(f), 207	<u>permitted as a Principal Use in the district and</u>		
11			<u>meeting all the requirements of § 202.2(f)(1). C up to</u>		
12			<u>twice the number of dwelling units otherwise</u>		
13			<u>permitted as a Principal Use in the district and</u>		
14			<u>meeting all requirements of § 202.2(f)(1), except for §</u>		
15			<u>202.2(f)(1)(D)(iv), related to location.</u> <u>Form-Based</u>		
16			<u>Density.</u>		
17	Loss of Dwelling Units:	<u>§ 317</u>	<u>Controls by Story</u> <u>C</u>		
18	<u>Conversion, Demolition,</u>				
19	<u>or Merger of Dwelling</u>				
20	<u>Units, including</u>				
21	<u>Residential Flats</u>				
22			<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
23	<u>Residential Conversion</u>	<u>§ 317</u>	<u>€</u>	<u>NP</u>	<u>NP</u>
24	<u>Residential Demolition</u>	<u>§ 317</u>	<u>€</u>	<u>€</u>	<u>€</u>
25	<u>and Merger</u>				

1 **NON-RESIDENTIAL STANDARDS AND USES**

2 **Development Standards**

3

Floor Area Ratio	§§ 102, 123, 124, <u>207.9</u>	1.8 to 1. <u>For Office Uses minimum intensities may</u> <u>apply pursuant to § 207.9.</u>
------------------	-----------------------------------	---

4

5 * * * *

6 * * * *

7

8 **SEC. 717. OUTER CLEMENT STREET NEIGHBORHOOD COMMERCIAL**

9 **DISTRICT.**

10 The Outer Clement Street Neighborhood Commercial District is located on Clement

11 Street between 19th Avenue and 27th Avenue in the western portion of the Richmond District.

12 The shopping area contains small-scale convenience businesses, as well as many

13 restaurants and a movie theater. The ~~d~~District's restaurants serve a neighborhood and

14 Citywide clientele during the evening hours, while convenience shopping uses cater for the

15 most part to daytime neighborhood shoppers. Outer Clement Street contains many mixed-use

16 buildings with some fully commercial and fully residential buildings interspersed between

17 them.

18 The Outer Clement Street District controls are designed to promote development that is

19 in keeping with the ~~d~~District's existing small-scale, mixed-use character. The building

20 standards ~~monitor~~guide large-scale development and protect rear yards at all levels. Future

21 commercial growth is directed to the ground story in order to promote more continuous and

22 active retail frontage. Additional eating and drinking establishments are regulated to prevent

23 over-concentration, while ground-story entertainment and financial service uses are monitored

24 in order to limit the problems of traffic, congestion, noise and late-night activity associated with

25 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, <u>263.19</u> , 261.1, 270, <u>270.3</u> , 271. See also Height and Bulk District Maps	40-X. <u>Varies.</u> See Height and Bulk Map Sheet HT03 and HT04 for more information. Height sculpting required on Alleys per § 261.1.
* * * *		

Front Setback and Side Yard	§§ 130, 131, 132, 133	<u>Generally Not Rrequired</u> ; 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 <u>and Standards</u>	General Plan Commerce and Industry Element	Subject to the Urban Design Guidelines, <u>Citywide Design Standards</u> , and any other applicable design guidelines that have been approved by the Planning Commission.		
<u>Housing Choice-SF</u>	<u>§ 206.10</u>	<u>Form-based density, additional height, and other zoning modifications for eligible projects in the R-4 Height and Bulk District.</u>		
RESIDENTIAL STANDARDS AND USES				
Development Standards				
* * * *				
Residential Uses		Controls by Story		
		1st	2nd	3rd +
Residential Uses	§102	P	P	P

1	Accessory Dwelling	§§102, 207.1,	P per Planning Code Sections §§ 207.1 and 207.2.
2	Unit Density	207.2	
3	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. <u>Form-Based Density.</u>
4			
5			
6	<u>Minimum Dwelling Unit</u>	<u>§ 207.9</u>	<u>Varies depending on project location, but generally</u>
7	<u>Densities, if Applicable</u>		<u>ranges between 50 and 100 dwelling units per acre.</u>
8	<u>Maximum Dwelling Unit</u>	<u>§§ 207.10, 317</u>	<u>P up to 4,000 square feet of Gross Floor Area or an</u>
9	<u>Size</u>		<u>equivalent Floor Area Ratio for any individual</u>
10			<u>Dwelling Unit of 1.2:1. C for Dwelling Units that</u>
11			<u>exceed the greater of those thresholds.</u>
12	Group Housing Density	§208	1 bedroom per 210 square foot lot area, or the density permitted in the nearest R District, whichever is greater. <u>Form-Based Density.</u>
13			
14			
15	* * * *		
16	Senior Housing Density	§§102,	P up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and
17		202.2(f), 207	meeting all the requirements of § 202.2(f)(1). C up to
18			twice the number of dwelling units otherwise
19			permitted as a Principal Use in the district and
20			meeting all requirements of § 202.2(f)(1), except for §
21			202.2(f)(1)(D)(iv), related to location. <u>Form-Based</u>
22			<u>Density.</u>
23			
24	Loss of Dwelling Units: <u>Conversion, Demolition,</u>	<u>§ 317</u>	Controls by Story <u>C</u>
25			

<u>or Merger of Dwelling</u>				
<u>Units, including</u>				
<u>Residential Flats</u>				
		<i>1st</i>	<i>2nd</i>	<i>3rd+</i>
<i>Residential Conversion</i>	§ 317	€	NP	NP
<i>Residential Demolition</i>	§ 317	€	€	€
<i>and Merger</i>				
NON-RESIDENTIAL STANDARDS AND USES				
Development Standards				
Floor Area Ratio	§§ 102, 123, 124, <u>207.9</u>	1.8 to 1. <u>For Office Uses minimum intensities may apply pursuant to § 207.9.</u>		
* * * *				

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, <u>263.19</u> , 261.1, 270, <u>270.3</u> , 271. See also	40-X. <u>Varies.</u> See Height and Bulk Map Sheet HT02 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	<u>Generally Not Rrequired.;</u> <u>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.</u> <u>This setback is required only up to 15 feet above street grade. See § 132(e).</u>
* * * *		
Miscellaneous		
* * * *		
Design Guidelines <u>and Standards</u>	General Plan Commerce and Industry Element	Subject to the Urban Design Guidelines, <u>Citywide Design Standards, and any other applicable design guidelines that have been approved by the Planning Commission.</u>
<u>Housing Choice-SF</u>	<u>§ 206.10</u>	<u>Form-based density, additional height, and other zoning modifications for eligible projects in the R-4 Height and Bulk District.</u>
RESIDENTIAL STANDARDS AND USES		
Development Standards		

1	* * * *				
2	Residential Uses		Controls by Story		
3			1st	2nd	3rd +
4	Residential Uses	§102	P	P	P
5	Accessory Dwelling	§§102, 207.1,	P per Planning Code Sections §§ 207.1 and 207.2.		
6	Unit Density	207.2			
7	Dwelling Unit Density,	§§ 102, 207	1 unit per 600 square foot lot area, or the density permitted in the nearest R District, whichever is greater. <u>Form-Based Density.</u>		
8	<u>General</u>				
9					
10	<u>Minimum Dwelling Unit</u>	<u>§ 207.9</u>	<u>Varies depending on project location, but generally ranges between 50 and 100 dwelling units per acre.</u>		
11	<u>Densities, if Applicable</u>				
12	<u>Maximum Dwelling Unit</u>	<u>§§ 207.10, 317</u>	<u>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.</u>		
13	<u>Size</u>				
14					
15					
16	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. <u>Form-Based Density.</u>		
17					
18					
19	* * * *				
20	Senior Housing Density	§§102,	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 §		
21		202.2(f), 207			
22					
23					
24					
25					

		202.2(f)(1)(D)(iv), related to location. <u>Form-Based Density.</u>		
Loss of Dwelling Units; <u>Conversion, Demolition,</u> <u>or Merger of Dwelling</u> <u>Units, including</u> <u>Residential Flats</u>	<u>§ 317</u>	Controls by Story <u>C</u>		
		<i>1st</i>	<i>2nd</i>	<i>3rd+</i>
<i>Residential Conversion</i>	<u>§ 317</u>	€	€	NP
<i>Residential Demolition</i> <i>and Merger</i>	<u>§ 317</u>	€	€	€
NON-RESIDENTIAL STANDARDS AND USES				
Development Standards				
Floor Area Ratio	§§ 102, 123, <u>124, 207.9</u>	2.5 to 1. <u>For Office Uses minimum intensities may</u> <u>apply pursuant to § 207.9.</u>		
* * * *				

* * * *

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 ~~the~~ District'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 ~~the~~ District'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		

1	Height and Bulk Limits.	§§ 102, 105,	40-X. Varies. See Height and Bulk Map Sheets
2		106, 250–252,	HT06 and HT07 for more information. Height
3		260, <u>263.19,</u>	sculpting required on Alleys per § 261.1.
4		261.1, 270,	
5		<u>270.3,</u> 271.	
6		See also	
7		Height and	
8		Bulk District	
9		Maps	
10	* * * *		
11	Front Setback and	§§ 130, 131,	<u>Generally Not Rrequired.; however, if the existing</u>
12	Side Yard	132, 133	<u>sidewalk does not meet the recommended width</u>
13			<u>required by the Better Streets Plan, a front setback</u>
14			<u>shall be provided so that, when combined with the</u>
15			<u>existing sidewalk, the total distance from the curb to</u>
16			<u>the building frontage meets or exceeds the required</u>
17			<u>recommended width under the Better Streets Plan.</u>
18			<u>This setback is required only up to 15 feet above street</u>
19			<u>grade. See § 132(e).</u>
20	* * * *		
21	Miscellaneous		
22	* * * *		
23	Design Guidelines <u>and</u>	General Plan	Subject to the Urban Design Guidelines, <u>Citywide</u>
24	<u>Standards</u>	Commerce and	<u>Design Standards, and any other applicable design</u>

	Industry Element	<u>guidelines that have been approved by the Planning Commission.</u>		
<u>Housing Choice-SF</u>	<u>§ 206.10</u>	<u>Form-based density, additional height, and other zoning modifications for eligible projects in the R-4 Height and Bulk District.</u>		
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, <u>General</u>	§§ 102, 207	1 unit per 600 square foot lot area, or the density permitted in the nearest R District, whichever is greater. <u>Form-Based Density.</u>		
<u>Minimum Dwelling Unit Densities, if Applicable</u>	<u>§ 207.9</u>	<u>Varies depending on project location, but generally ranges between 50 and 100 dwelling units per acre.</u>		
<u>Maximum Dwelling Unit Size</u>	<u>§§ 207.10, 317</u>	<u>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.</u>		
Group Housing Density	§208	1 bedroom per 210 square foot lot area, or the density permitted in the nearest R District, whichever is greater. <u>Form-Based Density</u>		

* * * *				
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. <u>Form-Based Density.</u>		
Loss of Dwelling Units; <u>Conversion, Demolition, or Merger of Dwelling Units, including Residential Flats</u>	<u>§ 317</u>	Controls by Story <u>C</u>		
		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, <u>207.9</u>	1.8 to 1. <u>For Office Uses minimum intensities may apply pursuant to § 207.9.</u>		
* * * *				

* * * *

	and Industry Element	<u>guidelines that have been approved by the Planning Commission.</u>		
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 Units <u>Density, General</u>	§§ 102, 207	1 unit per 600 square foot lot area		
<u>Minimum Dwelling Unit Densities, if Applicable</u>	<u>§ 207.9</u>	<u>Varies depending on project location, but generally ranges between 50 and 100 dwelling units per acre.</u>		
<u>Maximum Dwelling Unit Size</u>	<u>§§ 207.10, 317</u>	<u>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.</u>		
Group Housing Density	§ 208	1 bedroom per 210 square foot lot area.		
* * * *				
Loss of Dwelling Units; <u>Conversion, Demolition, or Merger of Dwelling Units, including Residential Flats</u>	<u>§ 317</u>	Controls by Story C		

		<i>1st</i>	<i>2nd</i>	<i>3rd+</i>
<i>Residential Conversion</i>	§ 317	€	€	€
<i>Residential Demolition and Merger</i>	§ 317	€	€	€
NON-RESIDENTIAL STANDARDS AND USES				
Development Standards				
Floor Area Ratio	§§ 102, 123, 124, <u>207.9</u>	3.6 to 1. <u>For Office Uses minimum intensities may apply pursuant to § 207.9.</u>		
* * * *				

* * * *

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	<i>Generally Not Rrequired.; 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</i>

		<u>the building frontage meets or exceeds the required recommended width under the Better Streets Plan.</u> <u>This setback is required only up to 15 feet above street grade. See § 132(e).</u>		
* * * *				
Miscellaneous				
* * * *				
Design Guidelines <u>and Standards</u>	General Plan Commerce and Industry Element	Subject to the Urban Design Guidelines, <u>Citywide Design Standards, and any other applicable design guidelines that have been approved by the Planning Commission.</u>		
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, <u>General</u>	§§ 102, 207	1 unit per 400 square foot lot area.		
<u>Minimum Dwelling Unit Densities, if Applicable</u>	<u>§ 207.9</u>	<u>Varies depending on project location, but generally ranges between 50 and 100 dwelling units per acre.</u>		

1	<u>Maximum Dwelling Unit</u>	<u>§§ 207.10, 317</u>	<u>P up to 4,000 square feet of Gross Floor Area or an</u>		
2	<u>Size</u>		<u>equivalent Floor Area Ratio for any individual</u>		
3			<u>Dwelling Unit of 1.2:1. C for Dwelling Units that</u>		
4			<u>exceed the greater of those thresholds.</u>		
5	Group Housing Density	§ 208	1 bedroom per 210 square foot lot area.		
6	* * * *				
7	Loss of Dwelling Units;	<u>§ 317</u>	Controls by Story <u>C</u>		
8	<u>Conversion, Demolition,</u>				
9	<u>or Merger of Dwelling</u>				
10	<u>Units, including</u>				
11	<u>Residential Flats</u>				
12			<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
13	<u>Residential Conversion</u>	<u>§ 317</u>	€	€	€
14	<u>Residential Demolition</u>	<u>§ 317</u>	€	€	€
15	<u>and Merger</u>				
16	NON-RESIDENTIAL STANDARDS AND USES				
17	Development Standards				
18	Floor Area Ratio	§§ 102, 123,	3.6 to 1. <u>For Office Uses minimum intensities may</u>		
19		<u>124, 207.9</u>	<u>apply pursuant to § 207.9.</u>		
20	* * * *				

* * * *

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, a Citywide specialty shopping, and dining district, and a tourist attraction, as well as an apartment and residential hotel zone. Traditionally, the dDistrict 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 dDistrict’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 dDistrict’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		

1	Height and Bulk Limits.	§§ 102, 105,	40-X. Varies. See Height and Bulk Map Sheet
2		106, 250–252,	HT01 for more information. Height sculpting
3		260, <u>263.19,</u>	required on Alleys per § 261.1.
4		261.1, 270,	
5		<u>270.3,</u> 271.	
6		See also	
7		Height and	
8		Bulk District	
9		Maps	
10	* * * *		
11	Front Setback and	§§ 130, 131,	<u>Generally Not Rrequired.; however, if the existing</u>
12	Side Yard	132, 133	<u>sidewalk does not meet the recommended width</u>
13			<u>required by the Better Streets Plan, a front setback</u>
14			<u>shall be provided so that, when combined with the</u>
15			<u>existing sidewalk, the total distance from the curb to</u>
16			<u>the building frontage meets or exceeds the required</u>
17			<u>recommended width under the Better Streets Plan.</u>
18			<u>This setback is required only up to 15 feet above street</u>
19			<u>grade. See § 132(e).</u>
20	* * * *		
21	Miscellaneous		
22	* * * *		
23	Design Guidelines <u>and</u>	General Plan	Subject to the <i>General Plan's</i> Urban Design
24	<u>Standards</u>	Commerce	Guidelines, <u>Citywide Design Standards,</u> and historic
25			resource consideration, <u>and any other applicable</u>

	and Industry Element	<u>design guidelines that have been approved by the Planning Commission.</u> Properties in this District have been identified as potentially eligible for National Register or California Register.		
<u>Housing Choice-SF</u>	<u>§ 206.10</u>	<u>Form-based density, additional height, and other zoning modifications for eligible projects in the R-4 Height and Bulk District.</u>		
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 Units <u>Density, General</u>	§§ 102, 207	1 unit per 400 square foot lot area, or the density permitted in the nearest R District, whichever is greater. <u>Form-Based Density applies within the R-4 Height and Bulk District (§§ 263.19, 270(i)).</u>		
<u>Minimum Dwelling Unit Densities, if Applicable</u>	<u>§ 207.9</u>	<u>Varies depending on project location, but generally ranges between 50 and 100 dwelling units per acre.</u>		
<u>Maximum Dwelling Unit Size</u>	<u>§§ 207.10, 317</u>	<u>P up to 4,000 square feet of Gross Floor Area or an equivalent Floor Area Ratio for any individual</u>		

		<u>Dwelling Unit of 1.2:1. C for Dwelling Units that exceed the greater of those thresholds.</u>
Group Housing <u>Density</u>	§208	1 bedroom per 140 square foot lot area, <u>or the density permitted in the nearest R District, whichever is greater.</u> <u>Form-Based Density applies within the R-4 Height and Bulk District (§§ 263.19, 270(i)).</u>
* * * *		
Senior Housing <u>Density</u>	§§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. <u>Form-Based Density applies within the R-4 Height and Bulk District (§§ 263.19, 270(i)).</u>
Loss of Dwelling Units; <u>Conversion, Demolition, or Merger of Dwelling Units, including Residential Flats</u>	<u>§ 317</u>	Controls by Story <u>C</u>

		<i>1st</i>	<i>2nd</i>	<i>3rd+</i>
<i>Residential Conversion</i>	§§ 317, 780.3(c)(4)	€	<i>NP</i>	<i>NP</i>
<i>Residential Demolition and Merger</i>	§§ 317, 780.3(c)(4)	€	<i>NP</i>	<i>NP</i>
NON-RESIDENTIAL STANDARDS AND USES				
Development Standards				
Floor Area Ratio	§§ 102, 123, 124, <u>207.9</u>	1.8 to 1. <u>For Office Uses minimum intensities may apply pursuant to § 207.9.</u>		
* * * *				

* 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 (1) **Purposes.** The Polk Street District controls are designed to encourage and
2 promote development that is compatible with the surrounding neighborhood. The building
3 standards ~~monitor~~guide large-scale development and protect rear yards at residential levels.
4 Consistent with Polk Street's existing mixed-use character, new buildings may contain most
5 commercial uses at the First Story. The controls encourage neighborhood-serving
6 businesses. They also prohibit new adult entertainment uses. Restrictions on drive-up and
7 most automobile uses protect the district's continuous retail frontage and prevent further traffic
8 congestion.

9 Housing developed in new buildings is encouraged above the First Story, especially in
10 the less intensely developed portions of the district along Larkin Street and on large lots
11 throughout the district. New housing development requires 40% or more two-bedroom plus
12 units to encourage families to live in the district. Parking is limited in new developments given
13 the ~~d~~District's transit access and the proximity to bus rapid transit along Van Ness Avenue
14 parallel to the district. ~~Existing housing units are protected by on demolitions and upper-story~~
15 ~~conversions.~~ Accessory Dwelling Units are permitted ~~within the district pursuant to Section 207.1 of~~
16 ~~this Code.~~

17 * * * *

18 ~~————(4) **Loss of Residential Units.** To prevent the loss of existing Residential Units, the~~
19 ~~removal, demolition, merger, or conversion of Residential Units above the First Story are prohibited~~
20 ~~even if such loss of Residential Units would otherwise be allowed pursuant to Section 317 of this Code.~~

21 (54) **Neighborhood Commercial Design Guidelines.** The construction of new
22 buildings and alteration of existing buildings in the Polk Street NC District shall be consistent
23 with the design policies and guidelines of the General Plan and with the "Polk/Pacific Special
24 Area Design Guidelines" as adopted by the Planning Commission. The Planning Director may
25 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, <u>263.19</u> , 261.1, 270, <u>270.3</u> , 271. See also Height and Bulk District Maps	<u>Varies. 65-A, 80-A, and 130-E.</u> 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	<u>Generally Not 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</u>

		<u>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).</u>
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 <u>and Standards</u>	General Plan Commerce and Industry Element and the Polk/Pacific	Subject to the Urban Design Guidelines, <u>Citywide Design Standards</u> , and the Polk/Pacific Special Area Design Guidelines, <u>and any other applicable design guidelines that have been approved by the Planning Commission.</u>

	Special Area Design Guidelines	
<u>Housing Choice-SF</u>	<u>§ 206.10</u>	<u>Form-based density, additional height, and other zoning modifications for eligible projects in the R-4 Height and Bulk District.</u>
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 Units <u>Density</u> , <u>General</u>	§§ 102, 207	1 unit per 400 square foot lot area, or the density permitted in the nearest R District, whichever is greater. <u>Form-Based Density.</u>

1	<u>Minimum Dwelling Unit</u>	<u>§ 207.9</u>	<u>Varies depending on project location, but generally</u>		
2	<u>Densities, if Applicable</u>		<u>ranges between 50 and 100 dwelling units per acre.</u>		
3	<u>Maximum Dwelling Unit</u>	<u>§§ 207.10, 317</u>	<u>P up to 4,000 square feet of Gross Floor Area or an</u>		
4	<u>Size</u>		<u>equivalent Floor Area Ratio for any individual</u>		
5			<u>Dwelling Unit of 1.2:1. C for Dwelling Units that</u>		
6			<u>exceed the greater of those thresholds.</u>		
7	<u>Residential</u>	<u>§208</u>	<u>1 bedroom per 140 square foot lot area, or the density</u>		
8	<u>Density, Group Housing</u>		<u>permitted in the nearest R District, whichever is</u>		
9	<u>Density</u>		<u>greater-Form-Based Density.</u>		
10	* * * *				
11	Senior Housing <u>Density</u>	<u>§§102,</u>	<u>P up to twice the number of dwelling units otherwise</u>		
12		<u>202.2(f), 207</u>	<u>permitted as a Principal Use in the district and</u>		
13			<u>meeting all the requirements of § 202.2(f)(1). C up to</u>		
14			<u>twice the number of dwelling units otherwise</u>		
15			<u>permitted as a Principal Use in the district and</u>		
16			<u>meeting all requirements of § 202.2(f)(1), except for §</u>		
17			<u>202.2(f)(1)(D)(iv), related to location-Form-Based</u>		
18			<u>Density.</u>		
19	<u>Loss and Division of</u>	<u>§ 317</u>	<u>Controls by Story</u>		
20	<u>Dwelling Units:</u>				
21	<u>Conversion, Demolition,</u>				
22	<u>or Merger of Dwelling</u>				
23	<u>Units, including</u>				
24	<u>Residential Flats</u>				
25			<u>1st</u>	<u>2nd</u>	<u>3rd+</u>

<i>Residential Conversion</i>	§ 317	<i>NP</i>	<i>NP</i>	<i>NP</i>
<i>Residential Demolition and Merger</i>	§ 317	<i>NP</i>	<i>NP</i>	<i>NP</i>
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, <u>207.9</u>	2.5 to 1. <u>For Office Uses minimum intensities may apply pursuant to § 207.9.</u>		
* * * *				

* * * *

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 uses ~~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~~District 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		

1	Height and Bulk Limits.	§§ 102, 105,	<u>Varies.</u> 40-X . See Height and Bulk Map Sheets
2		106, 250–252,	HT02 and HT03 for more information. Height
3		260, <u>263.19</u> ,	sculpting required on Alleys per § 261.1.
4		261.1, 270,	
5		<u>270.3</u> , 271.	
6		See also	
7		Height and	
8		Bulk District	
9		Maps	
10	* * * *		
11	Front Setback and	§§ 130, 131,	<u>Generally Not Rrequired.;</u> <i>however, if the existing</i>
12	Side Yard	132, 133	<u>sidewalk does not meet the recommended width</u>
13			<u>required by the Better Streets Plan, a front setback</u>
14			<u>shall be provided so that, when combined with the</u>
15			<u>existing sidewalk, the total distance from the curb to</u>
16			<u>the building frontage meets or exceeds the required</u>
17			<u>recommended width under the Better Streets Plan.</u>
18			<u>This setback is required only up to 15 feet above street</u>
19			<u>grade. See § 132(e).</u>
20	* * * *		
21	Miscellaneous		
22	* * * *		
23	Design Guidelines <u>and</u>	General Plan	Subject to the Urban Design Guidelines, <u>Citywide</u>
24	<u>Standards</u>	Commerce	<u>Design Standards, and any other applicable design</u>

	and Industry Element	<u>guidelines that have been approved by the Planning Commission.</u>		
<u>Housing Choice-SF</u>	<u>§ 206.10</u>	<u>Form-based density, additional height, and other zoning modifications for eligible projects in the R-4 Height and Bulk District.</u>		
RESIDENTIAL STANDARDS AND USES				
Development Standards				
* * * *				
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 Units <u>Density, General</u>	§§ 102, 207	1 unit per 800 square foot lot area, or the density permitted in the nearest R District, whichever is greater. <u>Form-Based Density.</u>		
<u>Minimum Dwelling Unit Densities, if Applicable</u>	<u>§ 207.9</u>	<u>Varies depending on project location, but generally ranges between 50 and 100 dwelling units per acre.</u>		
<u>Maximum Dwelling Unit Size</u>	<u>§§ 207.10, 317</u>	<u>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.</u>		
Group Housing <u>Density</u>	§208	1 bedroom per 275 square foot lot area, or the density permitted in the nearest R District, whichever is greater. <u>Form-Based Density.</u>		

* * * *				
Senior Housing <u>Density</u>	§§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. <u>Form-Based Density.</u>		
Loss of Dwelling Units; <u>Conversion, Demolition,</u> <u>or Merger of Dwelling</u> <u>Units, including</u> <u>Residential Flats</u>	<u>§ 317</u>	Controls by Story <u>C</u>		
		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, <u>207.9</u>	1.8 to 1. <u>For Office Uses minimum intensities may apply pursuant to § 207.9.</u>		
* * * *				

* * * *

1 **SEC. 725. UNION STREET NEIGHBORHOOD COMMERCIAL DISTRICT.**

2 * * * *

3 The Union Street District controls are designed to provide sufficient growth
4 opportunities for commercial development that is in keeping with the existing scale and
5 character, promote continuous retail frontage, and protect adjacent residential livability. Small-
6 to mid-scale buildings and neighborhood-serving uses are promoted, and rear yards above the
7 ground story and at all residential levels are protected. Most commercial development is
8 permitted at the first two stories of new buildings, while retail service uses are monitored at
9 the third story and above. Controls are necessary to preserve the remaining convenience
10 businesses and to reduce the cumulative impacts which the growth of certain uses have on
11 neighborhood residents. Such controls require Conditional Use authorization for additional
12 drinking establishments and limit additional entertainment, and financial service uses. Most
13 automobile and drive-up uses are prohibited in order to maintain continuous retail frontage
14 and minimize further traffic congestion.

15 Housing development in new buildings is encouraged above the second story. ~~Existing~~
16 ~~residential units are protected by limitations on demolitions and upper-story conversions.~~ Accessory
17 Dwelling Units are permitted ~~within the district pursuant to Section 207.1 of this Code.~~

18
19 **Table 725. UNION STREET NEIGHBORHOOD COMMERCIAL DISTRICT**
20 **ZONING CONTROL TABLE**

21

		Union Street NCD
Zoning Category	§ References	Controls
BUILDING STANDARDS		
Massing and Setbacks		

25

1	Height and Bulk Limits.	§§ 102, 105,	<u>Varies.</u> 40-X . See Height and Bulk Map Sheet
2		106, 250–252,	HT02 for more information. Height sculpting
3		260, <u>263.19</u> ,	required on Alleys per § 261.1.
4		261.1, 270,	
5		<u>270.3</u> , 271.	
6		See also	
7		Height and	
8		Bulk District	
9		Maps	
10	* * * *		
11	Front Setback and	§§ 130, 131,	<u>Generally Not Rrequired.;</u> <i>however, if the existing</i>
12	Side Yard	132, 133	<u>sidewalk does not meet the recommended width</u>
13			<u>required by the Better Streets Plan, a front setback</u>
14			<u>shall be provided so that, when combined with the</u>
15			<u>existing sidewalk, the total distance from the curb to</u>
16			<u>the building frontage meets or exceeds the required</u>
17			<u>recommended width under the Better Streets Plan.</u>
18			<u>This setback is required only up to 15 feet above street</u>
19			<u>grade. See § 132(e).</u>
20	* * * *		
21	Miscellaneous		
22	* * * *		
23	Design Guidelines <u>and</u>	General Plan	Subject to the Urban Design Guidelines, <u>Citywide</u>
24	<u>Standards</u>	Commerce	<u>Design Standards, and any other applicable design</u>

	and Industry Element	<u>guidelines that have been approved by the Planning Commission.</u>		
<u>Housing Choice-SF</u>	<u>§ 206.10</u>	<u>Form-based density, additional height, and other zoning modifications for eligible projects in the R-4 Height and Bulk District.</u>		
RESIDENTIAL STANDARDS AND USES				
Development Standards				
* * * *				
Residential Uses		Controls by Story		
		1st	2nd	3rd +
Residential Uses	§102	P	P	P
Accessory Dwelling Units <u>Density</u>	§§102, 207.1, 207.2	P per Planning Code Sections §§ 207.1 and 207.2.		
Dwelling Units <u>Density</u> , <u>General</u>	§§ 102, 207	1 unit per 600 square foot lot area, or the density permitted in the nearest R District, whichever is greater. <u>Form-Based Density.</u>		
<u>Minimum Dwelling Unit Densities, if Applicable</u>	<u>§ 207.9</u>	<u>Varies depending on project location, but generally ranges between 50 and 100 dwelling units per acre.</u>		
<u>Maximum Dwelling Unit Size</u>	<u>§§ 207.10, 317</u>	<u>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.</u>		
Group Housing <u>Density</u>	§208	1 bedroom per 210 square foot lot area, or the density permitted in the nearest R District, whichever is greater. <u>Form-Based Density.</u>		

* * * *				
Senior Housing <u>Density</u>	§§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. <u>Form-Based Density.</u>		
Loss of Dwelling Units; <u>Conversion, Demolition,</u> <u>or Merger of Dwelling</u> <u>Units, including</u> <u>Residential Flats</u>	<u>§ 317</u>	Controls by Story <u>C</u>		
		1st	2nd	3rd+
Residential Conversion	§ 317	€	€	€
Residential Demolition and Merger	§ 317	€	€	€
NON-RESIDENTIAL STANDARDS AND USES				
Development Standards				
Floor Area Ratio	§§ 102, 123, 124, <u>207.9</u>	3.0 to 1. <u>For Office Uses minimum intensities may apply pursuant to § 207.9.</u>		
* * * *				

* * * *

1 **SEC. 726. PACIFIC AVENUE NEIGHBORHOOD COMMERCIAL DISTRICT.**

2 * * * *

3 **(b) Controls.**

4 (1) **Purposes.** The Pacific Avenue Neighborhood Commercial District controls
5 are designed to promote a small, neighborhood serving mixed-use commercial street that
6 preserves the surrounding neighborhood residential character. These controls are intended to
7 preserve livability in a largely low-rise development residential neighborhood, enhance solar
8 access on a narrow street right-of-way, and protect residential rear yard patterns at the
9 ground floor. Accessory Dwelling Units are permitted ~~within the district pursuant to Section 207.1~~
10 ~~of this Code.~~

11 * * * *

12 ~~—— (3) **Loss of Residential Units.** To prevent the loss of existing Residential Units, the~~
13 ~~removal, demolition, merger, or conversion of Residential Units above the First Story are prohibited~~
14 ~~even if such loss of Residential Units would otherwise be allowed pursuant to Section 317 of this Code.~~

15 (43) **Neighborhood Commercial Design Guidelines.** The construction of new
16 buildings and alteration of existing buildings in the Pacific Avenue Neighborhood Commercial
17 District shall be consistent with the design policies and guidelines of the General Plan, the
18 Citywide Design Standards, the Urban Design Guidelines and with the “Polk/Pacific Special Area
19 Design Guidelines” as adopted by the Planning Commission. The Planning Director may
20 require modifications to the exterior of a proposed new building or proposed alteration of an
21 existing residential building in order to bring it into conformity with the Citywide Design
22 Standards and the “Polk/Pacific Special Area Design Guidelines” and with the General Plan.
23 These modifications may include, but are not limited to, changes in siting, building envelope,
24 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, <u>263.19</u> , 261.1, 270, <u>270.3</u> , 271. See also Height and Bulk District Maps	<u>Varies. 40-X.</u> See Height and Bulk Map Sheets HT01 and HT02 for more information. Height sculpting required on Alleys per § 261.1.
* * * *		
Front Setback and Side Yard	§§ 130, 131, 132, 133	<u>Generally Not 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.</u> <u>This setback is required only up to 15 feet above street grade. See § 132(e).</u>

1	* * * *		
2	Miscellaneous		
3	* * * *		
4	Design Guidelines <u>and</u>	General Plan	Subject to the Urban Design Guidelines, <u>Citywide</u>
5	<u>Standards</u>	Commerce	<u>Design Standards, and the Polk/Pacific Special</u>
6		and Industry	Area Design Guidelines, <u>and any other applicable</u>
7		Element and	<u>design guidelines that have been approved by the</u>
8		the	<u>Planning Commission.</u>
9		Polk/Pacific	
10		Special Area	
11		Design	
12		Guidelines	
13	<u>Housing Choice-SF</u>	<u>§ 206.10</u>	<u>Form-based density, additional height, and other</u>
14			<u>zoning modifications for eligible projects in the R-4</u>
15			<u>Height and Bulk District.</u>
16	RESIDENTIAL STANDARDS AND USES		
17	Development Standards		
18	* * * *		
19	Dwelling Unit Mix	§§ 207.6	Generally R <u>r</u> equired for creation of five or more
20			Dwelling Units. No less than 40% of the total
21			number of proposed Dwelling Units shall contain
22			at least two bedrooms; or no less than 30% of the
23			total number of proposed Dwelling Units shall
24			contain at least three bedrooms.
25	* * * *		

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 Units <u>Density, General</u>	§§ 102, 207	1 unit per 1,000 square foot lot area, or the density permitted in the nearest R District, whichever is greater. <u>Form-Based Density.</u>		
<u>Minimum Dwelling Unit Densities, if Applicable</u>	<u>§ 207.9</u>	<u>Varies depending on project location, but generally ranges between 50 and 100 dwelling units per acre.</u>		
<u>Maximum Dwelling Unit Size</u>	<u>§§ 207.10, 317</u>	<u>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.</u>		
Group Housing <u>Density</u>	§208	1 bedroom per 275 square foot lot area, or the density permitted in the nearest R District, whichever is greater. <u>Form-Based Density.</u>		
* * * *				
Senior Housing <u>Density</u>	§§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. <u>Form-Based Density.</u>		
Loss and Division of Dwelling Units; <u>Conversion, Demolition, or Merger of Dwelling Units, including Residential Flats</u>	<u>§ 317</u>	Controls by Story <u>C</u>		
		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, <u>207.9</u>	1.5 to 1. <u>For Office Uses minimum intensities may apply pursuant to § 207.9.</u>		
* * * *				

* * * *

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, <u>263.19</u> .	Varies, but generally 26-X . See Height and Bulk Map Sheet HT12 for more information. Height sculpting required on Alleys per § 261.1.

	261.1, 270, <u>270.3, 271.</u> See also Height and Bulk District Maps	
* * * *		
Front Setback and Side Yard	§§ 130, 131, 132, 133	<i><u>Generally Not Rrequired.; 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).</u></i>
* * * *		
Miscellaneous		
* * * *		
Canopy or Marquee	§ 136.1	NP(5)
* * * *		
Design Guidelines <u>and Standards</u>	General Plan Commerce and Industry Element	Subject to the Urban Design Guidelines, <u>Citywide Design Standards, and any other applicable design guidelines that have been approved by the Planning Commission.</u>

<u>Housing Choice-SF</u>	<u>§ 206.10</u>	<u>Form-based density, additional height, and other zoning modifications for eligible projects in the R-4 Height and Bulk District.</u>		
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, <u>General</u>	§§ 102, 207	1 unit per 800 square foot lot area, or the density permitted in the nearest R District, whichever is greater. <u>Form-Based Density.</u>		
<u>Minimum Dwelling Unit Densities, if Applicable</u>	<u>§ 207.9</u>	<u>Varies depending on project location, but generally ranges between 50 and 100 dwelling units per acre.</u>		
<u>Maximum Dwelling Unit Size</u>	<u>§§ 207.10, 317</u>	<u>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.</u>		
Group Housing Density	§208	1 bedroom per 275 square foot lot area, or the density permitted in the nearest R District, whichever is greater. <u>Form-Based Density.</u>		
* * * *				

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. <u>Form-Based Density.</u>		
Loss of Dwelling Units; <u>Conversion, Demolition, or Merger of Dwelling Units, including Residential Flats</u>	<u>§ 317</u>	Controls by Story <u>C</u>		
		<i>1st</i>	<i>2nd</i>	<i>3rd+</i>
<i>Residential Conversion</i>	<u>§ 317</u>	<i>€</i>	<i>NP</i>	<i>NP</i>
<i>Residential Demolition and Merger</i>	<u>§ 317</u>	<i>€</i>	<i>€</i>	<i>€</i>
NON-RESIDENTIAL STANDARDS AND USES				
Development Standards				
Floor Area Ratio	§§ 102, 123, 124, <u>207.9</u>	1.8 to 1. <u>For Office Uses minimum intensities may apply pursuant to § 207.9.</u>		
* * * *				

* * * *

(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, <u>263.19</u> , 261.1, 270, <u>270.3</u> , 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 Not Required ; <u>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.</u> <u>This setback is required only up to 15 feet above street grade. See § 132(e).</u>
* * * *		
Miscellaneous		

* * * *				
Design Guidelines <u>and Standards</u>	General Plan Commerce and Industry Element	Subject to the Urban Design Guidelines, <u>Citywide Design Standards, and any other applicable design guidelines that have been approved by the Planning Commission.</u>		
<u>Housing Choice-SF</u>	<u>§ 206.10</u>	<u>Form-based density, additional height, and other zoning modifications for eligible projects in the R-4 Height and Bulk District.</u>		
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.		

1	Dwelling Units <u>Density</u> , <u>General</u>	§§ 102, 207	1 unit per 600 square foot lot area, or the density permitted in the nearest R District, whichever is greater. <u>Form-Based Density.</u>
4	<u>Minimum Dwelling Unit Densities, if Applicable</u>	§ 207.9	<u>Varies depending on project location, but generally ranges between 50 and 100 dwelling units per acre.</u>
6	<u>Maximum Dwelling Unit Size</u>	§§ 207.10, 317	<u>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.</u>
10	Group Housing <u>Density</u>	§208	1 bedroom per 210 square foot lot area, or the density permitted in the nearest R District, whichever is greater. <u>Form-Based Density.</u>
13	* * * *		
14	Senior Housing <u>Density</u>	§§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. <u>Form-Based Density.</u>
22	Loss of Dwelling Units; <u>Conversion, Demolition,</u> <u>or Merger of Dwelling</u>	§ 317	Controls by Story <u>C</u>

<u>Units, including</u>				
<u>Residential Flats</u>				
		<i>1st</i>	<i>2nd</i>	<i>3rd+</i>
<i>Residential Conversion</i>	§ 317	€	NP	NP
<i>Residential Demolition and Merger</i>	§ 317	€	€	€
NON-RESIDENTIAL STANDARDS AND USES				
Development Standards				
Floor Area Ratio	§§ 102, 123, 124, <u>207.9</u>	1.8 to 1. <u>For Office Uses minimum intensities may apply pursuant to § 207.9.</u>		
* * * *				

* * * *

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, <u>263.19</u> .	<u>Varies. 26-X.</u> See Height and Bulk Map Sheets HT06 and HT12 for more information. Height sculpting required on Alleys per § 261.1.

	261.1, 270, <u>270.3, 271.</u> See also Height and Bulk District Maps	
* * * *		
Front Setback and Side Yard	§§ 130, 131, 132, 133	<i><u>Generally Not Rrequired.; 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).</u></i>
* * * *		
Miscellaneous		
* * * *		
Design Guidelines <i><u>and Standards</u></i>	General Plan Commerce and Industry Element	Subject to the Urban Design Guidelines, <i><u>Citywide Design Standards, and any other applicable design guidelines that have been approved by the Planning Commission.</u></i>

<u>Housing Choice-SF</u>	<u>§ 206.10</u>	<u>Form-based density, additional height, and other zoning modifications for eligible projects in the R-4 Height and Bulk District.</u>		
RESIDENTIAL STANDARDS AND USES				
Development Standards				
* * * *				
Residential Uses		Controls by Story		
		1st	2nd	3rd +
Residential Uses	§102	P	P	<u>NPP</u>
Accessory Dwelling Units <u>Density</u>	§§102, 207.1, 207.2	P per Planning Code Sections §§ 207.1 and 207.2.		
Dwelling Units <u>Density</u> , <u>General</u>	§§ 102, 207	1 unit per 800 square foot lot area, or the density permitted in the nearest R District, whichever is greater. <u>Form-Based Density.</u>		
<u>Minimum Dwelling Unit Densities, if Applicable</u>	<u>§ 207.9</u>	<u>Varies depending on project location, but generally ranges between 50 and 100 dwelling units per acre.</u>		
<u>Maximum Dwelling Unit Size</u>	<u>§§ 207.10, 317</u>	<u>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.</u>		
Group Housing <u>Density</u>	§208	1 bedroom per 275 square foot lot area, or the density permitted in the nearest R District, whichever is greater. <u>Form-Based Density.</u>		
* * * *				

Senior Housing <u>Density</u>	§§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. <u>Form-Based Density.</u>		
Loss of Dwelling Units; <u>Conversion, Demolition, or Merger of Dwelling Units, including Residential Flats</u>	<u>§ 317</u>	Controls by Story <u>C</u>		
		<i>1st</i>	<i>2nd</i>	<i>3rd+</i>
<i>Residential Conversion</i>	<u>§ 317</u>	<i>€</i>	<i>NP</i>	<i>NP</i>
<i>Residential Demolition and Merger</i>	<u>§ 317</u>	<i>€</i>	<i>€</i>	<i>€</i>
NON-RESIDENTIAL STANDARDS AND USES				
Development Standards				
Floor Area Ratio	§§ 102, 123, 124, <u>207.9</u>	1.8 to 1. <u>For Office Uses minimum intensities may apply pursuant to § 207.9.</u>		
* * * *				

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~~District'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, <u>263.19</u> , 261.1, 270, <u>270.3</u> , 271.	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.

	See also Height and Bulk District Maps	
* * * *		
Front Setback and Side Yard	§§ 130, 131, 132, 133	<u>Generally Not Rrequired.;</u> <u>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.</u> <u>This setback is required only up to 15 feet above street grade. See § 132(e).</u>
* * * *		
Miscellaneous		
* * * *		
Design Guidelines <u>and Standards</u>	General Plan Commerce and Industry Element	Subject to the Urban Design Guidelines, <u>Citywide Design Standards, and any other applicable design guidelines that have been approved by the Planning Commission.</u>
<u>Housing Choice-SF</u>	<u>§ 206.10</u>	<u>Form-based density, additional height, and other zoning modifications for eligible projects in the R-4 Height and Bulk District.</u>
RESIDENTIAL STANDARDS AND USES		

Development Standards				
* * * *				
Residential Uses		Controls by Story		
		1st	2nd	3rd +
Residential Uses	<u>§ 102</u>	P	P	P
Accessory Dwelling Units <u>Density</u>	§§102, 207.1, 207.2	P per Planning Code Sections §§ 207.1 and 207.2.		
Dwelling Units <u>Density</u> , <u>General</u>	§§ 102, 207	1 unit per 800 square foot lot area, or the density permitted in the nearest R District, whichever is greater. <u>Form-Based Density.</u>		
<u>Minimum Dwelling Unit Densities, if Applicable</u>	<u>§ 207.9</u>	<u>Varies depending on project location, but generally ranges between 50 and 100 dwelling units per acre.</u>		
<u>Maximum Dwelling Unit Size</u>	<u>§§ 207.10, 317</u>	<u>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.</u>		
Group Housing <u>Density</u>	§208	1 bedroom per 275 square foot lot area, or the density permitted in the nearest R District, whichever is greater. <u>Form-Based Density.</u>		
* * * *				
Senior Housing <u>Density</u>	§§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. <u>Form-Based Density.</u>		
Loss of Dwelling Units; <u>Conversion, Demolition, or Merger of Dwelling Units, including Residential Flats</u>	<u>§ 317</u>	Controls by Story <u>C</u>		
		<i>1st</i>	<i>2nd</i>	<i>3rd+</i>
<i>Residential Conversion</i>	<u>§ 317</u>	€	NP	NP
<i>Residential Demolition and Merger</i>	<u>§ 317</u>	€	€	€
NON-RESIDENTIAL STANDARDS AND USES				
Development Standards				
Floor Area Ratio	§§ 102, 123, 124, <u>207.9</u>	1.8 to 1. <u>For Office Uses minimum intensities may apply pursuant to § 207.9.</u>		
* * * *				

* * * *

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 scales 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, <u>263.19</u> , 261.1, 270,	Varies. See Height and Bulk Map Sheets HT05 and HT06 for more information. Height sculpting required on Alleys per § 261.1.

	<u>270.3, 271.</u> See also Height and Bulk District Maps	
* * * *		
Front Setback and Side Yard	§§ 130, 131, 132, 133	<u>Generally Not Rrequired.; 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).</u>
* * * *		
Miscellaneous		
* * * *		
Design Guidelines <u>and Standards</u>	General Plan Commerce and Industry Element	Subject to the Urban Design Guidelines, <u>Citywide Design Standards, and any other applicable design guidelines that have been approved by the Planning Commission.</u>
<u>Housing Choice-SF</u>	<u>§ 206.10</u>	<u>Form-based density, additional height, and other zoning modifications for eligible projects in the R-4 Height and Bulk District.</u>

RESIDENTIAL STANDARDS AND USES

Development Standards

* * * *

Off-Street Parking Requirements	§§ 145.1, 150, 151, 153 - 156, 161, 166, 204.5	<u>No</u> 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 Units <u>Density, General</u>	§§ 102, 207	1 unit per 800 square foot lot area, or the density permitted in the nearest R District, whichever is greater. <u>Form-Based Density.</u>		
<u>Minimum Dwelling Unit Densities, if Applicable</u>	§ 207.9	<u>Varies depending on project location, but generally ranges between 50 and 100 dwelling units per acre.</u>		
<u>Maximum Dwelling Unit Size</u>	§§ 207.10, 317	<u>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.</u>		

1	Group Housing <u>Density</u>	§208	1 bedroom per 275 square foot lot area, or the density permitted in the nearest R District, whichever is greater. <u>Form-Based Density.</u>		
2					
3					
4	* * * *				
5	Senior Housing <u>Density</u>	§§102,	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		
6		202.2(f), 207	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 §		
7			202.2(f)(1)(D)(iv), related to location. <u>Form-Based</u>		
8			<u>Density.</u>		
9					
10					
11					
12					
13	Loss of Dwelling Units;	<u>§ 317</u>	Controls by Story <u>C</u>		
14	<u>Conversion, Demolition,</u>				
15	<u>or Merger of Dwelling</u>				
16	<u>Units, including</u>				
17	<u>Residential Flats</u>				
18			<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
19	<u>Residential Conversion</u>	<u>§ 317</u>	€	€	NP
20	<u>Residential Demolition</u>	<u>§ 317</u>	€	€	€
21	<u>and Merger</u>				
22	NON-RESIDENTIAL STANDARDS AND USES				
23	Development Standards				
24	Floor Area Ratio	§§ 102, 123,	2.5 to 1. <u>For Office Uses minimum intensities may</u>		
25		124, <u>207.9</u>	<u>apply pursuant to § 207.9.</u>		

* * * *

* * * *

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, <u>263.19</u> , 261.1, 270, <u>270.3</u> , 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	<u>Generally Not 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.</u> <u>This setback is required only up to 15 feet above street grade. See § 132(e).</u>
* * * *		
Miscellaneous		

* * * *				
Design Guidelines <u>and Standards</u>	General Plan Commerce and Industry Element	Subject to the Urban Design Guidelines, <u>Citywide Design Standards, and any other applicable design guidelines that have been approved by the Planning Commission.</u>		
<u>Housing Choice-SF</u>	<u>§ 206.10</u>	<u>Form-based density, additional height, and other zoning modifications for eligible projects in the R-4 Height and Bulk District.</u>		
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 Units <u>Density, General</u>	§§ 102, 207	1 unit per 800 square foot lot area, or the density permitted in the nearest R District, whichever is greater. <u>Form-Based Density.</u>		
<u>Minimum Dwelling Unit Densities, if Applicable</u>	<u>§ 207.9</u>	<u>Varies depending on project location, but generally ranges between 50 and 100 dwelling units per acre.</u>		
<u>Maximum Dwelling Unit Size</u>	<u>§§ 207.10, 317</u>	<u>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.</u>		

1	Group Housing <u>Density</u>	§208	1 bedroom per 275 square foot lot area, or the density permitted in the nearest R District, whichever is greater. <u>Form-Based Density.</u>		
2					
3					
4	* * * *				
5	Senior Housing <u>Density</u>	§§102,	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		
6		202.2(f), 207	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 §		
7			202.2(f)(1)(D)(iv), related to location. <u>Form-Based</u>		
8			<u>Density.</u>		
9					
10					
11					
12					
13	Loss of Dwelling Units;	<u>§ 317</u>	Controls by Story <u>C</u>		
14	<u>Conversion, Demolition,</u>				
15	<u>or Merger of Dwelling</u>				
16	<u>Units, including</u>				
17	<u>Residential Flats</u>				
18			<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
19	<u>Residential Conversion</u>	<u>§ 317</u>	€	€	NP
20	<u>Residential Demolition</u>	<u>§ 317</u>	€	€	€
21	<u>and Merger</u>				
22	NON-RESIDENTIAL STANDARDS AND USES				
23	Development Standards				
24	Floor Area Ratio	§§ 102, 123,	2.5 to 1. <u>For Office Uses minimum intensities may</u>		
25		124, <u>207.9</u>	<u>apply pursuant to § 207.9.</u>		

* * * *

* * * *

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, <u>263.19</u> , 261.1, 270, <u>270.3</u> , 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	<u>Generally Not Required</u> ; <u>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.</u> <u>This setback is required only up to 15 feet above street grade. See § 132(e).</u>
* * * *		
Miscellaneous		
* * * *		

Design Guidelines <u>and Standards</u>	General Plan Commerce and Industry Element	Subject to the Urban Design Guidelines, <u>Citywide Design Standards, and any other applicable design guidelines that have been approved by the Planning Commission.</u>		
<u>Housing Choice-SF</u>	<u>§ 206.10</u>	<u>Form-based density, additional height, and other zoning modifications for eligible projects in the R-4 Height and Bulk District.</u>		
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 Units <u>Density, General</u>	§§ 102, 207	1 unit per 800 square foot lot area, or the density permitted in the nearest R District, whichever is greater. <u>Form-Based Density.</u>		
<u>Minimum Dwelling Unit Densities, if Applicable</u>	<u>§ 207.9</u>	<u>Varies depending on project location, but generally ranges between 50 and 100 dwelling units per acre.</u>		
<u>Maximum Dwelling Unit Size</u>	<u>§§ 207.10, 317</u>	<u>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.</u>		

1	Group Housing <u>Density</u>	§208	1 bedroom per 275 square foot lot area, or the density permitted in the nearest R District, whichever is greater. <u>Form-Based Density.</u>		
2					
3					
4	* * * *				
5	Senior Housing <u>Density</u>	§§102,	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		
6		202.2(f), 207	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 §		
7			202.2(f)(1)(D)(iv), related to location. <u>Form-Based</u>		
8			<u>Density.</u>		
9					
10					
11					
12					
13	Loss of Dwelling Units;	<u>§ 317</u>	Controls by Story <u>C</u>		
14	<u>Conversion, Demolition,</u>				
15	<u>or Merger of Dwelling</u>				
16	<u>Units, including</u>				
17	<u>Residential Flats</u>				
18			<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
19	<u>Residential Conversion</u>	<u>§ 317</u>	€	€	NP
20	<u>Residential Demolition</u>	<u>§ 317</u>	€	€	€
21	<u>and Merger</u>				
22	NON-RESIDENTIAL STANDARDS AND USES				
23	Development Standards				
24	Floor Area Ratio	§§ 102, 123,	2.5 to 1. <u>For Office Uses minimum intensities may</u>		
25		124, <u>207.9</u>	<u>apply pursuant to § 207.9.</u>		

* * * *

* * * *

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, <u>263.19</u> , 261.1, 270, <u>270.3</u> , 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	<u>Generally Not Required</u> ; <u>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.</u> <u>This setback is required only up to 15 feet above street grade. See § 132(e).</u>
* * * *		
Miscellaneous		
* * * *		

Design Guidelines <u>and Standards</u>	General Plan Commerce and Industry Element	Subject to the Urban Design Guidelines, <u>Citywide Design Standards, and any other applicable design guidelines that have been approved by the Planning Commission.</u>		
<u>Housing Choice-SF</u>	<u>§ 206.10</u>	<u>Form-based density, additional height, and other zoning modifications for eligible projects in the R-4 Height and Bulk District.</u>		
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 Units <u>Density, General</u>	§§ 102, 207	1 unit per 800 square foot lot area, or the density permitted in the nearest R District, whichever is greater. <u>Form-Based Density.</u>		
<u>Minimum Dwelling Unit Densities, if Applicable</u>	<u>§ 207.9</u>	<u>Varies depending on project location, but generally ranges between 50 and 100 dwelling units per acre.</u>		
<u>Maximum Dwelling Unit Size</u>	<u>§§ 207.10, 317</u>	<u>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.</u>		

1	Group Housing <u>Density</u>	§208	1 bedroom per 275 square foot lot area, or the density permitted in the nearest R District, whichever is greater. <u>Form-Based Density.</u>		
2					
3					
4	* * * *				
5	Senior Housing <u>Density</u>	§§102,	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		
6		202.2(f), 207	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 §		
7			202.2(f)(1)(D)(iv), related to location. <u>Form-Based</u>		
8			<u>Density.</u>		
9					
10	Loss of Dwelling Units;	<u>§ 317</u>	Controls by Story <u>C</u>		
11	<u>Conversion, Demolition,</u>				
12	<u>or Merger of Dwelling</u>				
13	<u>Units, including</u>				
14	<u>Residential Flats</u>				
15					
16			<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
17					
18	<u>Residential Conversion</u>	<u>§ 317</u>	€	€	NP
19	<u>Residential Demolition</u>	<u>§ 317</u>	€	€	€
20	<u>and Merger</u>				
21					
22	NON-RESIDENTIAL STANDARDS AND USES				
23	Development Standards				
24	Floor Area Ratio	§§ 102, 123,	2.5 to 1. <u>For Office Uses minimum intensities may</u>		
25		124, <u>207.9</u>	<u>apply pursuant to § 207.9.</u>		

* * * *

* * * *

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, <u>263.19</u> , 261.1, 270, <u>270.3</u> , 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	<u>Generally Not Required</u> ; <u>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.</u> <u>This setback is required only up to 15 feet above street grade. See § 132(e).</u>
* * * *		
Miscellaneous		

* * * *				
Design Guidelines <u>and Standards</u>	General Plan Commerce and Industry Element	Subject to the Urban Design Guidelines, <u>Citywide Design Standards, and any other applicable design guidelines that have been approved by the Planning Commission.</u>		
<u>Housing Choice-SF</u>	<u>§ 206.10</u>	<u>Form-based density, additional height, and other zoning modifications for eligible projects in the R-4 Height and Bulk District.</u>		
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, <u>General</u>	§§ 102, 207	1 unit per 800 square foot lot area, or the density permitted in the nearest R District, whichever is greater. <u>Form-Based Density.</u>		
<u>Minimum Dwelling Unit Densities, if Applicable</u>	<u>§ 207.9</u>	<u>Varies depending on project location, but generally ranges between 50 and 100 dwelling units per acre.</u>		
<u>Maximum Dwelling Unit Size</u>	<u>§§ 207.10, 317</u>	<u>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.</u>		

1	Group Housing Density	§208	1 bedroom per 275 square foot lot area, or the density permitted in the nearest R District, whichever is greater. <u>Form-Based Density.</u>		
2					
3					
4	* * * *				
5	Senior Housing Density	§§102,	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		
6		202.2(f), 207	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 §		
7			202.2(f)(1)(D)(iv), related to location. <u>Form-Based</u>		
8			<u>Density.</u>		
9					
10	Loss of Dwelling Units;	<u>§ 317</u>	Controls by Story <u>C</u>		
11	<u>Conversion, Demolition,</u>				
12	<u>or Merger of Dwelling</u>				
13	<u>Units, including</u>				
14	<u>Residential Flats</u>				
15					
16			<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
17					
18	<u>Residential Conversion</u>	<u>§ 317</u>	€	€	NP
19	<u>Residential Demolition</u>	<u>§ 317</u>	€	€	€
20	<u>and Merger</u>				
21					
22	NON-RESIDENTIAL STANDARDS AND USES				
23	Development Standards				
24	Floor Area Ratio	§§ 102, 123,	2.5 to 1. <u>For Office Uses minimum intensities may</u>		
25		124, <u>207.9</u>	<u>apply pursuant to § 207.9.</u>		

* * * *

* * * *

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, <u>263.19</u> , 261.1, 270, <u>270.3</u> , 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	<u>Generally Not 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.</u> <u>This setback is required only up to 15 feet above street grade. See § 132(e).</u>
* * * *		
Miscellaneous		

* * * *				
Design Guidelines <u>and Standards</u>	General Plan Commerce and Industry Element	Subject to the Urban Design Guidelines, <u>Citywide Design Standards, and any other applicable design guidelines that have been approved by the Planning Commission.</u>		
<u>Housing Choice-SF</u>	<u>§ 206.10</u>	<u>Form-based density, additional height, and other zoning modifications for eligible projects in the R-4 Height and Bulk District.</u>		
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, <u>General</u>	§§ 102, 207	1 unit per 800 square foot lot area, or the density permitted in the nearest R District, whichever is greater. <u>Form-Based Density.</u>		
<u>Minimum Dwelling Unit Densities, if Applicable</u>	<u>§ 207.9</u>	<u>Varies depending on project location, but generally ranges between 50 and 100 dwelling units per acre.</u>		
<u>Maximum Dwelling Unit Size</u>	<u>§§ 207.10, 317</u>	<u>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.</u>		

1	Group Housing Density	§208	1 bedroom per 275 square foot lot area, or the density permitted in the nearest R District, whichever is greater. <u>Form-Based Density.</u>		
2					
3					
4	* * * *				
5	Senior Housing Density	§§102,	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		
6		202.2(f), 207	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 §		
7			202.2(f)(1)(D)(iv), related to location. <u>Form-Based</u>		
8			<u>Density.</u>		
9					
10	Loss of Dwelling Units;	<u>§ 317</u>	Controls by Story <u>C</u>		
11	<u>Conversion, Demolition,</u>				
12	<u>or Merger of Dwelling</u>				
13	<u>Units, including</u>				
14	<u>Residential Flats</u>				
15					
16			<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
17					
18	<u>Residential Conversion</u>	<u>§ 317</u>	€	€	NP
19	<u>Residential Demolition</u>	<u>§ 317</u>	€	€	€
20	<u>and Merger</u>				
21					
22	NON-RESIDENTIAL STANDARDS AND USES				
23	Development Standards				
24	Floor Area Ratio	§§ 102, 123,	2.5 to 1. <u>For Office Uses minimum intensities may</u>		
25		124, <u>207.9</u>	<u>apply pursuant to § 207.9.</u>		

* * * *

* * * *

SEC. 737. BAYVIEW NEIGHBORHOOD COMMERCIAL DISTRICT.

* * * *

**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	<i>Generally Not 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).</i>
* * * *		
Miscellaneous		
* * * *		

Design Guidelines <u>and</u> <u>Standards</u>	General Plan Commerce and Industry Element	Subject to the Urban Design Guidelines, <u>Citywide</u> <u>Design Standards, and any other applicable design</u> <u>guidelines that have been approved by the Planning</u> <u>Commission.</u>		
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, <u>General</u>	§§ 102, 207	1 unit per 600 square foot lot area.		
<u>Minimum Dwelling Unit</u> <u>Densities, if Applicable</u>	<u>§ 207.9</u>	<u>Varies depending on project location, but generally</u> <u>ranges between 50 and 100 dwelling units per acre.</u>		
<u>Maximum Dwelling Unit</u> <u>Size</u>	<u>§§ 207.10, 317</u>	<u>P up to 4,000 square feet of Gross Floor Area or an</u> <u>equivalent Floor Area Ratio for any individual</u> <u>Dwelling Unit of 1.2:1. C for Dwelling Units that</u> <u>exceed the greater of those thresholds.</u>		
Group Housing Density	§ 208	1 bedroom per 210 square foot lot area.		
* * * *				
Loss of Dwelling Units; <u>Conversion, Demolition,</u> <u>or Merger of Dwelling</u>	<u>§ 317</u>	<u>Controls by Story</u> C(1)		

<u>Units, including</u>				
<u>Residential Flats</u>				
		<i>1st</i>	<i>2nd</i>	<i>3rd+</i>
<i>Residential Conversion</i>	§ 317	€	€	€(1)
<i>Residential Demolition</i> <i>and Merger</i>	§ 317	€	€	€
NON-RESIDENTIAL STANDARDS AND USES				
Development Standards				
Floor Area Ratio	§§ 102, 123, 124, <u>207.9</u>	3.6 to 1. <u>For Office Uses minimum intensities may</u> <u>apply pursuant to § 207.9.</u>		
* * * *				

* 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.

* * * *

SEC. 738. CORTLAND AVENUE NEIGHBORHOOD COMMERCIAL DISTRICT.

* * * *

**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	<i><u>Generally Not Rrequired.; 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).</u></i>
* * * *		
Miscellaneous		
* * * *		
Design Guidelines <i><u>and Standards</u></i>	General Plan Commerce	Subject to the Urban Design Guidelines, <i><u>Citywide Design Standards, and any other applicable design</u></i>

	and Industry Element	<u>guidelines that have been approved by the Planning Commission.</u>		
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, <u>General</u>	§§ 102, 207	1 unit per 800 square foot lot area, or the density permitted in the nearest R District, whichever is greater.		
<u>Minimum Dwelling Unit Densities, if Applicable</u>	<u>§ 207.9</u>	<u>Varies depending on project location, but generally ranges between 50 and 100 dwelling units per acre.</u>		
<u>Maximum Dwelling Unit Size</u>	<u>§§ 207.10, 317</u>	<u>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.</u>		
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; <u>Conversion, Demolition,</u>	<u>§ 317</u>	<u>Controls by StoryC</u>		

<i>or Merger of Dwelling</i>				
<i>Units, including</i>				
<i>Residential Flats</i>				
		<i>1st</i>	<i>2nd</i>	<i>3rd+</i>
<i>Residential Conversion</i>	<i>§ 317</i>	€	€	NP
<i>Residential Demolition</i>	<i>§ 317</i>	€	€	€
<i>and Merger</i>				
NON-RESIDENTIAL STANDARDS AND USES				
Development Standards				
Floor Area Ratio	§§ 102, 123, 124, <u>207.9</u>	2.5 to 1. <i>For Office Uses minimum intensities may apply pursuant to § 207.9.</i>		
* * * *				

* * * *

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, <u>263.19</u> , 261.1, 270, <u>270.3</u> , 271. See also Height and	Varies, but generally 40-X . See Height and Bulk Map Sheets HT03-04 for more information. Height sculpting required on Alleys per § 261.1.

	Bulk District Maps.	
* * * *		
Front Setback and Side Yard	§§ <u>130</u> , 131, 132, 133	<u>Generally Not Rrequired</u> ; 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 <u>and Standards</u>	General Plan Commerce and Industry Element	Subject to the Urban Design Guidelines, <u>Citywide Design Standards</u> , and any other applicable design guidelines that have been approved by the Planning Commission.
<u>Housing Choice-SF</u>	<u>§ 206.10</u>	<u>Form-based density, additional height, and other zoning modifications for eligible projects in the R-4 Height and Bulk District.</u>
RESIDENTIAL STANDARDS AND USES		
Development Standards		

1	* * * *				
2	Residential Uses		Controls by Story		
3			1st	2nd	3rd +
4	Residential Uses	§102	P	P	P
5	Accessory Dwelling	§§102, 207.1,	P per Planning Code Sections §§ 207.1 and 207.2.		
6	Unit Density	207.2			
7	Dwelling Unit Density,	§§ 102, 207	1 unit per 600 square foot lot area, or the density permitted in the nearest R District, whichever is greater. <u>Form-Based Density.</u>		
8	<u>General</u>				
9					
10	<u>Minimum Dwelling Unit</u>	<u>§ 207.9</u>	<u>Varies depending on project location, but generally ranges between 50 and 100 dwelling units per acre.</u>		
11	<u>Densities, if Applicable</u>				
12	<u>Maximum Dwelling Unit</u>	<u>§§ 207.10, 317</u>	<u>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.</u>		
13	<u>Size</u>				
14					
15					
16	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. <u>Form-Based Density.</u>		
17					
18					
19	* * * *				
20	Senior Housing Density	§§102,	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 §		
21		202.2(f), 207			
22					
23					
24					
25					

		202.2(f)(1)(D)(iv), related to location. <u>Form-Based Density.</u>		
Loss of Dwelling Units; <u>Conversion, Demolition,</u> <u>or Merger of Dwelling</u> <u>Units, including</u> <u>Residential Flats</u>	<u>§ 317</u>	Controls by Story <u>C(2)</u>		
		<i>1st</i>	<i>2nd</i>	<i>3rd+</i>
<i>Residential Conversion</i>	<u>§ 317</u>	€	€	€(2)
<i>Residential Demolition</i> <i>and Merger</i>	<u>§ 317</u>	€	€	€
NON-RESIDENTIAL STANDARDS AND USES				
Development Standards				
Floor Area Ratio	§§ 102, 123, 124, <u>207.9</u>	3.6 to 1. <u>For Office Uses minimum intensities may</u> <u>apply pursuant to § 207.9.</u>		
* * * *				

* * * *

(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.

* * * *

**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	§§ <u>130</u> , 131, 132, 133	<u>Generally Not Required</u> ; <u>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.</u> <u>This setback is required only up to 15 feet above street grade. See § 132(e).</u>
* * * *		
Miscellaneous		
* * * *		

Design Guidelines <u>and</u> <u>Standards</u>	General Plan Commerce and Industry Element	Subject to the Urban Design Guidelines, <u>Citywide</u> <u>Design Standards, and any other applicable design</u> <u>guidelines that have been approved by the Planning</u> <u>Commission.</u>		
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, <u>General</u>	§§ 102, 207	1 unit per 600 square foot lot area, or the density permitted in the nearest R District, whichever is greater.		
<u>Minimum Dwelling Unit</u> <u>Densities, if Applicable</u>	<u>§ 207.9</u>	<u>Varies depending on project location, but generally</u> <u>ranges between 50 and 100 dwelling units per acre.</u>		
<u>Maximum Dwelling Unit</u> <u>Size</u>	<u>§§ 207.10, 317</u>	<u>P up to 4,000 square feet of Gross Floor Area or an</u> <u>equivalent Floor Area Ratio for any individual</u> <u>Dwelling Unit of 1.2:1. C for Dwelling Units that</u> <u>exceed the greater of those thresholds.</u>		
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: <u>Conversion, Demolition, or Merger of Dwelling Units, including Residential Flats</u>	<u>§ 317</u>	Controls by Story <u>C(1)</u>		
		1st	2nd	3rd+
Residential Conversion	§ 317	€	€	€(1)
Residential Demolition and Merger	§ 317	€	€	€
NON-RESIDENTIAL STANDARDS AND USES				
Development Standards				
Floor Area Ratio	§§ 102, 123, 124, <u>207.9</u>	3.6 to 1. <u>For Office Uses minimum intensities may apply pursuant to § 207.9.</u>		
* * * *				

* 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.

* * * *

SEC. 741. SAN BRUNO AVENUE NEIGHBORHOOD COMMERCIAL DISTRICT.

* * * *

**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	<i><u>Generally Not Required</u>; 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).</i>
* * * *		
Miscellaneous		
* * * *		
Design Guidelines <u>and Standards</u>	General Plan Commerce	Subject to the Urban Design Guidelines, <u>Citywide Design Standards</u> , and any other applicable design

	and Industry Element	<u>guidelines that have been approved by the Planning Commission.</u>		
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, <u>General</u>	§§ 102, 207	1 unit per 800 square foot lot area, or the density permitted in the nearest R District, whichever is greater.		
<u>Minimum Dwelling Unit Densities, if Applicable</u>	<u>§ 207.9</u>	<u>Varies depending on project location, but generally ranges between 50 and 100 dwelling units per acre.</u>		
<u>Maximum Dwelling Unit Size</u>	<u>§§ 207.10, 317</u>	<u>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.</u>		
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; <u>Conversion, Demolition,</u>	<u>§ 317</u>	<u>Controls by Story</u> C		

<i>or Merger of Dwelling</i>				
<i>Units, including</i>				
<i>Residential Flats</i>				
		<i>1st</i>	<i>2nd</i>	<i>3rd+</i>
<i>Residential Conversion</i>	<i>§ 317</i>	€	€	<i>NP</i>
<i>Residential Demolition</i>	<i>§ 317</i>	€	€	€
<i>and Merger</i>				
NON-RESIDENTIAL STANDARDS AND USES				
Development Standards				
Floor Area Ratio	§§ 102, 123, 124, <u>207.9</u>	2.5 to 1. <u>For Office Uses minimum intensities may</u> <u>apply pursuant to § 207.9.</u>		
* * * *				

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, <u>263.19</u> , 261.1, 270, <u>270.3</u> , 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.
* * * *		

1	Front Setback and	§§ 130, 131,	<u>Generally Not Rrequired.; however, if the existing</u>
2	Side Yard	132, 133	<u>sidewalk does not meet the recommended width</u>
3			<u>required by the Better Streets Plan, a front setback</u>
4			<u>shall be provided so that, when combined with the</u>
5			<u>existing sidewalk, the total distance from the curb to</u>
6			<u>the building frontage meets or exceeds the required</u>
7			<u>recommended width under the Better Streets Plan.</u>
8			<u>This setback is required only up to 15 feet above street</u>
9			<u>grade. See § 132(e).</u>
10	* * * *		
11	Miscellaneous		
12	* * * *		
13	Canopy or Marquee	§ 136.1	NP(5)
14	* * * *		
15	Design Guidelines <u>and</u>	General Plan	Subject to the Urban Design Guidelines, <u>Citywide</u>
16	<u>Standards</u>	Commerce	<u>Design Standards, and any other applicable design</u>
17		and Industry	<u>guidelines that have been approved by the Planning</u>
18		Element	<u>Commission.</u>
19	<u>Housing Choice-SF</u>	<u>§ 206.10</u>	<u>Form-based density, additional height, and other zoning</u>
20			<u>modifications for eligible projects in the R-4 Height and</u>
21			<u>Bulk District.</u>
22	RESIDENTIAL STANDARDS AND USES		
23	Development Standards		
24	* * * *		
25	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, <u>General</u>	§§ 102, 207	1 unit per 800 square foot lot area, or the density permitted in the nearest R District, whichever is greater. <u>Form-Based Density.</u>		
<u>Minimum Dwelling Unit Densities, if Applicable</u>	<u>§ 207.9</u>	<u>Varies depending on project location, but generally ranges between 50 and 100 dwelling units per acre.</u>		
<u>Maximum Dwelling Unit Size</u>	<u>§§ 207.10, 317</u>	<u>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.</u>		
Group Housing Density	§208	1 bedroom per 275 square foot lot area, or the density permitted in the nearest R District, whichever is greater. <u>Form-Based Density.</u>		
* * * *				
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. <u>Form-Based Density.</u>		

Loss of Dwelling Units: <u>Conversion, Demolition, or Merger of Dwelling Units, including Residential Flats</u>	<u>§ 317</u>	Controls by Story <u>C</u>		
		<i>1st</i>	<i>2nd</i>	<i>3rd+</i>
<i>Residential Conversion</i>	<u>§ 317</u>	€	<i>NP</i>	<i>NP</i>
<i>Residential Demolition and Merger</i>	<u>§ 317</u>	€	€	€
NON-RESIDENTIAL STANDARDS AND USES				
Development Standards				
Floor Area Ratio	§§ 102, 123, 124, <u>207.9</u>	1.8 to 1. <u>For Office Uses minimum intensities may apply pursuant to § 207.9.</u>		
* * * *				

* * * *

(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, <u>263.19</u> , 261.1, 270, <u>270.3</u> , 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 Not 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 <u>and Standards</u>	General Plan Commerce and Industry Element	Subject to the Urban Design Guidelines, <u>Citywide Design Standards, and any other applicable design guidelines that have been approved by the Planning Commission.</u>		
<u>Housing Choice-SF</u>	<u>§ 206.10</u>	<u>Form-based density, additional height, and other zoning modifications for eligible projects in the R-4 Height and Bulk District.</u>		
RESIDENTIAL STANDARDS AND USES				
Development Standards				
* * * *				
Residential Uses		Controls by Story		
		1st	2nd	3rd +

1	Residential Uses	§102	P	P	P
2	Accessory Dwelling	§§102, 207.1,	P per Planning Code Sections §§ 207.1 and 207.2.		
3	Unit Density	207.2			
4	Dwelling Unit Density,	§§ 102, 207	1 unit per 800 square foot lot area, or the density		
5	<u>General</u>		permitted in the nearest R District, whichever is		
6			greater-Form-Based Density.		
7	<u>Minimum Dwelling Unit</u>	<u>§ 207.9</u>	<u>Varies depending on project location, but generally</u>		
8	<u>Densities, if Applicable</u>		<u>ranges between 50 and 100 dwelling units per acre.</u>		
9	<u>Maximum Dwelling Unit</u>	<u>§§ 207.10, 317</u>	<u>P up to 4,000 square feet of Gross Floor Area or an</u>		
10	<u>Size</u>		<u>equivalent Floor Area Ratio for any individual</u>		
11			<u>Dwelling Unit of 1.2:1. C for Dwelling Units that</u>		
12			<u>exceed the greater of those thresholds.</u>		
13	Group Housing Density	§208	1 bedroom per 275 square foot lot area, or the density		
14			permitted in the nearest R District, whichever is		
15			greater-Form-Based Density.		
16	* * * *				
17	Senior Housing Density	§§102,	P up to twice the number of dwelling units otherwise		
18		202.2(f), 207	permitted as a Principal Use in the district and		
19			meeting all the requirements of § 202.2(f)(1). C up to		
20			twice the number of dwelling units otherwise		
21			permitted as a Principal Use in the district and		
22			meeting all requirements of § 202.2(f)(1), except for §		
23			202.2(f)(1)(D)(iv), related to location-Form-Based		
24			Density.		

Loss of Dwelling Units: <i>Conversion, Demolition, or Merger of Dwelling Units, including Residential Flats</i>	<u>§ 317</u>	Controls by Story C		
		<i>1st</i>	<i>2nd</i>	<i>3rd+</i>
<i>Residential Conversion</i>	<u>§ 317</u>	€	€	NP
<i>Residential Demolition and Merger</i>	<u>§ 317</u>	€	€	€
NON-RESIDENTIAL STANDARDS AND USES				
Development Standards				
Floor Area Ratio	§§ 102, 123, 124, <u>207.9</u>	2.5 to 1. <i>For Office Uses minimum intensities may apply pursuant to § 207.9.</i>		
* * * *				

* * * *

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	§§ <u>130</u> , 131, 132, 133	<u>Generally Not Rrequired</u> ; 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 <u>and Standards</u>	General Plan Commerce and Industry Element	Subject to the Urban Design Guidelines, <u>Citywide Design Standards, and any other applicable design guidelines that have been approved by the Planning Commission.</u>		
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, <i>General</i>	§§ 102, 207	1 unit per 600 square foot lot area, or the density permitted in the nearest R District, whichever is greater.		
<i>Minimum Dwelling Unit Densities, if Applicable</i>	<i>§ 207.9</i>	<i>Varies depending on project location, but generally ranges between 50 and 100 dwelling units per acre.</i>		
<i>Maximum Dwelling Unit Size</i>	<i>§§ 207.10, 317</i>	<i>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.</i>		
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: <i>Conversion, Demolition, or Merger of Dwelling Units, including Residential Flats</i>	<i>§ 317</i>	<i>Controls by Story C(1)</i>		
		<i>1st</i>	<i>2nd</i>	<i>3rd+</i>
<i>Residential Conversion</i>	<i>§ 317</i>	<i>€</i>	<i>€</i>	<i>€(1)</i>
<i>Residential Demolition and Merger</i>	<i>§ 317</i>	<i>€</i>	<i>€</i>	<i>€</i>
NON-RESIDENTIAL STANDARDS AND USES				
Development Standards				

1	Floor Area Ratio	§§ 102, 123,	3.6 to 1. <i>For Office Uses minimum intensities may</i>
2		124, <u>207.9</u>	<u>apply pursuant to § 207.9.</u>
3	* * * *		

4 * Not listed below

5 (1) THIRD FLOOR RESIDENTIAL CONVERSION:

6 **Boundaries:** Applicable to the Lower Polk Street NCD

7 **Controls:** A Residential Use may be converted to an Institutional Use, other than a
8 Medical Cannabis Dispensary, as a Conditional Use on the third story and above if in addition
9 to the criteria set forth in ~~Section § 303317~~, the Commission finds that:

10 (a) The structure in which the Residential Use is to be converted has been found
11 eligible for listing on the National Register of Historic Places;

12 (b) The proposed use is to be operated by a nonprofit public benefit corporation;
13 and

14 (c) No legally residing residential tenants will be displaced.

15 * * * *

17 **SEC. 745. INNER TARAVAL STREET NEIGHBORHOOD COMMERCIAL DISTRICT.**

18 The Inner Taraval Street Neighborhood Commercial District is located along Taraval
19 Street between 19th and Forest Side Avenues in the Inner Sunset neighborhood. It is
20 separated from the Taraval Street Neighborhood Commercial District by 19th Avenue. The
21 District is a small-scale linear shopping street which provides convenience goods and
22 services to the surrounding neighborhood as well as limited comparison shopping goods for a
23 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, <u>263.19</u> , 261.1, 270, <u>270.3</u> , 271. See also	Varies, but generally 40'-X . See Height and Bulk Map Sheets 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	<u>Generally Not Rrequired.;</u> <u>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.</u> <u>This setback is required only up to 15 feet above street grade. See § 132(e).</u>
* * * *		
Miscellaneous		
* * * *		
Design Guidelines <u>and Standards</u>	General Plan Commerce and Industry Element	Subject to the Urban Design Guidelines, <u>Citywide Design Standards, and any other applicable design guidelines that have been approved by the Planning Commission.</u>
<u>Housing Choice-SF</u>	<u>§ 206.10</u>	<u>Form-based density, additional height, and other zoning modifications for eligible projects in the R-4 Height and Bulk District.</u>
RESIDENTIAL STANDARDS AND USES		
Development Standards		

1	* * * *				
2	Residential Uses		Controls by Story		
3			1st	2nd	3rd +
4	Residential Uses	§102	P	P	P
5	Accessory Dwelling	§§102, 207.1,	P per Planning Code Sections §§ 207.1 and 207.2.		
6	Unit Density	207.2			
7	Dwelling Unit Density,	§§ 102, 207	1 unit per 800 square foot lot area, or the density permitted in the nearest R District, whichever is greater. <u>Form-Based Density.</u>		
8	<u>General</u>				
9					
10	<u>Minimum Dwelling Unit</u>	<u>§ 207.9</u>	<u>Varies depending on project location, but generally ranges between 50 and 100 dwelling units per acre.</u>		
11	<u>Densities, if Applicable</u>				
12	<u>Maximum Dwelling Unit</u>	<u>§§ 207.10, 317</u>	<u>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.</u>		
13	<u>Size</u>				
14					
15					
16	Group Housing Density	§208	1 bedroom per 275 square foot lot area, or the density permitted in the nearest R District, whichever is greater. <u>Form-Based Density.</u>		
17					
18					
19	* * * *				
20	Senior Housing Density	§§102,	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 §		
21		202.2(f), 207			
22					
23					
24					
25					

		202.2(f)(1)(D)(iv), related to location. <u>Form-Based Density.</u>		
Loss of Dwelling Units; <u>Conversion, Demolition,</u> <u>or Merger of Dwelling</u> <u>Units, including</u> <u>Residential Flats</u>	<u>§ 317</u>	<u>Controls by Story</u> <u>C</u>		
		<i>1st</i>	<i>2nd</i>	<i>3rd+</i>
<i>Residential Conversion</i>	<u>§ 317</u>	€	€	<i>NP</i>
<i>Residential Demolition</i> <i>and Merger</i>	<u>§ 317</u>	€	€	€
NON-RESIDENTIAL STANDARDS AND USES				
Development Standards				
Floor Area Ratio	§§ 102, 123, 124, <u>207.9</u>	2.5 to 1. <u>For Office Uses minimum intensities may</u> <u>apply pursuant to § 207.9.</u>		
* * * *				

* * * *

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 Not 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 <u>and Standards</u>	General Plan Commerce and Industry Element	Subject to the Urban Design Guidelines, <u>Citywide Design Standards</u> , 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

1	Accessory Dwelling	§§102, 207.1,	P per Planning Code Sections §§ 207.1 and 207.2.		
2	Unit Density	207.2			
3	Dwelling Unit Density,	§§ 102, 207	1 unit per 800 square foot lot area, or the density		
4	<u>General</u>		permitted in the nearest R District, whichever is		
5			greater.		
6	<u>Minimum Dwelling Unit</u>	<u>§ 207.9</u>	<u>Varies depending on project location, but generally</u>		
7	<u>Densities, if Applicable</u>		<u>ranges between 50 and 100 dwelling units per acre.</u>		
8	<u>Maximum Dwelling Unit</u>	<u>§§ 207.10, 317</u>	<u>P up to 4,000 square feet of Gross Floor Area or an</u>		
9	<u>Size</u>		<u>equivalent Floor Area Ratio for any individual</u>		
10			<u>Dwelling Unit of 1.2:1. C for Dwelling Units that</u>		
11			<u>exceed the greater of those thresholds.</u>		
12	Group Housing Density	§ 208	1 bedroom per 275 square foot lot area, or the		
13			density permitted in the nearest R District,		
14			whichever is greater.		
15	* * * *				
16	Loss of Dwelling Units:	<u>§ 317</u>	<u>Controls by Story</u> <u>C</u>		
17	<u>Conversion, Demolition,</u>				
18	<u>or Merger of Dwelling</u>				
19	<u>Units, including</u>				
20	<u>Residential Flats</u>				
21			<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
22	<u>Residential Conversion</u>	<u>§ 317</u>	€	€	NP
23	<u>Residential Demolition</u>	<u>§ 317</u>	€	€	€
24	<u>and Merger</u>				
25	NON-RESIDENTIAL STANDARDS AND USES				

Development Standards		
Floor Area Ratio	§§ 102, 123, 124, <u>207.9</u>	2.5 to 1. <u>For Office Uses minimum intensities may apply pursuant to § 207.9.</u>
* * * *		

* * * *

SEC. 750. NCT-1 – NEIGHBORHOOD COMMERCIAL TRANSIT CLUSTER DISTRICT.

NCT-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, <u>263.19</u> , 261.1, 270, <u>270.3</u> , 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	<u>Generally Not Rrequired.; 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).</u>
* * * *		
Miscellaneous		
* * * *		
Canopy or Marquee	§ 136.1	NP(2)
* * * *		
Design Guidelines <u>and Standards</u>	General Plan Commerce and Industry Element	Subject to the Urban Design Guidelines, <u>Citywide Design Standards, and any other applicable design guidelines that have been approved by the Planning Commission.</u>
<u>Housing Choice-SF</u>	<u>§ 206.10</u>	<u>Form-based density, additional height, and other zoning modifications for eligible projects in the R-4 Height and Bulk District.</u>
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-, <u>Generally</u>	§ 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. <u>Form-Based Density.</u>		
<u>Minimum Dwelling Unit Densities, if Applicable</u>	<u>§ 207.9</u>	<u>Varies depending on project location, but generally ranges between 50 and 100 dwelling units per acre.</u>		
<u>Maximum Dwelling Unit Size</u>	<u>§§ 207.10, 317</u>	<u>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.</u>		
* * * *				
Loss and Division of Dwelling Units; <u>Conversion, Demolition, or Merger of Dwelling</u>	<u>§ 317</u>	Controls by Story <u>C</u>		

<u>Units, including</u> <u>Residential Flats</u>				
		<i>1st</i>	<i>2nd</i>	<i>3rd+</i>
<i>Residential Conversion</i>	<i>§ 317</i>	€	NP	NP
<i>Residential Demolition</i> <i>and Merger</i>	<i>§ 317</i>	€	€	€
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, <u>207.9</u>	1.8 to 1. <u>For Office Uses minimum intensities may</u> <u>apply pursuant to § 207.9.</u>		
* * * *				

* * * *

(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, <u>263.19</u> , 261.1, 270, <u>270.3</u> , 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	<u>Generally Not 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.</u>

		<u><i>This setback is required only up to 15 feet above street grade. See § 132(e).</i></u>		
* * * *				
Miscellaneous				
* * * *				
Design Guidelines <u><i>and Standards</i></u>	General Plan Commerce and Industry Element	Subject to the Urban Design Guidelines, <u><i>Citywide Design Standards, and any other applicable design guidelines that have been approved by the Planning Commission.</i></u>		
<u><i>Housing Choice-SF</i></u>	<u><i>§ 206.10</i></u>	<u><i>Form-based density, additional height, and other zoning modifications for eligible projects in the R-4 Height and Bulk District.</i></u>		
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

1	Accessory Dwelling	§§102, 207.1,	P per Planning Code Sections 207.1 and 207.2.		
2	Unit	207.2			
3	Dwelling Units, Senior	§ 102,	No density limit by lot area. Density restricted by		
4	Housing, and Group	202.2(f), 207,	physical envelope controls of height, bulk, setbacks,		
5	Housing, <u>Generally</u>	208	open space, exposure and other applicable controls of		
6			this and other Codes, as well as by applicable design		
7			guidelines, applicable elements and area plans of the		
8			General Plan, and design review by the Planning		
9			Department. <u>Form-Based Density.</u>		
10	<u>Minimum Dwelling Unit</u>	<u>§ 207.9</u>	<u>Varies depending on project location, but generally</u>		
11	<u>Densities, if Applicable</u>		<u>ranges between 50 and 100 dwelling units per acre.</u>		
12	<u>Maximum Dwelling Unit</u>	<u>§§ 207.10, 317</u>	<u>P up to 4,000 square feet of Gross Floor Area or an</u>		
13	<u>Size</u>		<u>equivalent Floor Area Ratio for any individual</u>		
14			<u>Dwelling Unit of 1.2:1. C for Dwelling Units that</u>		
15			<u>exceed the greater of those thresholds.</u>		
16	* * * *				
17	Loss and Division of	<u>§ 317</u>	Controls by Story <u>C</u>		
18	Dwelling Units:				
19	<u>Conversion, Demolition,</u>				
20	<u>or Merger of Dwelling</u>				
21	<u>Units, including</u>				
22	<u>Residential Flats</u>				
23			<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
24	<u>Residential Conversion</u>	<u>§ 317</u>	<u>€</u>	<u>€</u>	<u>€</u>

<i>Residential Demolition and Merger</i>	§ 317	€	€	€
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, <u>207.9</u>	2.5 to 1. <i><u>For Office Uses minimum intensities may apply pursuant to § 207.9.</u></i>		
* * * *				

* * * *

(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, <u>263.19</u> , 261.1, 270, <u>270.3</u> , 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	<u>Generally Not Required</u> ; <u>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.</u> <u>This setback is required only up to 15 feet above street grade. See § 132(e).</u>
* * * *		
Miscellaneous		

* * * *				
Design Guidelines <u>and Standards</u>	General Plan Commerce and Industry Element	Subject to the Urban Design Guidelines, <u>Citywide Design Standards, and any other applicable design guidelines that have been approved by the Planning Commission.</u>		
<u>Housing Choice-SF</u>	<u>§ 206.10</u>	<u>Form-based density, additional height, and other zoning modifications for eligible projects in the R-4 Height and Bulk District.</u>		
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.		

1	Dwelling Units, Senior	§ 102,	No density limit by lot area. Density restricted by		
2	Housing, and Group	202.2(f), 207,	physical envelope controls of height, bulk, setbacks,		
3	Housing, <u>Generally</u>	208	open space, exposure and other applicable controls of		
4			this and other Codes, as well as by applicable design		
5			guidelines, applicable elements and area plans of the		
6			General Plan, and design review by the Planning		
7			Department. <u>Form-Based Density.</u>		
8	<u>Minimum Dwelling Unit</u>	<u>§ 207.9</u>	<u>Varies depending on project location, but generally</u>		
9	<u>Densities, if Applicable</u>		<u>ranges between 50 and 100 dwelling units per acre.</u>		
10	<u>Maximum Dwelling Unit</u>	<u>§§ 207.10, 317</u>	<u>P up to 4,000 square feet of Gross Floor Area or an</u>		
11	<u>Size</u>		<u>equivalent Floor Area Ratio for any individual</u>		
12			<u>Dwelling Unit of 1.2:1. C for Dwelling Units that</u>		
13			<u>exceed the greater of those thresholds.</u>		
14	* * * *				
15	Loss and Division of	<u>§ 317</u>	Controls by Story <u>C</u>		
16	Dwelling Units:				
17	<u>Conversion, Demolition,</u>				
18	<u>or Merger of Dwelling</u>				
19	<u>Units, including</u>				
20	<u>Residential Flats</u>				
21			<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
22	<u>Residential Conversion</u>	<u>§ 317</u>	€	€	€
23	<u>Residential Demolition</u>	<u>§ 317</u>	€	€	€
24	<u>and Merger</u>				

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, <u>207.9</u>	3.6 to 1. <i>For Office Uses minimum intensities may apply pursuant to § 207.9.</i>
* * * *		

* * * *

(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	<i>Generally Not 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</i>

		<u>existing sidewalk, the total distance from the curb to the building frontage meets or exceeds the required recommended width under the Better Streets Plan.</u> <u>This setback is required only up to 15 feet above street grade. See § 132(e).</u>		
* * * *				
Miscellaneous				
* * * *				
Design Guidelines <u>and Standards</u>	General Plan Commerce and Industry Element	Subject to the Urban Design Guidelines, <u>Citywide Design Standards, and any other applicable design guidelines that have been approved by the Planning Commission.</u>		
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-, <u>Generally</u>	§ 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. <u>Form-Based Density.</u>		
<u>Minimum Dwelling Unit Densities, if Applicable</u>	<u>§ 207.9</u>	<u>Varies depending on project location, but generally ranges between 50 and 100 dwelling units per acre.</u>		
<u>Maximum Dwelling Unit Size</u>	<u>§§ 207.10, 317</u>	<u>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.</u>		
* * * *				
Loss and Division of Dwelling Units; Conversion, Demolition, or Merger of Dwelling Units, including Residential Flats	<u>§ 317</u>	Controls by Story <u>C</u>		
		<i>1st</i>	<i>2nd</i>	<i>3rd+</i>
<i>Residential Conversion</i>	<u>§ 317</u>	€	€	NP
<i>Residential Demolition and Merger</i>	<u>§ 317</u>	€	€	€
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, <u>207.9</u>	2.5 to 1. <u>For Office Uses minimum intensities may apply pursuant to § 207.9.</u>		

* * * *

* 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	<u>Generally Not 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).</u>
* * * *		

Miscellaneous				
* * * *				
Design Guidelines <u>and Standards</u>	General Plan Commerce and Industry Element	Subject to the Urban Design Guidelines, <u>Citywide Design Standards, and any other applicable design guidelines that have been approved by the Planning Commission.</u>		
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, <u>Generally</u>	§ 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. <u>Form-Based Density.</u>		
<u>Minimum Dwelling Unit Densities, if Applicable</u>	<u>§ 207.9</u>	<u>Varies depending on project location, but generally ranges between 50 and 100 dwelling units per acre.</u>		
<u>Maximum Dwelling Unit Size</u>	<u>§§ 207.10, 317</u>	<u>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.</u>		
* * * *				
Loss and Division of Dwelling Units: <u>Conversion, Demolition, or Merger of Dwelling Units, including Residential Flats</u>	<u>§ 317</u>	Controls by Story <u>C</u>		
		<i>1st</i>	<i>2nd</i>	<i>3rd+</i>
<i>Residential Conversion</i>	<i>§ 317</i>	€	€	€
<i>Residential Demolition and Merger</i>	<i>§ 317</i>	€	€	€
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, <u>207.9</u>	3.6 to 1. <u>For Office Uses minimum intensities may apply pursuant to § 207.9.</u>
* * * *		

* * * *

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, <u>263.19</u> , 270, <u>270.3</u> , 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 Not 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 <u>and Standards</u>	General Plan Commerce and Industry Element	Subject to the Urban Design Guidelines, <u>Citywide Design Standards</u> , and any other applicable design guidelines that have been approved by the Planning Commission.
<u>Housing Choice-SF</u>	<u>§ 206.10</u>	<u>Form-based density, additional height, and other zoning modifications for eligible projects in the R-4 Height and Bulk District.</u>
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-, <u>Generally</u>	§ 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. <u>Form-Based Density.</u>		
<u>Minimum Dwelling Unit Densities, if Applicable</u>	<u>§ 207.9</u>	<u>Varies depending on project location, but generally ranges between 50 and 100 dwelling units per acre.</u>		
<u>Maximum Dwelling Unit Size</u>	<u>§§ 207.10, 317</u>	<u>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.</u>		
* * * *				

Loss and Division of Dwelling Units: <i><u>Conversion, Demolition, or Merger of Dwelling Units, including Residential Flats</u></i>	<u>§ 317</u>	Controls by Story C		
		1st	2nd	3rd+
<i>Residential Conversion</i>	<u>§ 317</u>	€	€	€
<i>Residential Demolition and Merger</i>	<u>§ 317</u>	€	€	€
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, <u>207.9</u>	3.6 to 1. <u>For Office Uses minimum intensities may apply pursuant to § 207.9.</u>		
* * * *				

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, <u>263.19</u> , 270, <u>270.3</u> , 271. See also Height and Bulk District Maps	30-X and 40-X <u>Varies</u> . 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 Not Required ; <u>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</u>

		<u>existing sidewalk, the total distance from the curb to the building frontage meets or exceeds the required recommended width under the Better Streets Plan.</u> <u>This setback is required only up to 15 feet above street grade. See § 132(e).</u>
* * * *		
Miscellaneous		
* * * *		
Design Guidelines <u>and Standards</u>	General Plan Commerce and Industry Element	Subject to the Urban Design Guidelines, <u>Citywide Design Standards, and any other applicable design guidelines that have been approved by the Planning Commission.</u>
<u>Housing Choice-SF</u>	<u>§ 206.10</u>	<u>Form-based density, additional height, and other zoning modifications for eligible projects in the R-4 Height and Bulk District.</u>
RESIDENTIAL STANDARDS AND USES		
Development Standards		
* * * *		
Dwelling Unit Mix	§ 207.6	Generally, <u>minimum percentages of two bedroom and three bedroom Dwelling Units</u> 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, <u>Generally</u>	§ 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. <u>Form-Based Density</u>		
<u>Minimum Dwelling Unit Densities, if Applicable</u>	<u>§ 207.9</u>	<u>Varies depending on project location, but generally ranges between 50 and 100 dwelling units per acre.</u>		
<u>Maximum Dwelling Unit Size</u>	<u>§§ 207.10, 317</u>	<u>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.</u>		
* * * *				
Loss and Division of Dwelling Units: <u>Conversion, Demolition, or Merger of Dwelling</u>	<u>§ 317</u>	Controls by Story <u>C</u>		

<u>Units, including</u>				
<u>Residential Flats</u>				
		<i>1st</i>	<i>2nd</i>	<i>3rd+</i>
<i>Residential Conversion</i>	§ 317	€	€	NP
<i>Residential Demolition and Merger</i>	§ 317	€	€	€
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, <u>207.9</u>	2.5 to 1. <u>For Office Uses minimum intensities may apply pursuant to § 207.9.</u>		
* * * *				

* * * *

**SEC. 757. FOLSOM STREET NEIGHBORHOOD COMMERCIAL TRANSIT
DISTRICT.**

* * * *

**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 Not 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 <u>and Standards</u>	§ 823(b), and General Plan Commerce and Industry Element	WSoma Design Standards, and the Urban Design Guidelines, <u>Citywide Design Standards, and any other applicable design guidelines that have been approved by the Planning Commission.</u>
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, <u>Generally</u>	§ 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. <u>Form-Based Density</u>		
<u>Minimum Dwelling Unit Densities, if Applicable</u>	<u>§ 207.9</u>	<u>Varies depending on project location, but generally ranges between 50 and 100 dwelling units per acre.</u>		
<u>Maximum Dwelling Unit Size</u>	<u>§§ 207.10, 317</u>	<u>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.</u>		
* * * *				
Loss and Division of Dwelling Units:	<u>§ 317</u>	Controls by Story <u>C</u>		

<u>Conversion, Demolition, or Merger of Dwelling Units, including Residential Flats</u>				
		<i>1st</i>	<i>2nd</i>	<i>3rd+</i>
<i>Residential Conversion</i>	<i>§ 317</i>	€	€	<i>NP</i>
<i>Residential Demolition or Merger</i>	<i>§ 317</i>	€	€	€
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, <u>207.9</u>	2.5 to 1. <u>For Office Uses minimum intensities may apply pursuant to § 207.9.</u>		
* * * *				

* * * *

SEC. 758. REGIONAL COMMERCIAL DISTRICT.

* * * *

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 Not Required; <i>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).</i>
* * * *		
Miscellaneous		
* * * *		
Design Guidelines <i>and Standards</i>	§ 823(b), and General Plan Commerce and Industry Element	WSoMa Design Standards, and the Urban Design Guidelines, <i>Citywide Design Standards, and any other applicable design guidelines that have been approved by the Planning Commission.</i>
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, <u>Generally</u>	§ 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. <u>Form-Based Density</u>		
<u>Minimum Dwelling Unit Densities, if Applicable</u>	<u>§ 207.9</u>	<u>Varies depending on project location, but generally ranges between 50 and 100 dwelling units per acre.</u>		
<u>Maximum Dwelling Unit Size</u>	<u>§§ 207.10, 317</u>	<u>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.</u>		

* * * *				
Loss and Division of Dwelling Units: <u>Conversion, Demolition, or Merger of Dwelling Units, including Residential Flats</u>	<u>§ 317</u>	Controls by Story <u>C</u>		
		<i>1st</i>	<i>2nd</i>	<i>3rd+</i>
<i>Residential Conversion</i>	<u>§ 317</u>	€	€	NP
<i>Residential Demolition and Merger</i>	<u>§ 317</u>	€	€	€
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, <u>207.9</u>	2.5 to 1. <u>For Office Uses minimum intensities may apply pursuant to § 207.9.</u>		
* * * *				

* Not listed below

(1) NP on 1st floor on lots with more than 25 feet of street frontage.

* * * *

SEC. 759. DIVISADERO STREET NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT.

1 The Divisadero Street Neighborhood Commercial Transit District (“Divisadero Street
2 NCT”) extends along Divisadero Street between Haight and O’Farrell Streets. Divisadero
3 Street’s dense mixed-use character consists of buildings with residential units above ground-
4 story commercial use. ~~Buildings typically range in height from two to four stories with occasional~~
5 ~~one-story commercial buildings.~~ The ~~d~~District has an active and continuous commercial frontage
6 along Divisadero Street for most of its length. Divisadero Street is an important public transit
7 corridor and throughway street. The commercial district provides convenience goods and
8 services to the surrounding neighborhoods as well as limited comparison shopping goods for
9 a wider market.

10 The Divisadero Street NCT controls are designed to encourage and promote
11 development that enhances the walkable, mixed-use character of the corridor and
12 surrounding neighborhoods. Rear yard requirements above the ground story and at residential
13 levels preserve open space corridors of interior blocks. Housing development in new buildings
14 is encouraged above the ground story. ~~Existing residential units are protected by limitations on~~
15 ~~demolition and upper-story conversions.~~ Accessory Dwelling Units are permitted ~~within the district~~
16 ~~pursuant to Section 207.1 of this Code.~~

17 Consistent with Divisadero Street’s existing mixed-use character, new commercial
18 development is permitted at the ground and second stories. Most neighborhood-serving
19 businesses are strongly encouraged. Controls on new Formula Retail uses are consistent with
20 Citywide policy for Neighborhood Commercial Districts; The second story may be used by
21 some retail stores, personal services, and medical, business and professional offices.
22 Additional flexibility is offered for second-floor Eating and Drinking, Entertainment, and Trade
23 Shop uses in existing non-residential buildings to encourage the preservation and reuse of
24 such buildings. Hotels are monitored at all stories. Limits on late-night activity, drive-up
25

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, <u>263.19</u> , 270, <u>270.3</u> , 271. See also Height and	65-A, and 40-X south of Oak Street <u>Varies</u> . 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	<u>Generally Not Rrequired</u> ; 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 <u>and Standards</u>	General Plan Commerce and Industry Element	Subject to the Urban Design Guidelines, <u>Citywide Design Standards, and any other applicable design guidelines that have been approved by the Planning Commission.</u>
<u>Housing Choice-SF</u>	<u>§ 206.10</u>	<u>Form-based density, additional height, and other zoning modifications for eligible projects in the R-4 Height and Bulk District.</u>
RESIDENTIAL STANDARDS AND USES		
Development Standards		
* * * *		

Dwelling Unit Mix	§ 207.6	Generally 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, <u>Generally</u>	§ 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. <u>Form-Based Density</u>		
<u>Minimum Dwelling Unit Densities, if Applicable</u>	<u>§ 207.9</u>	<u>Varies depending on project location, but generally ranges between 50 and 100 dwelling units per acre.</u>		
<u>Maximum Dwelling Unit Size</u>	<u>§§ 207.10, 317</u>	<u>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.</u>		

1	* * * *			
2	Loss and Division of	<u>§ 317</u>	Controls by Story <u>C</u>	
3	Dwelling Units:			
4	<u>Conversion, Demolition,</u>			
5	<u>or Merger of Dwelling</u>			
6	<u>Units, including</u>			
7	<u>Residential Flats</u>			
8			<i>1st</i>	<i>2nd</i>
9	<i>Residential Conversion</i>	<u>§ 317</u>	€	€
10	<i>Residential Demolition</i>	<u>§ 317</u>	€	€
11	<i>and Merger</i>			€
12	Division of Dwelling	§ 207.8	Division of existing Dwelling Units P per § 207.8	
13	Units			
14	NON-RESIDENTIAL STANDARDS AND USES			
15	Development Standards			
16	Floor Area Ratio	§§ 102, 123,	2.5 to 1. <i>For Office Uses minimum intensities may</i>	
17		124, <u>207.9</u>	<u>apply pursuant to § 207.9.</u>	
18	* * * *			

* * * *

SEC. 760. FILLMORE STREET NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT.

* * * *

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	<u>Generally Not Required</u> ; 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 <u>and Standards</u>	General Plan Commerce and Industry Element	Subject to the Urban Design Guidelines, <u>Citywide Design Standards, and any other applicable design guidelines that have been approved by the Planning Commission.</u>		
RESIDENTIAL STANDARDS AND USES				
Development Standards				
* * * *				
Dwelling Unit Mix	§ 207.6	Generally 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, <u>Generally</u>	§ 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. <u>Form-Based Density</u>		
<u>Minimum Dwelling Unit Densities, if Applicable</u>	<u>§ 207.9</u>	<u>Varies depending on project location, but generally ranges between 50 and 100 dwelling units per acre.</u>		
<u>Maximum Dwelling Unit Size</u>	<u>§§ 207.10, 317</u>	<u>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.</u>		
* * * *				
Loss and Division of Dwelling Units; Conversion, Demolition, or Merger of Dwelling Units, including Residential Flats	<u>§ 317</u>	Controls by Story <u>C</u>		
		<i>1st</i>	<i>2nd</i>	<i>3rd+</i>
<i>Residential Conversion</i>	<u>§ 317</u>	€	NP	NP
<i>Residential Demolition and Merger</i>	<u>§ 317</u>	€	€	€
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, <u>207.9</u>	3.6 to 1. <u>For Office Uses minimum intensities may apply pursuant to § 207.9.</u>		

* * * *

* * * *

SEC. 761. HAYES-GOUGH NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT.

* * * *

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, <u>263.19</u> , 270, <u>270.3</u> , 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	<u>Generally Not Required</u> ; <u>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.</u> <u>This setback is required only up to 15 feet above street grade. See § 132(e).</u>
* * * *		
Miscellaneous		

* * * *				
Design Guidelines <i>and Standards</i>	General Plan Commerce and Industry Element	Subject to the Urban Design Guidelines, <i>Citywide Design Standards, and any other applicable design guidelines that have been approved by the Planning Commission.</i>		
<i>Housing Choice-SF</i>	<i>§ 206.10</i>	<i>Form-based density, additional height, and other zoning modifications for eligible projects in the R-4 Height and Bulk District.</i>		
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.		

1	Dwelling Units, Senior	§ 102,	No density limit by lot area. Density restricted by		
2	Housing, and Group	202.2(f), 207,	physical envelope controls of height, bulk, setbacks,		
3	Housing, <u>Generally</u>	208	open space, exposure and other applicable controls of		
4			this and other Codes, as well as by applicable design		
5			guidelines, applicable elements and area plans of the		
6			General Plan, and design review by the Planning		
7			Department. <u>Form-Based Density</u>		
8	<u>Minimum Dwelling Unit</u>	<u>§ 207.9</u>	<u>Varies depending on project location, but generally</u>		
9	<u>Densities, if Applicable</u>		<u>ranges between 50 and 100 dwelling units per acre.</u>		
10	<u>Maximum Dwelling Unit</u>	<u>§§ 207.10, 317</u>	<u>P up to 4,000 square feet of Gross Floor Area or an</u>		
11	<u>Size</u>		<u>equivalent Floor Area Ratio for any individual</u>		
12			<u>Dwelling Unit of 1.2:1. C for Dwelling Units that</u>		
13			<u>exceed the greater of those thresholds.</u>		
14	* * * *				
15	Loss and Division of	<u>§ 317</u>	Controls by Story <u>C</u>		
16	Dwelling Units:				
17	<u>Conversion, Demolition,</u>				
18	<u>or Merger of Dwelling</u>				
19	<u>Units, including</u>				
20	<u>Residential Flats</u>				
21			<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
22	<u>Residential Conversion</u>	<u>§ 317</u>	€	€	NP
23	<u>Residential Demolition</u>	<u>§ 317</u>	€	€	€
24	<u>and Merger</u>				

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, <u>207.9</u>	3.0 to 1. <i>For Office Uses minimum intensities may apply pursuant to § 207.9.</i>
* * * *		

* * * *

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	<i>Generally Not Rrequired.; 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</i>

		<i>the building frontage meets or exceeds the required recommended width under the Better Streets Plan.</i> <i>This setback is required only up to 15 feet above street grade. See § 132(e).</i>		
* * * *				
Miscellaneous				
* * * *				
Design Guidelines <i>and Standards</i>	General Plan Commerce and Industry Element	Subject to the Urban Design Guidelines, <i>Citywide Design Standards, and any other applicable design guidelines that have been approved by the Planning Commission.</i>		
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

1	Accessory Dwelling	§§102, 207.1,	P per Planning Code Sections 207.1 and 207.2.		
2	Units	207.2			
3	Dwelling Units, Senior	§ 102,	No residential density limit by lot area. Density		
4	Housing, and Group	202.2(f), 207,	restricted by physical envelope controls of height,		
5	Housing, <u>Generally</u>	208	bulk, setbacks, open space, exposure and other		
6			applicable controls of this and other Codes, as well as		
7			by applicable design guidelines, applicable elements		
8			and area plans of the General Plan, and design review		
9			by the Planning Department. <u>Form-Based Density</u>		
10	<u>Minimum Dwelling Unit</u>	<u>§ 207.9</u>	<u>Varies depending on project location, but generally</u>		
11	<u>Densities, if Applicable</u>		<u>ranges between 50 and 100 dwelling units per acre.</u>		
12	<u>Maximum Dwelling Unit</u>	<u>§§ 207.10, 317</u>	<u>P up to 4,000 square feet of Gross Floor Area or an</u>		
13	<u>Size</u>		<u>equivalent Floor Area Ratio for any individual</u>		
14			<u>Dwelling Unit of 1.2:1. C for Dwelling Units that</u>		
15			<u>exceed the greater of those thresholds.</u>		
16	* * * *				
17	Loss and Division of	<u>§ 317</u>	Controls by Story <u>C</u>		
18	Dwelling Units:				
19	<u>Conversion, Demolition,</u>				
20	<u>or Merger of Dwelling</u>				
21	<u>Units, including</u>				
22	<u>Residential Flats</u>				
23			<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
24	<u>Residential Conversion</u>	<u>§ 317</u>	<u>C</u>	<u>NP</u>	<u>NP</u>

Residential Demolition or Merger	§ 317	€	€	€
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, <u>207.9</u>	2.5 to 1. <u>For Office Uses minimum intensities may apply pursuant to § 207.9.</u>		
* * * *				

* 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		
* * * *		

1	Front Setback and	§§ 130, 131,	<u>Generally Not Rrequired.; however, if the existing</u>
2	Side Yard	132, 133	<u>sidewalk does not meet the recommended width</u>
3			<u>required by the Better Streets Plan, a front setback</u>
4			<u>shall be provided so that, when combined with the</u>
5			<u>existing sidewalk, the total distance from the curb to</u>
6			<u>the building frontage meets or exceeds the required</u>
7			<u>recommended width under the Better Streets Plan.</u>
8			<u>This setback is required only up to 15 feet above street</u>
9			<u>grade. See § 132(e).</u>
10	* * * *		
11	Miscellaneous		
12	* * * *		
13	Design Guidelines <u>and</u>	General Plan	Subject to the Urban Design Guidelines, <u>Citywide</u>
14	<u>Standards</u>	Commerce	<u>Design Standards, and any other applicable design</u>
15		and Industry	<u>guidelines that have been approved by the Planning</u>
16		Element	<u>Commission.</u>
17	RESIDENTIAL STANDARDS AND USES		
18	Development Standards		
19	* * * *		
20	Dwelling Unit Mix	§§ 207.6	Generally R required for creation of five or more
21			Dwelling Units. No less than 40% of the total
22			number of proposed Dwelling Units shall contain
23			at least two bedrooms; or no less than 30% of the
24			total number of proposed Dwelling Units shall
25			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, <u>Generally</u>	§ 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. <u>Form-Based Density.</u>		
<u>Minimum Dwelling Unit Densities, if Applicable</u>	<u>§ 207.9</u>	<u>Varies depending on project location, but generally ranges between 50 and 100 dwelling units per acre.</u>		
<u>Maximum Dwelling Unit Size</u>	<u>§§ 207.10, 317</u>	<u>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.</u>		
* * * *				
Loss and Division of Dwelling Units; <u>Conversion, Demolition, or Merger of Dwelling</u>	<u>§ 317</u>	Controls by Story <u>C</u>		

<u>Units, including</u> <u>Residential Flats</u>				
		<i>1st</i>	<i>2nd</i>	<i>3rd+</i>
<i>Residential Conversion</i>	§ 317	€	NP	NP
<i>Residential Demolition or</i> <i>Merger</i>	§ 317	€	€	€
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, <u>207.9</u>	2.5 to 1. <u>For Office Uses minimum intensities may</u> <u>apply pursuant to § 207.9.</u>		
* * * *				

* * * *

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

1 preserve a balanced mix of Commercial Uses, ground-story neighborhood-serving uses are
2 encouraged, and financial service uses are limited. Ground floor-commercial space is required
3 along Market and Church Streets. Most Automotive Service and Drive-Up ~~Facility~~Facility uses
4 are prohibited or conditional.

5 Housing development in new buildings is encouraged ~~above the Second Story. Existing~~
6 ~~upper-story Residential Units are protected by limitations on demolitions and upper-story conversions.~~
7 Accessory Dwelling Units are permitted ~~within the district pursuant to Sections 207.1 and 207.2 of~~
8 ~~this Code.~~

10 **Table 764. UPPER MARKET STREET NEIGHBORHOOD COMMERCIAL TRANSIT**
11 **DISTRICT**
12 **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, <u>263.19</u> , 270, <u>270.3</u> , 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 Not 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 <u>and Standards</u>	General Plan Commerce and Industry Element	Subject to the Urban Design Guidelines, <u>Citywide Design Standards</u> , and any other applicable design guidelines that have been approved by the Planning Commission.
<u>Housing Choice-SF</u>	<u>§ 206.10</u>	<u>Form-based density, additional height, and other zoning modifications for eligible projects in the R-4 Height and Bulk District.</u>
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-, <u>Generally</u>	§ 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. <u>Form-Based Density</u>		
<u>Minimum Dwelling Unit Densities, if Applicable</u>	<u>§ 207.9</u>	<u>Varies depending on project location, but generally ranges between 50 and 100 dwelling units per acre.</u>		
<u>Maximum Dwelling Unit Size</u>	<u>§§ 207.10, 317</u>	<u>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.</u>		
* * * *				

Loss and Division of Dwelling Units: <u>Conversion, Demolition, or Merger of Dwelling Units, including Residential Flats</u>	<u>§ 317</u>	<u>Controls by Story</u> C		
		<i>1st</i>	<i>2nd</i>	<i>3rd+</i>
<i>Residential Conversion</i>	<u>§ 317</u>	€	€	NP
<i>Residential Demolition and Merger</i>	<u>§ 317</u>	€	€	€
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, <u>207.9</u>	3.0 to 1. <u>For Office Uses minimum intensities may apply pursuant to § 207.9.</u>		
* * * *				

* * * *

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~~

1 ~~the district, the removal, demolition, merger, or conversion of Residential Units above the First Story~~
2 ~~are prohibited.~~ [Reserved]

3 * * * *

5 **SEC. 810. CHINATOWN COMMUNITY BUSINESS DISTRICT.**

6 The Chinatown Community Business District, located in the northeast quadrant of San
7 Francisco, extends along Broadway from the eastern portal of the Broadway Tunnel to
8 Columbus Avenue and along Kearny Street from Columbus to Sacramento Street. This district
9 also includes portions of Commercial Street between Montgomery Street and Grant Avenue
10 and portions of Grant Avenue between Bush and California Streets. It is part of the larger core
11 area of Chinatown.

12 The portions of Broadway, Kearny, and Commercial Streets and Grant Avenue in this
13 district are transitional edges or entries to Chinatown. North and east of the two blocks of
14 Broadway contained in this district are North Beach and the Broadway Entertainment Districts.
15 Kearny and Columbus Streets are close to intensive office development in the Downtown
16 Financial District. Both Grant Avenue and Commercial Street provide important pedestrian
17 entries to Chinatown. Generally, this district has more potential for added retail and
18 commercial development than other parts of Chinatown.

19 This zoning district is intended to protect existing housing, encourage new housing and
20 to accommodate modest expansion of Chinatown business activities as well as street-level
21 retail uses. The size of individual professional or business office use is limited in order to
22 prevent these areas from being used to accommodate larger office uses spilling over from the
23 financial district.

24 Housing development in new buildings is encouraged at upper stories. ~~Existing housing~~
25 ~~is protected by limitations on demolitions and upper-story conversions.~~ Accessory dwelling units are

permitted ~~within the district pursuant to Subsection 207(e)(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 <u>and Standards</u>	General Plan Commerce and Industry Element	Subject to the Urban Design Guidelines, <u>Citywide Design Standards, and any other applicable design guidelines that have been approved by the Planning Commission.</u>		
RESIDENTIAL STANDARDS AND USES				
* * * *				
Residential Uses		Controls by Story		
		1st	2nd	3rd +
Residential Uses	§102	P	P	P
Accessory Dwelling Unit <i>Density</i>	§§ 102, 207.1(e)(4) , <u>207.2</u>	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.		

<u>Minimum Dwelling Unit Densities, if Applicable</u>	<u>§ 207.9</u>	<u>Varies depending on project location, but generally ranges between 50 and 100 dwelling units per acre.</u>		
<u>Maximum Dwelling Unit Size</u>	<u>§§ 207.10, 317</u>	<u>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.</u>		
Group Housing Density	§§ 208, 890.88(b)	1 bedroom per 140 sq. ft. lot area.		
* * * *				
<u>Loss of Dwelling Units; Conversion, Demolition, or Merger of Dwelling Units, including Residential Flats</u>	<u>§ 317</u>	<u>Controls by StoryC</u>		
		<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
<u>Residential Conversion, Demolition or Merger</u>	<u>§ 317</u>	€	€	€
* * * *				
NON-RESIDENTIAL STANDARDS AND USES				
Development Standards				
Floor Area Ratio	§§ 102, 123, 124, <u>207.9</u>	1.8 to 1. <u>For Office Uses minimum intensities may apply pursuant to § 207.9.</u>		
* * * *				

* * * *

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(e)(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 <u>and Standards</u>	General Plan Commerce and Industry Element	Subject to the Urban Design Guidelines, <u>Citywide Design Standards, and any other applicable design guidelines that have been approved by the Planning Commission.</u>		
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(e)(4). <u>207.2</u>	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.		
<u>Minimum Dwelling Unit Densities, if Applicable</u>	<u>§ 207.9</u>	<u>Varies depending on project location, but generally ranges between 50 and 100 dwelling units per acre.</u>		
<u>Maximum Dwelling Unit Size</u>	<u>§§ 207.10, 317</u>	<u>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.</u>		
Group Housing Density	§§ 208, 890.88(b)	1 bedroom per 140 sq. ft. lot area.		
* * * *				
<u>Loss of Dwelling Units; Conversion, Demolition, or Merger of Dwelling Units, including Residential Flats</u>	<u>§ 317</u>	<u>Controls by Story</u> C		
		1st	2nd	3rd+
<u>Residential Conversion, Demolition or Merger</u>	<u>§ 317</u>	€	€	€
* * * *				
NON-RESIDENTIAL STANDARDS AND USES				

Development Standards		
Floor Area Ratio	§§ 102, 123, 124, <u>207.9</u>	2.0 to 1. <u>For Office Uses minimum intensities may apply pursuant to § 207.9.</u>
* * * *		

* * * *

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 <u>and</u> <u>Standards</u>	General Plan Commerce and Industry Element	Subject to the Urban Design Guidelines, <u>Citywide</u> <u>Design Standards, and any other applicable design</u> <u>guidelines that have been approved by the Planning</u> <u>Commission.</u>		
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(e)(4). <u>207.2</u>	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.		
<u>Minimum Dwelling Unit</u> <u>Densities, if Applicable</u>	<u>§ 207.9</u>	<u>Varies depending on project location, but generally</u> <u>ranges between 50 and 100 dwelling units per acre.</u>		
<u>Maximum Dwelling Unit</u> <u>Size</u>	<u>§§ 207.10, 317</u>	<u>P up to 4,000 square feet of Gross Floor Area or an</u> <u>equivalent Floor Area Ratio for any individual</u> <u>Dwelling Unit of 1.2:1. C for Dwelling Units that</u> <u>exceed the greater of those thresholds.</u>		
Group Housing Density	§§ 208, 890.88(b)	1 bedroom per 140 sq. ft. lot area.		
* * * *				

Loss of Dwelling Units; <i>Conversion, Demolition, or Merger of Dwelling Units, including Residential Flats</i>	§ 317	Controls by Story C		
		1 st	2 nd	3 rd +
<i>Residential Conversion, Demolition or Merger</i>	§ 317	€	€	€
* * * *				
NON-RESIDENTIAL STANDARDS AND USES				
Development Standards				
Floor Area Ratio	§§ 102, 123, 124, 207.9	1.0 to 1. <i>For Office Uses minimum intensities may apply pursuant to § 207.9.</i>		
* * * *				

* * * *

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).

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

		<u>been approved by the Planning Commission.</u>	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, <u>Citywide Design Standards, and any other applicable design guidelines that have been approved by the</u>	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).

		<u>Planning Commission.</u>	
* * * *			
Non-Residential Standards and Uses			
* * * *			
.21	Use Size [Non-Residential]	§§ 890.130, 145.14, <u>207.9</u>	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. <u>For Office Uses minimum intensities may apply pursuant to § 207.9.</u>
* * * *			
Residential Standards and Uses			
* * * *			
.47	Residential Density, Dwelling Units <u>General</u>	§§ <u>207.5(d)</u> , <u>207.6</u> , 890.88(a)	No Limit. § 207.5(d) # <u>Form-Based Density.</u> <u>Dwelling Unit Mix</u> Required § 207.6
<u>.47b</u>	<u>Minimum Dwelling Unit</u>	<u>§ 207.9</u>	<u>Varies depending on</u>

	<u>Densities, if Applicable</u>		<u>project location, but generally ranges between 50 and 100 dwelling units per acre.</u>
<u>.47c</u>	<u>Maximum Dwelling Unit Size</u>	<u>§§ 207.10, 317</u>	<u>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.</u>
.48	Residential Density, Group Housing	<u>§§ 207.5, 890.88(b)</u>	<u>No Limit.</u> <u>§ 207.5(d) Form-Based Density</u>
* * * *			

* * * *

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, <u>207.9</u>	P for non-residential uses up to 25,000 sq. ft., C above. <u>For</u> <u>Office Uses minimum</u> <u>intensities may apply</u> <u>pursuant to § 207.9.</u>
* * * *			

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 <u>and Standards</u>	General Plan Commerce and Industry Element; Central SoMa Plan	Subject to the Citywide Urban Design Guidelines, <u>Citywide Design Standards, and any other applicable design guidelines that have been approved by the Planning Commission.</u>
RESIDENTIAL STANDARDS AND USES		
Development Standards		
* * * *		
* * * *		
Residential Uses		
Residential Uses	§102	P
Dwelling Units, Senior	§ 207	No residential density limit by lot area. Density

1	Housing, and Group		restricted by physical envelope controls of height,
2	Housing <u>Density.</u>		bulk, setbacks, open space, exposure and other
3	<u>General</u>		applicable controls of this and other Codes, as well as
4			by applicable design guidelines, applicable elements
5			and area plans of the General Plan, and design review
6			by the Planning Department. <u>Form-Based Density.</u>
7	<u>Minimum Dwelling Unit</u>	<u>§ 207.9</u>	<u>Varies depending on project location, but generally</u>
8	<u>Densities, if Applicable</u>		<u>ranges between 50 and 100 dwelling units per acre.</u>
9	<u>Maximum Dwelling Unit</u>	<u>§§ 207.10, 317</u>	<u>P up to 4,000 square feet of Gross Floor Area or an</u>
10	<u>Size</u>		<u>equivalent Floor Area Ratio for any individual</u>
11			<u>Dwelling Unit of 1.2:1. C for Dwelling Units that</u>
12			<u>exceed the greater of those thresholds.</u>
13	Group Housing	§§ 102,	NP, except Group Housing uses that are also
14		249.78(c)(8)	defined as Student Housing or Senior Housing,,
15			are designated for persons with disabilities, are
16			designated for Transition Age Youth, or are
17			contained in buildings that consist of 100%
18			affordable units.
19	* * * *		
20	NON-RESIDENTIAL STANDARDS AND USES		
21	Development Standards		
22	Floor Area Ratio	§§ 102, 123,	In the Central SoMa SUD, P prevailing Height and
23		124, 128.1,	Density limits are determined by Section 249.78,
24		<u>207.9</u> , 249.78	subject to the requirements of Section 128. <u>For</u>
25			<u>Office Uses minimum intensities may apply pursuant</u>

		<u>to § 207.9.</u>
* * * *		

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 <u>and Standards</u>	General Plan Commerce and Industry Element; Central SoMa Plan	Subject to the Urban Design Guidelines, <u>Citywide Design Standards, and any other applicable design guidelines that have been approved by the Planning Commission.</u>
* * * *		
RESIDENTIAL STANDARDS AND USES		

1	Development Standards		
2	* * * *		
3	Residential Conversion, Demolition, or Merger <u>of Dwelling Units,</u> <u>including Residential</u> <u>Flats</u>	§ 317	C for Removal of one or more Residential Units or Unauthorized Units.
8	* * * *		
9	Residential Uses		
10	* * * *		
11	Dwelling Unit and Group Housing Density, <u>General</u>	§ 207	No density limit. Density is regulated by the permitted height and bulk, and required setbacks, exposure, and open space of each development lot. <u>Form-Based</u> <u>Density.</u>
15	<u>Minimum Dwelling Unit</u> <u>Densities, if Applicable</u>	<u>§ 207.9</u>	<u>Varies depending on project location, but generally</u> <u>ranges between 50 and 100 dwelling units per acre.</u>
17	<u>Maximum Dwelling Unit</u> <u>Size</u>	<u>§§ 207.10, 317</u>	<u>P up to 4,000 square feet of Gross Floor Area or an</u> <u>equivalent Floor Area Ratio for any individual</u> <u>Dwelling Unit of 1.2:1. C for Dwelling Units that</u> <u>exceed the greater of those thresholds.</u>
21	NON-RESIDENTIAL STANDARDS AND USES		
22	Development Standards		
23	Floor Area Ratio	§§ 123, 124, <u>207.9</u>	FAR based on permitted height. See §124 for more information. (4) <u>For Office Uses minimum</u> <u>intensities may apply pursuant to § 207.9.</u>

* * * *

* * * *

(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 <u>and Standards</u>	General Plan Commerce and Industry Element	Subject to the Urban Design Guidelines, <u>Citywide Design Standards, and any other applicable design guidelines that have been approved by the Planning Commission.</u>

1	* * * *		
2	RESIDENTIAL STANDARDS AND USES		
3	Development Standards		
4	* * * *		
5	Residential Conversion,	§ 317	<i>C for Removal of one or more Residential Units or</i>
6	Demolition, or Merger		<i>Unauthorized Units.</i>
7	<i>of Dwelling Units,</i>		
8	<i>including Residential</i>		
9	<i>Flats</i>		
10	* * * *		
11	Residential Uses		
12	* * * *		
13	<i>Senior Housing</i>	<i>§§ 102,</i>	<i>P</i>
14		<i>202.2(f)</i>	
15	Homeless Shelter _s	§§ 102, 208	P
16	Dwelling Unit and	§ 208	<i>No density limit. Density is regulated by the permitted</i>
17	Group Housing Density _s		<i>height and bulk, and required setbacks, exposure, and</i>
18	<i>General</i>		<i>open space of each development lot. Form-Based</i>
19			<i>Density.</i>
20	<i>Minimum Dwelling Unit</i>	<i>§ 207.9</i>	<i>Varies depending on project location, but generally</i>
21	<i>Densities, if Applicable</i>		<i>ranges between 50 and 100 dwelling units per acre.</i>
22	<i>Maximum Dwelling Unit</i>	<i>§§ 207.10, 317</i>	<i>P up to 4,000 square feet of Gross Floor Area or an</i>
23	<i>Size</i>		<i>equivalent Floor Area Ratio for any individual</i>
24			<i>Dwelling Unit of 1.2:1. C for Dwelling Units that</i>
25			<i>exceed the greater of those thresholds.</i>

* * * *		
NON-RESIDENTIAL STANDARDS AND USES		
Development Standards		
Floor Area Ratio	§§ 123, 124, <u>207.9</u>	Varies, depending on height, as set forth in § 124. <i>For Office Uses minimum intensities may apply pursuant to § 207.9.</i>
* * * *		

* * * *

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 <u>and Standards</u>	General Plan Commerce and Industry Element; Central SoMa Plan	Subject to the Urban Design Guidelines, <u>Citywide Design Standards</u> , and any other applicable design guidelines that have been approved by the Planning Commission.
* * * *		

1	RESIDENTIAL STANDARDS AND USES		
2	Development Standards		
3	* * * *		
4	Residential Conversion, Demolition, or Merger <u>of Dwelling Units,</u> <u>including Residential</u> <u>Flats</u>	§ 317	C for Removal of one or more Residential Units or Unauthorized Units.
9	* * * *		
10	Residential Uses		
11	* * * *		
12	<u>Senior Housing</u>	<u>§§ 102,</u> <u>202.2(f)</u>	<u>P</u>
14	Homeless Shelters	<u>§§ 102,</u> 208	P
15	Dwelling Unit and Group Housing Density, <u>General</u>	§ 208	No density limit. Density is regulated by the permitted height and bulk, and required setbacks, exposure, and open space of each development lot. <u>Form-Based</u> <u>Density.</u>
19	<u>Minimum Dwelling Unit</u> <u>Densities, if Applicable</u>	<u>§ 207.9</u>	<u>Varies depending on project location, but generally</u> <u>ranges between 50 and 100 dwelling units per acre.</u>
21	<u>Maximum Dwelling Unit</u> <u>Size</u>	<u>§§ 207.10, 317</u>	<u>P up to 4,000 square feet of Gross Floor Area or an</u> <u>equivalent Floor Area Ratio for any individual</u> <u>Dwelling Unit of 1.2:1. C for Dwelling Units that</u> <u>exceed the greater of those thresholds.</u>
25	* * * *		

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) <u>For Office Uses minimum intensities may apply pursuant to § 207.9.</u>
* * * *		

* * * *

(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		
<u>Design Guidelines and Standards</u>	<u>General Plan Commerce and Industry Element</u>	<u>Subject to the Urban Design Guidelines, Citywide Design Standards, and any other applicable design guidelines that have been approved by the Planning Commission.</u>
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		
* * * *		
<u>Senior Housing</u>	<u>§§ 102, 202.2(f)</u>	<u>P</u>
Homeless Shelters	§ 102	C

1	Dwelling Unit Density, <u>General</u>	§§ 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. <u>Form-Based Density.</u>
5	<u>Minimum Dwelling Unit Densities, if Applicable</u>	<u>§ 207.9</u>	<u>Varies depending on project location, but generally ranges between 50 and 100 dwelling units per acre.</u>
7	<u>Maximum Dwelling Unit Size</u>	<u>§§ 207.10, 317</u>	<u>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.</u>
11	* * * *		
12	NON-RESIDENTIAL STANDARDS AND USES		
13	* * * *		

* * * *

(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 <u>and Standards</u>	General Plan Commerce and Industry Element.	Subject to the Urban Design Guidelines, <u>Citywide Design Standards, and any other applicable design guidelines that have been approved by the Planning Commission.</u>
* * * *		
RESIDENTIAL STANDARDS AND USES		
Development Standards		
* * * *		
Residential Conversion	§ 317	NP(5)
Residential <u>Conversion, Demolition, or Merger of Dwelling Units, including Residential Flats</u>	§ 317	C for Removal of one or more Residential Units or Unauthorized Units.
* * * *		
Residential Uses		

1	* * * *		
2	<u>Senior Housing</u>	<u>§§ 102,</u>	<u>P</u>
3		<u>202.2(f)</u>	
4	Homeless Shelters	§ 102	C
5	Dwelling Unit and	§§ 207	No density limit. Density is regulated by the permitted
6	Group Housing Density,		height and bulk, and required setbacks, exposure, and
7	<u>General</u>		open space of each development lot. <u>Form-Based</u>
8			<u>Density.</u>
9	<u>Minimum Dwelling Unit</u>	<u>§ 207.9</u>	<u>Varies depending on project location, but generally</u>
10	<u>Densities, if Applicable</u>		<u>ranges between 50 and 100 dwelling units per acre.</u>
11	<u>Maximum Dwelling Unit</u>	<u>§§ 207.10, 317</u>	<u>P up to 4,000 square feet of Gross Floor Area or an</u>
12	<u>Size</u>		<u>equivalent Floor Area Ratio for any individual</u>
13			<u>Dwelling Unit of 1.2:1. C for Dwelling Units that</u>
14			<u>exceed the greater of those thresholds.</u>
15	* * * *		
16	NON-RESIDENTIAL STANDARDS AND USES		
17	* * * *		

18 * * * *

19 (5) ~~C in Article 10 Landmark Buildings~~[Reserved]

20 * * * *

21

22 **SEC. 836. SALI – SERVICE/ARTS/LIGHT INDUSTRIAL DISTRICT.**

23 The Service/Arts/Light Industrial (SALI) District is largely comprised of low-scale

24 buildings with production, distribution, and repair uses. The ~~d~~District is designed to protect and

25 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 <u>and Standards</u>	General Plan Commerce and Industry Element.	Subject to the Urban Design Guidelines, <u>Citywide Design Standards, and any other applicable design guidelines that have been approved by the Planning Commission.</u>
* * * *		
RESIDENTIAL STANDARDS AND USES		
Development Standards		
* * * *		
Residential Conversion, Demolition, or Merger <u>of Dwelling Units, including Residential</u>	§ 317	C for Removal of one or more Residential Units or Unauthorized Units.

1	<u>Flats</u>		
2	* * * *		
3	Residential Uses		
4	Dwelling Units	§ 102	NP(3)
5	* * * *		
6	Dwelling Unit and	§§ 207	No density limit. Density is regulated by the permitted
7	Group Housing Density,		height and bulk, and required setbacks, exposure, and
8	<u>General</u>		open space of each development lot. <u>Form-Based</u>
9			<u>Density.</u>
10	<u>Minimum Dwelling Unit</u>	<u>§ 207.9</u>	<u>Varies depending on project location, but generally</u>
11	<u>Densities, if Applicable</u>		<u>ranges between 50 and 100 dwelling units per acre.</u>
12	<u>Maximum Dwelling Unit</u>	<u>§§ 207.10, 317</u>	<u>P up to 4,000 square feet of Gross Floor Area or an</u>
13	<u>Size</u>		<u>equivalent Floor Area Ratio for any individual</u>
14			<u>Dwelling Unit of 1.2:1. C for Dwelling Units that</u>
15			<u>exceed the greater of those thresholds.</u>
16	* * * *		
17	NON-RESIDENTIAL STANDARDS AND USES		
18	* * * *		

19 * * * *

20 (3) NP, Except Affordable Housing Projects meeting the requirements of Section
21 803.8.

22 * * * *

24 SEC. 837. SPD – SOUTH PARK DISTRICT.

25 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~~District 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		
<u>Design Guidelines and Standards</u>	<u>General Plan Commerce and Industry Element</u>	<u>Subject to the Urban Design Guidelines, Citywide Design Standards, and any other applicable design guidelines that have been approved by the Planning Commission.</u>
Large Project Review	§ 329	As required by § 329.
* * * *		
Awning, Canopy, or Marquee	§ 136, 136.1	NP(4)
* * * *		
RESIDENTIAL STANDARDS AND USES		

1	Development Standards		
2	* * * *		
3	Residential Conversion, Demolition, or Merger <u>of Dwelling Units,</u> <u>including Residential</u> <u>Flats</u>	§ 317	C for Removal of one or more Residential Units or Unauthorized Units.
8	* * * *		
9	Residential Uses		
10	* * * *		
11	<u>Senior Housing</u>	<u>§§ 102,</u> <u>202.2(f)</u>	<u>P</u>
13	Homeless Shelters	§ 102	C
14	Dwelling Unit and Group Housing Density, <u>General</u>	§§ 207	No density limit. Density is regulated by the permitted height and bulk, and required setbacks, exposure, and open space of each development lot. <u>Form-Based</u> <u>Density.</u>
18	<u>Minimum Dwelling Unit</u> <u>Densities, if Applicable</u>	<u>§ 207.9</u>	<u>Varies depending on project location, but generally</u> <u>ranges between 50 and 100 dwelling units per acre.</u>
20	<u>Maximum Dwelling Unit</u> <u>Size</u>	<u>§§ 207.10, 317</u>	<u>P up to 4,000 square feet of Gross Floor Area or an</u> <u>equivalent Floor Area Ratio for any individual</u> <u>Dwelling Unit of 1.2:1. C for Dwelling Units that</u> <u>exceed the greater of those thresholds.</u>
24	* * * *		
25	NON-RESIDENTIAL STANDARDS AND USES		

Development Standards		
Floor Area Ratio	§§ 102, 123, 124, <u>207.9</u>	FAR based on permitted height. See Section 124. Childcare Facilities and Residential Care Facilities are exempt from FAR limits. <u>For Office Uses minimum intensities may apply pursuant to § 207.9.</u>
* * * *		

* * * *

(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 <u>and Standards</u>	General Plan Commerce and Industry Element	Subject to the Urban Design Guidelines, <u>Citywide Design Standards, Citywide Design Standards, and any other applicable design guidelines that have been approved by the Planning Commission.</u>
* * * *		
RESIDENTIAL STANDARDS AND USES		
Development Standards		

1	* * * *		
2	Residential Conversion,	§ 317	C for Removal of one or more Residential Units or
3	Demolition, or Merger		Unauthorized Units.
4	<u>of Dwelling Units,</u>		
5	<u>including Residential</u>		
6	<u>Flats</u>		
7	* * * *		
8	Residential Uses		
9	* * * *		
10	<u>Senior Housing</u>	<u>§§ 102,</u>	<u>P</u>
11		<u>202.2(f)</u>	
12	Homeless Shelter _s	§ 102	P
13	Dwelling Unit and	§§ 207	No density limit. Density is regulated by the permitted
14	Group Housing Density _z		height and bulk, and required setbacks, exposure, and
15	<u>General</u>		open space of each development lot. <u>Form-Based</u>
16			<u>Density.</u>
17	<u>Minimum Dwelling Unit</u>	<u>§ 207.9</u>	<u>Varies depending on project location, but generally</u>
18	<u>Densities, if Applicable</u>		<u>ranges between 50 and 100 dwelling units per acre.</u>
19	<u>Maximum Dwelling Unit</u>	<u>§§ 207.10, 317</u>	<u>P up to 4,000 square feet of Gross Floor Area or an</u>
20	<u>Size</u>		<u>equivalent Floor Area Ratio for any individual</u>
21			<u>Dwelling Unit of 1.2:1. C for Dwelling Units that</u>
22			<u>exceed the greater of those thresholds.</u>
23	* * * *		
24	NON-RESIDENTIAL STANDARDS AND USES		
25	Development Standards		

Floor Area Ratio	§§ 123, 124, <u>207.9</u>	Section 124 sets forth Basic FAR based on height. <u>For Office Uses minimum intensities may apply pursuant to § 207.9.</u>
* * * *		

* * * *

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, <u>263.19</u> , 270, 270.1, 270.2, <u>270.3</u> , 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 <u>and Standards</u>	General Plan Commerce and Industry Element.	Subject to the Urban Design Guidelines, <u>Citywide Design Standards</u> , and any other applicable design guidelines that have been approved by the Planning Commission.

1	* * * *		
2	Signs	§ 607.2	As permitted by Section § 607.2
3	* * * *		
4	<u>Housing Choice-SF</u>	<u>§ 206.10</u>	<u>Form-based density, additional height, and other</u>
5			<u>zoning modifications for eligible projects in the R-4</u>
6			<u>Height and Bulk District.</u>
7	RESIDENTIAL STANDARDS AND USES		
8	Development Standards		
9	* * * *		
10	Residential Conversion,	§ 317	C for Removal of one or more Residential Units or
11	Demolition, or Merger		Unauthorized Units.
12	<u>of Dwelling Units,</u>		
13	<u>including Residential</u>		
14	<u>Flats</u>		
15	Dwelling Unit Mix	§ 207.6	<u>Generally required for creation of five or more</u>
16			<u>Dwelling Units.</u> At least 40% of all Dwelling Units
17			must contain two or more bedrooms or 30% of all
18			Dwelling Units must contain three or more
19			bedrooms.
20	* * * *		
21	Residential Uses		
22	* * * *		
23	<u>Senior Housing</u>	<u>§§ 102,</u>	<u>P</u>
24		<u>202.2(f)</u>	
25	Homeless Shelters	§ 208	P

Dwelling Unit and Group Housing Density, <u>General</u>	§§ 207	No density limit. Density is regulated by the permitted height and bulk, and required setbacks, exposure, and open space of each development lot. <u>Form-Based Density.</u>
<u>Minimum Dwelling Unit Densities, if Applicable</u>	<u>§ 207.9</u>	<u>Varies depending on project location, but generally ranges between 50 and 100 dwelling units per acre.</u>
<u>Maximum Dwelling Unit Size</u>	<u>§§ 207.10, 317</u>	<u>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.</u>
* * * *		

NON-RESIDENTIAL STANDARDS AND USES

Development Standards

Floor Area Ratio	§§ 123, 124, <u>207.9</u>	FAR based on permitted height, see Section 124 for more information. <u>For Office Uses minimum intensities may apply pursuant to § 207.9.</u>
* * * *		

* * * *

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 <u>and Standards</u>	General Plan Commerce and Industry Element.	Subject to the Urban Design Guidelines, <u>Citywide Design Standards, and any other applicable design guidelines that have been approved by the Planning Commission.</u>
* * * *		
RESIDENTIAL STANDARDS AND USES		
Development Standards		
* * * *		
Residential Conversion, Demolition, or Merger <u>of Dwelling Units, including Residential Flats</u>	§ 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, <u>207.9</u>	Section 124 sets forth the Basic FAR based on height. <u>For Office Uses minimum intensities may apply pursuant to § 207.9.</u>

1 * * * *

2 * * * *

3
4 Section 14. Article 1 of the Business and Tax Regulations Code is hereby amended to
5 revise Section 8, as follows:

6 **SEC. 8. METHOD OF APPEAL TO THE BOARD OF APPEALS.**

7 (a) Except for variance decisions and permits issued by the Entertainment
8 Commission or its Director, and as otherwise specified in this Section 8, appeals to the Board
9 of Appeals shall be taken within 15 days from the making or entry of the order or decision
10 from which the appeal is taken. Appeals of variance decisions shall be taken within 10 days.

11 (b) Appeals to the Board of Appeals of permit decisions made pursuant to a Housing
12 Sustainability District Planning Code Section 343 shall be taken within 10 days of the permit
13 decision. This subsection (b) shall expire on the latter of the Sunset Date of Planning Code
14 Section 343 or Section 344, as defined in ~~that~~ those Sections. Upon the expiration of this
15 subsection, the City Attorney shall cause this subsection to be removed from the Business
16 and Tax Regulations Code.

17 * * * *

18
19 Section 15. The Planning Code is hereby amended by replacing references to "Section
20 151" with "Section 151.1" in the following sections: 102, 153, 154, 204.5, 240.2, 209.1, 209.2,
21 209.3, 209.4, 210.1, 210.3, 210.4, 240.3, 249.13, 249.17, 249.24, 249.30, 249.35B, 249.42,
22 249.43, 249.54, 249.85, 249.89, 710, 711, 712, 713, 715, 716, 717, 718, 719, 723, 724, 725,
23 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743,
24 744, 745, 746, 750, 751, 763, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 920, 960,
25 963, 964. In the event the Planning Code contains other references to "Section 151," the City

1 Attorney shall direct the publisher of the Municipal Code to change such references to
2 “Section 151.1.”
3

4 Section 16. Local Coastal Program. This ordinance constitutes an amendment to the
5 Implementation Plan (“IP”) of the City’s Local Coastal Program. In the event of an
6 inconsistency between this ordinance and previously certified sections of the IP, this
7 ordinance shall prevail. The Local Coastal Program is hereby amended to:

8 (a) Add Planning Code Sections 206.10, 334, and 344, as set forth above in Section 3
9 of this ordinance [“Housing Choice – San Francisco Program”];

10 (b) Add Planning Code Section 270.3 and modify Planning Code Sections 260,
11 263.19, 263.20, and 270, as set forth above in Section 4 of this ordinance [“Height and Bulk
12 Limits”];

13 (c) Modify Planning Code Sections 209, 209.1, and 209.2, as set forth above in
14 Section 6 of this ordinance [“Residential Districts”]. For the purposes of certification by the
15 Coastal Commission, Planning Code Tables 209.1 and 209.2 are reprinted in their entirety,
16 which include the relevant use and development controls for RH, RM-1, and RM-2 properties
17 in the Coastal Zone;

18 (d) Modify Planning Code Sections 124, 132, 134, 135, 144, 186, 186.3, 201, 207.6,
19 207.7, 208, 209.4, 231, 303, 304, 603, 606, and 607.1, as set forth above in Section 7 of this
20 ordinance [“Residential, Transit Oriented (RTO) Districts”]. For the purposes of certification by
21 the Coastal Commission, Planning Code Table 209.4 is reprinted in its entirety, which
22 includes the relevant use and development controls for RTO-C properties in the Coastal Zone;

23 (e) Add Planning Code Sections 207.9 and 207.10 and modify Planning Code
24 Sections 151.1, 153, 154, 155, 155.2, and 161, as set forth above in Section 8 of this
25 ordinance [“Transit Oriented Communities and Parking”];

1 (f) Modify Planning Code Section 155, as set forth above in Section 9 of this ordinance
2 ["Off-Street Parking and Curb Cuts"];

3 (g) Add Planning Code Section 249.11, as set forth above in Section 10 of this
4 ordinance ["San Francisco Municipal Transportation Agency Special Use District"];

5 (h) Add Planning Code Section 202.17, as set forth above in Section 11 of this
6 ordinance ["Displaced Businesses"];

7 (i) Modify Planning Code Sections 102, 202.2, 311, and 317, as set forth above in
8 Section 12 of this ordinance ["Miscellaneous Amendments"]; and

9 (j) Modify Planning Code Sections 710 and 711, as set forth above in Section 13 of
10 this ordinance ["Conforming Changes to Zoning Tables"]. For the purposes of certification by
11 the Coastal Commission, Planning Code Tables 710 and 711 are reprinted in their entirety,
12 which include the relevant use and development controls for NC-1 and NC-2 properties in the
13 Coastal Zone.

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

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

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

24
25 Section 18. Effective and Operative Dates in the Coastal Zone.

1 (a) In the portions of the City that are located in the Coastal Zone Permit Area, this
2 ordinance shall become effective 30 days after enactment. Enactment occurs when the Mayor
3 signs the ordinance, the Mayor returns the ordinance unsigned or does not sign the ordinance
4 within ten days of receiving it, or the Board of Supervisors overrides the Mayor's veto of the
5 ordinance.

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

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

18
19 Section 19. Transmittal of Ordinance. To facilitate the Coastal Commission's review of
20 the Local Coastal Program Amendment, the Director of the Planning Department is authorized
21 to submit the amendment for certification in the form desired by the Coastal Commission,
22 including making any necessary non-substantive changes (e.g., formatting or redlining), to
23 show the changes to the text of the Local Coastal Program. Upon certification by the
24 California Coastal Commission, the Director of the Planning Department shall transmit a copy
25 of the certified Local Coastal Program Amendment to the Clerk of the Board for inclusion in

1 File No. _____. The Planning Department shall also retain a copy of the certified Local
2 Coastal Program Amendment in its Local Coastal Program files.

3
4 Section 20. The ordinance in Board File No. _____ would amend the Planning Code
5 to make various clarifying and typographical changes. Some of the changes in the ordinance
6 in Board File No. _____ would amend portions of the Code that overlap with this ordinance.
7 In particular, the ordinance in Board File No. _____ proposes to reorganize Section
8 303.1(e) and (f), which list the formula retail controls for various districts, including RTO-C and
9 the other RTO districts. That reorganization overlaps with formula retail controls for the RTO-
10 C District listed in Section 303.1 of this ordinance. In the event this ordinance is enacted
11 before the ordinance in Board File No. _____, the City Attorney shall direct the publisher of
12 the Municipal Code to integrate the changes in this ordinance into Section 303.1, as amended
13 by the ordinance in Board File No. _____, to ensure that the substantive changes to the
14 formula retail controls for the RTO-C district established in this ordinance are included in the
15 reorganized Section 303.1, such that both (a) RTO-C, and (b) Limited Commercial Uses in
16 RTO-1 and RTO-M Districts are listed in Section 303.1(e).

17
18 Section 21. Housing Choice San Francisco Policy. It shall be the policy of the City of
19 San Francisco that the Housing Choice San Francisco Program, codified in Planning Code
20 Section 206.10, shall be interpreted liberally in favor of producing more units. Consistent with
21 Housing Element Implementing Policy 8.1.6, the City shall not adopt changes to the Housing
22 Choice San Francisco Program that constitute new governmental constraints to the
23 development of housing unless those increased constraints are offset by the removal or
24 reduction of other constraints. The Planning Department shall evaluate, and the Board shall
25 consider, any proposed substantive amendments to the Housing Choice San Francisco

1 Program for consistency with California Government Code 65583(a)(3).Section 22. Scope of
2 Ordinance. In enacting this ordinance, the Board of Supervisors intends to amend only those
3 words, phrases, paragraphs, subsections, sections, articles, numbers, punctuation marks,
4 charts, diagrams, or any other constituent parts of the Municipal Code that are explicitly
5 shown in this ordinance as additions, deletions, Board amendment additions, and Board
6 amendment deletions in accordance with the "Note" that appears under the official title of the
7 ordinance.

8
9 Section 23. If any section, subsection, sentence, clause, phrase, or word of this
10 ordinance, or any application thereof to any person or circumstance, is held to be invalid or
11 unconstitutional by a decision of a court of competent jurisdiction, such decision shall not
12 affect the validity of the remaining portions or applications of the ordinance; provided that if
13 either Planning Code Section 206.10 or Section 334 is in any respect held to be invalid or
14 unconstitutional by decision of a court of competent jurisdiction, both sections shall become
15 inoperative and have no legal effect. Except as stated in the proviso above, the Board of
16 Supervisors hereby declares that it would have passed this ordinance and each and every
17 section, subsection, sentence, clause, phrase, and word not declared invalid or
18 unconstitutional without regard to whether any other portion of this ordinance or application
19 thereof would be subsequently declared invalid or unconstitutional.

20
21 APPROVED AS TO FORM:
22 DAVID CHIU, City Attorney

23 By: /s/
24 AUSTIN M. YANG
25 Deputy City Attorney

n:\legana\as2025\2500203\01877095.docx



Historic Preservation and the Family Zoning Plan

Policies and Programs to Advance Historic Preservation and Housing

FAST FACTS: SF Family Zoning Plan and Historic Preservation

- ① **Historic preservation and housing production are complementary strategies that, when aligned, can create more livable, inclusive, and rooted communities.** Historic buildings provide continuity with the past, connect to community history, and foster shared identity.
- ② **Listed historic resources will continue to be subject to protections.** Buildings listed as cultural and historic resources will be subject to review processes designed to preserve their character-defining features while still allowing for new housing.
- ③ **Historic designation does not prevent new housing.** It does, however, require a more thoughtful, context-sensitive approach to ensure that any new development respects and integrates a property's historic character-defining features.
- ④ The **San Francisco Citywide Cultural Resources Survey (SF Survey)** is a multi-year program that identifies and documents places and resources of cultural, historical, and architectural importance to San Francisco's diverse communities.
- ⑤ **The Family Zoning Plan Landmark Designations Program prioritizes local landmark designation (Article 10)** of existing historic resources within the boundaries of the Family Zoning Plan that merit the highest level of recognition and protection.
- ⑥ **Preservation Design Standards, adopted in 2024, support efficient review of housing projects.** The standards provide clear and concise objective standards for property owners looking to alter or modify historic buildings.
- ⑦ **The Family Zoning Plan incentivizes Adaptive Reuse of historic buildings** by creating a development bonus for projects that preserve historic building.



San Francisco's **Family Zoning Plan** will make housing more affordable and accessible - especially along transit and commercial streets in the city's western and northern neighborhoods. The Plan:



Keeps local control.

The state requires this plan to keep San Francisco eligible for critical housing and infrastructure funding and to prevent a state takeover of local planning.



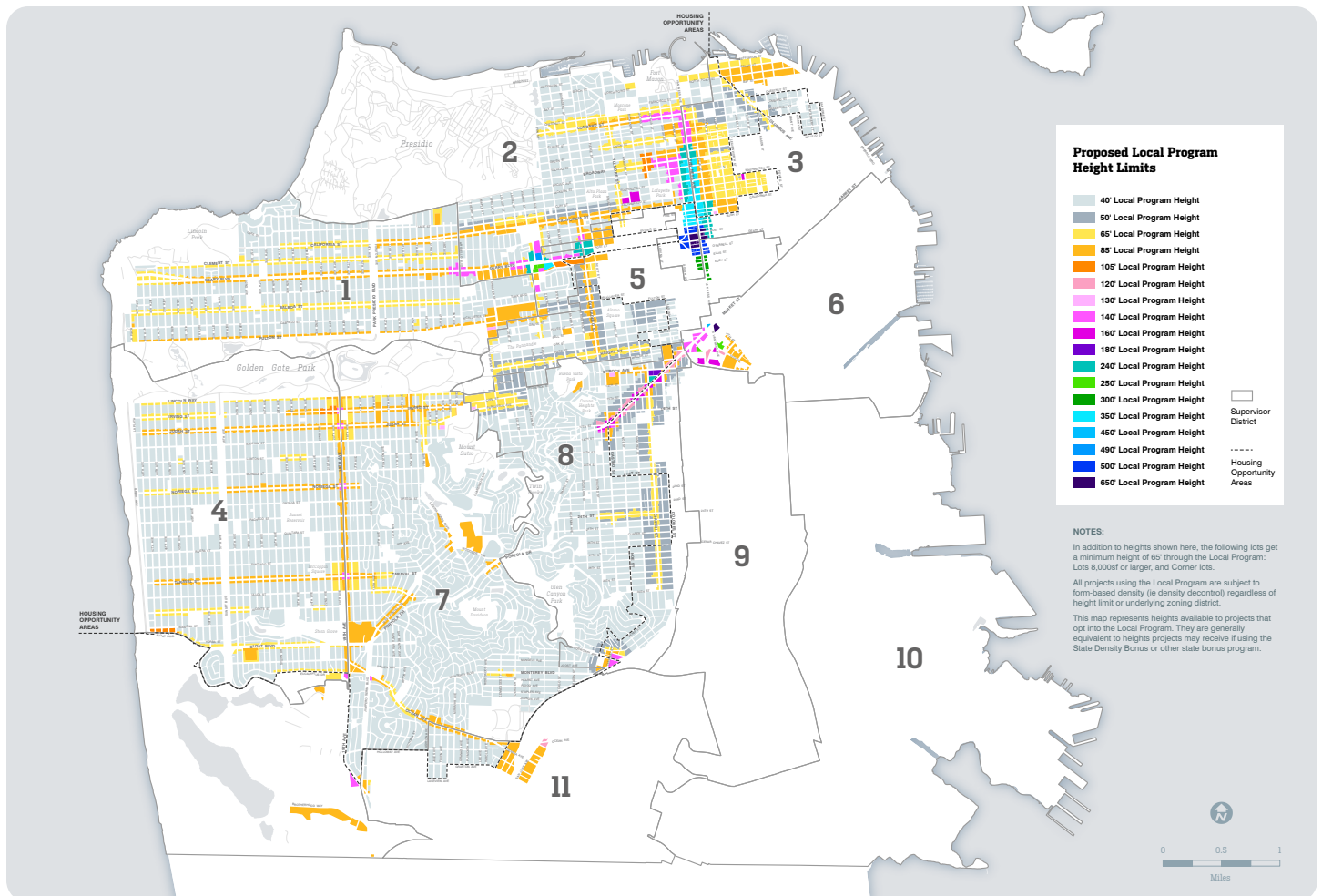
Updates outdated rules.

Half of SF's land has 50-year-old laws that block new housing, forcing 90% of new housing into a few neighborhoods. The Family Zoning Plan allows new homes throughout San Francisco neighborhoods.



Adds homes people need.

It allows low-rise (4 stories) and mid-rise (6 to 8 stories) homes citywide, with a few areas with taller heights - creating more affordable, family-friendly homes near transit, shops, and services.



Housing growth will continue citywide, including areas like Downtown and the Eastern Neighborhoods. The Family Zoning Plan ensures that ALL neighborhoods do their fair share.

Advancing Historic Preservation and Housing alongside the Family Zoning Plan

The Planning Department is continuing to strengthen its historic preservation programs and policies as we add housing, through the following initiatives:

SF Survey

SF Survey is a multi-year program to identify and document places and resources of cultural, historical, and architectural importance to San Francisco's diverse communities. SF Survey efforts are guided by collaborations with community partners, historic preservation peers, culture bearers, and community members.

SF Survey Findings are used during environmental review, building permit applications, development projects, and area plans. Outcomes also include identifying sites that are eligible for local (Article 10) landmark designation, Legacy Business Registry, California Historical Building Code, tax benefits like Mills Act, and other historic preservation protections and incentives.

Family Zoning Plan Landmark Designation Program

The **Family Zoning Plan Landmark Designation Program** focuses on designating historic resources within the Family Zoning Plan that merit the highest level of recognition and protection. Developed in partnership with district supervisors, the effort includes designating properties that are already eligible historic buildings.

This multi-phase program first focuses on existing historic properties that are non-residential, or a single-family residence located in Neighborhood Commercial or Mixed-Use Districts (excluding properties with two or more dwelling units).

Preservation Design Standards

Preservation Design Standards for Additions and Modifications to Existing Historic Buildings

apply to Category A properties that have been determined to be individually significant or are contributors to historic districts. The objective standards that are applicable to projects involving additions and modifications historic buildings in San Francisco that are also subject to the Housing Accountability Act (HAA). HAA-eligible projects are generally those that construct two or more dwelling units (including Accessory Dwelling Units, or ADUs), or mixed-use developments that are at least two-thirds residential. HAA-eligible projects must comply with all adopted objective design standards as well as the objective standards of the Planning Code.

Adaptive Reuse

The Family Zoning Plan **incentivizes the preservation of historic properties by offering additional square footage and code flexibility for adaptive reuse on sites with historic structures**. Projects cannot demolish the historic resource and must comply with the Preservation Design Standards.



Case Studies: Adaptive Reuse in Action

San Francisco has many examples of adaptive reuse projects that breathe new life into historic buildings while ensuring ongoing stewardship of their character-defining features, such as the projects highlighted here.



178 Townsend Street

178 Townsend Street, adaptive reuse project that developed multiple housing units and retail space at the California Electric Light Company Station B building (originally constructed 1899, largely rebuilt in 1908), Article 10 South End Historic District.



55 Laguna Street

55 Laguna Street, adaptive reuse of Richardson Hall, a City landmark and former San Francisco State Teacher's College site, to create forty apartments for LGBTQ+ seniors.



2395 Sacramento Street

2395 Sacramento, rehabilitation of City Landmark No. 115 and the development of an adjacent vacant lot to accommodate 24 dwelling units. The project also includes construction of a seven-story over basement addition at the east elevation of the landmark and to the south, a six-story addition accessible through a four-story glass connector.



2411 Webster Street

2411 Webster Street, small residential, The project adds two accessory dwelling units (ADUs) to a historic multi-family apartment building in Pacific Heights. Existing garages were converted into new homes, creating more housing while preserving the building's historic character. The added homes helped offset the cost of the safety upgrades.



Learn More and Get Involved!

For more information, visit the Family Zoning Plan website (see link below) for resources, including these factsheets:

- [Overview: What is the Family Zoning Plan?](#)
- [Factsheet: What Happens if We Don't Rezone?](#)
- [Factsheet: Small Business Protections](#)
- [Factsheet: Tenant Protections](#)
- [Factsheet: Rezoning Capacity Calculations](#)
- [Factsheet: Family Zoning Plan and SB 79 Compliance](#)

① Visit our website below to learn more about the Family Zoning Plan and sign up for email updates.

② Share your thoughts by attending a hearing or sending letters to the Planning Commission, Board of Supervisors, and Mayor.

③ Email us if you want to invite the Planning Department to speak to your community group.



Learn more, visit us online:
sfplanning.org/sf-family-zoning-plan



Or contact us at:
sf.housing.choice@sfgov.org

