

1 [Planning and Building Codes - Commercial to Residential Adaptive Reuse and Downtown
2 Economic Revitalization]

3 **Ordinance amending the Planning Code to 1) facilitate residential uses Downtown**
4 **by authorizing the conversion of non-residential uses to residential use in C**
5 **(Commercial) zoning districts, and exempting such projects from requirements**
6 **for rear yard, open space, streetscape improvements, dwelling unit exposure, off-**
7 **street freight loading, curb cuts for vehicular access, bike parking, transportation**
8 **demand management, dwelling unit mix, and Intermediate Length Occupancy**
9 **controls, permitting live work units in such project, streamlining administrative**
10 **approvals for projects in the C-3 zoning district, and modifying the dimensional**
11 **limits on exemptions to height restrictions for mechanical equipment, elevator,**
12 **stair, and mechanical penthouses; 2) economically revitalize Downtown by**
13 **adding Flexible Workspace as a defined use, authorizing large scale retail uses in**
14 **the C-3 zoning district, allowing window displays in the C-3 zoning district,**
15 **allowing Flexible Workspace as an active ground floor commercial use along**
16 **certain street frontages in C-3 zoning districts, allowing accessory storage in any**
17 **C zoning district, allowing the temporary installation for 60 days of certain signs**
18 **in the C-3-R district, allowing temporary non-residential uses in vacant spaces for**
19 **up to one year, including formula retail, reducing density limits for Residential**
20 **Dwelling Units and Senior Housing in the C-2 zoning districts east of or fronting**
21 **~~Van Ness/South Van Ness Avenue~~ Franklin Street/13th Street and north of**
22 **Townsend Street, principally permitting Laboratory, Life Science, Agricultural and**
23 **Beverage Processing, and Animal Hospitals in C-2 zoning districts, principally**
24 **permitting Senior Housing, Residential Care Facilities, Outdoor Entertainment,**
25 **Open Recreation Areas, Animal Hospitals, and Trade Schools in the C-3 zoning**

1 district, allowing formula retail as a ground floor use on Market Street, principally
2 permitting office and design professional uses on the second floor and higher in
3 the C-3-R zoning district, and requiring consideration of office vacancy in
4 consideration of granting exceptions in the Transit Center Commercial Special
5 Use District; 3) streamline sign permitting citywide and in the C-3 and portions of
6 the C-2 districts by allowing for the repair and rehabilitation of certain neon signs,
7 and exempting existing business signs in the C-3 zoning district from certain
8 zoning controls; 4) streamline Historic Preservation review of administrative
9 certificates of appropriateness, and minor permits to alter for awnings, and
10 Qualifying Scopes of Work, as may be delegated by the Historic Preservation
11 Commission; 5) increase threshold for large projects subject to commercial to
12 residential ratios in the C-3-O district, and provide alternatives to on-site open
13 space in certain C-3 districts by allowing for payment of an in lieu fee as an
14 alternative to providing open space; 6) facilitate residential adaptive reuse by
15 amending the Building Code to add standards for adaptive reuse of non-
16 residential buildings; and 7) principally permit formula retail and waive size
17 limitations for such uses on a portion of Showplace Square Area (555-9th Street,
18 Assessor's Parcel Block No. 3781, Lot No. 003); affirming the Planning
19 Department's determination under the California Environmental Quality Act;
20 making findings of consistency with the General Plan, and the eight priority
21 policies of Planning Code, Section 101.1; and making findings of public
22 necessity, convenience, and welfare pursuant to Planning Code, Section 302.

23 NOTE: **Unchanged Code text and uncodified text** are in plain Arial font.
24 **Additions to Codes** are in *single-underline italics Times New Roman font*.
25 **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~~.

1 **Asterisks (* * * *)** indicate the omission of unchanged Code
2 subsections or parts of tables.

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

4 Section 1. Environmental, Land Use, and Building Findings.

5 (a) The Planning Department has determined that the actions contemplated in
6 this ordinance comply with the California Environmental Quality Act (California Public
7 Resources Code Sections 21000 et seq.). Said determination is on file with the Clerk of
8 the Board of Supervisors in File No. 230732 and is incorporated herein by reference.
9 The Board affirms this determination.

10 (b) On July 13, 2023, the Planning Commission, in Resolution No. 21352,
11 adopted findings that the actions contemplated in this ordinance are consistent, on
12 balance, with the City's General Plan and eight priority policies of Planning Code
13 Section 101.1. The Board adopts these findings as its own. A copy of said Resolution
14 is on file with the Clerk of the Board of Supervisors in File No. 230732, and is
15 incorporated herein by reference.

16 (c) Pursuant to Planning Code Section 302, the Board finds that this Planning
17 Code amendment will serve the public necessity, convenience, and welfare for the
18 reasons set forth in Planning Commission Resolution No. 21352, and the Board
19 incorporates such reasons herein by reference. A copy of said resolution is on file with
20 the Clerk of the Board of Supervisors in File No. 230732.

21 (d) On May 17, 2023, at a duly noticed public hearing, the Building Inspection
22 Commission considered this ordinance in accordance with Charter Section D3.750-5
23 and Building Code Section 104A.2.11.1.1. A copy of a letter from the Secretary of the
24 Building Inspection Commission regarding the Commission's recommendation is on file
25 with the Clerk of the Board of Supervisors in File No. 230371.

1 (e) No local findings are required under California Health and Safety Code
2 Section 17958.7 because the amendments to the Building Code contained in this
3 ordinance do not regulate materials or manner of construction or repair, and instead
4 relate in their entirety to administrative procedures for implementing the code and
5 remedies available for enforcing code violations, which are expressly excluded from the
6 definition of a “building standard” by California Health and Safety Code Section
7 18909(c).

8
9 Section 2. General Background and Findings.

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

17 (b) This crisis of housing affordability and availability is particularly severe in San
18 Francisco. It is characterized by dramatic increases in rent and home sale prices over
19 recent years.

20 (c) According to the Planning Department’s 2020 Housing Inventory, the cost of
21 housing in San Francisco has increased dramatically since the Great Recession of
22 2008-2009, with the median sale price for a two-bedroom house more than tripling from
23 2011 to 2021, from \$493,000 to \$1,580,000. This includes a 9% increase from 2019 to
24 2020 alone, even in the face of the COVID-19 pandemic. The median rental price for a
25 two-bedroom apartment saw similar although slightly smaller increases, nearly doubling

1 from \$2,570 to \$4,500 per month, from 2011 to 2019, before declining in 2020 due to
2 the pandemic.

3 (d) These housing cost trends come after decades of underproduction of
4 housing in the Bay Area, according to the Planning Department’s 2019 Housing
5 Affordability Strategies Report. The City’s Chief Economist has estimated that
6 approximately 5,000 new market-rate housing units per year would be required to keep
7 housing prices in San Francisco constant with the general rate of inflation.

8 (e) Moreover, San Francisco will be challenged to meet increased Regional
9 Housing Needs Allocation (“RHNA”) goals in the upcoming 2023-2031 Housing Element
10 cycle, which total 82,069 units over eight years, more than 2.5 times the goal of the
11 previous eight-year cycle. The importance of meeting these goals to address housing
12 needs is self-evident. In addition, under relatively new State laws like Senate Bill 35
13 (2017), failure to meet the 2023-2031 RHNA housing production goals would result in
14 limitations on San Francisco’s control and discretion over certain projects.

15 (f) At the same time, the City faces reduced demand for office space and large
16 increases in commercial vacancy rates, as the impacts to the workforce wrought by the
17 COVID-19 pandemic – most notably the shift toward remote work – persist even as
18 public health threats have waned. These changes have been particularly prominent in
19 the Greater Downtown Area, defined as the North Financial District, South Financial
20 District, Mid-Market, Union Square, Jackson Square, Mission Bay/China Basin, North
21 Waterfront, Showplace Square, South of Market, and the Van Ness Corridor (referred to
22 in this ordinance as “Downtown”). In the Greater Downtown Area, the office sector has
23 experienced a fourfold increase in total vacancy rate between the third quarter of 2019
24 and the third quarter of 2022, driven largely by reduced space needs due to the rise of
25 remote work.

1 (g) To address the twin problems of under-utilized office space and lack of
2 affordable and available housing in San Francisco, a recent report from the Board of
3 Supervisors' Budget and Legislative Analyst, dated January 6, 2023, urges City
4 policymakers to consider programs to incentivize the conversion of office space into
5 residential units ("BLA Report"). The BLA Report identifies various policy options to
6 incentivize the conversion of office buildings, including reducing regulatory hurdles,
7 such as protracted approval timeframes; exempting or relaxing projects from various
8 standards in the Planning Code; and offering financial incentives to offset the costly
9 architectural and engineering challenges of these conversions.

10 (h) Prior to the COVID-19 pandemic, two-thirds of the City's total jobs were
11 located Downtown, representing more than three-quarters of the City's total gross
12 domestic product ("GDP"). San Francisco is also the economic hub for the Bay Area.
13 With a \$250 billion annual GDP in 2022, San Francisco accounted for more than one-
14 quarter of the nine-county Bay Area economy — and 79% of the City's share of the Bay
15 Area economy stems from office-based industries concentrated Downtown. Downtown-
16 based businesses have historically generated nearly half of the City's sales tax revenue
17 and almost all (95%) of the City's business tax revenue. This revenue funds many key
18 services such as public safety, cleaning, open space, and transportation.

19 (i) The shift to hybrid work, with its consequent reduction in office workers and
20 foot traffic, has adversely impacted the City's Downtown and other sectors of the City's
21 economy, including retail and small business, and more broadly has impacted use and
22 activation of public space, transportation, and public safety.

23 (k) On February 9, 2023, Mayor Breed issued a Roadmap to Downtown San
24 Francisco's Future. Several of the plan's key policies include: (1) the economic
25 diversification of Downtown and the revisioning of office space there, (2) expanding

1 Downtown housing, (3) activating Downtown and enacting zoning controls that draw
2 people Downtown, and (4) maximizing flexibility for uses and economic activity in the
3 Union Square area, which has historically played a unique role citywide, regionally, and
4 internationally as a center for shopping, entertainment, and services.

5 (l) This ordinance would incentivize the conversion of non-residential buildings
6 into residential units by exempting eligible projects from certain Planning Code
7 standards. It also would enact local code changes to support existing and attract new
8 businesses Downtown, and streamline approvals to draw consumers back Downtown.

9 (m) To achieve these ends, this ordinance contains seven sections, each of
10 which comprises a policy objective: Section 3 includes Planning Code amendments to
11 facilitate residential uses Downtown, including the creation of a Commercial to
12 Residential Adaptive Reuse program; Section 4 includes Planning Code amendments to
13 economically revitalize downtown, by creating a new Retail Sales and Service Use type
14 and relaxing restrictions on existing uses Downtown; Section 5 includes Planning Code
15 Amendments to streamline sign permitting in C-3 zoning districts as well as Citywide;
16 Section 6 will streamline Historic Preservation review of administrative certificates of
17 appropriateness, and minor permits to alter for awnings, and Qualifying Scopes of
18 Work; Section 7 provides an in lieu fee alternative to on-site privately-owned public
19 space requirements in certain C-3 Districts; Section 8 amends the San Francisco
20 Building Code to facilitate residential adaptive reuse of existing buildings; and Section 9
21 principally permits formula retail on a portion of Showplace Square Area.

22
23 Section 3. Facilitate Residential Uses Downtown. The Planning Code is hereby
24 amended by revising Sections 102, 134, 135, 140, 155.1, 155.2, 207.7, 210.1, 210.2,
25 260, 309, and 309.1, and adding Section 210.5, to read as follows:

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

SEC. 102. DEFINITIONS.

* * * *

City. The City and County of San Francisco.

Commercial to Residential Adaptive Reuse. *Commercial to Residential Adaptive Reuse shall mean to change the use of an existing Gross Floor Area from a non-residential use to a residential use pursuant to Section 210.5.*

* * * *

Live/Work Unit. A hybrid Residential and PDR Use that is defined as a structure or portion of a structure combining a residential living space for a group of persons including not more than four adults in the same unit with an integrated work space principally used by one or more of the residents of that unit; provided, however, that no otherwise qualifying portion of a structure that contains a Group A occupancy under the Building Code shall be considered a Live/Work Unit. No City official, department, board, or commission shall issue or approve a building permit or other land use entitlement authorizing a new live/work unit as defined here, except as authorized under Section 210.5, or as an accessory use under Section 204.4. Lawfully approved live/work units are subject to the provisions of Sections 181 and 317 of this Code.

* * * *

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

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

1 * * * *

2 (2) **RM-3, RM-4, RC-3, RC-4, NC Districts other than the Pacific**
3 **Avenue NC District, C-M, MUG, WMUG, MUO, CMUO, MUR, UMU, RED, RED-MX,**
4 **and SPD Districts.** Except as specified in this subsection (c), the minimum rear yard
5 depth shall be equal to 25% of the total depth of the lot on which the building is situated,
6 but in no case less than 15 feet.

7 * * * *

8 (E) **RC-3, RC-4, NC-3, NCT-3, Bayview, Broadway, Fillmore**
9 **Street, Geary Boulevard, Hayes-Gough, Japantown, SoMa NCT, Mission Bernal,**
10 **Mission Street, Polk Street, Lower Polk Street, Pacific Avenue, C, M, SPD, MUR,**
11 **MUG, MUO, and UMU Districts.** Rear yards shall be provided at the lowest story
12 containing a Dwelling Unit, and at each succeeding level or story of the building. In the
13 Hayes-Gough NCT, lots fronting the east side of Octavia Boulevard between Linden
14 and Market Streets (Central Freeway Parcels L, M, N, R, S, T, U, and V) are not
15 required to provide rear yards at any level of the building, provided that the project fully
16 meets the usable open space requirement for Dwelling Units pursuant to Section 135. ~~of~~
17 ~~this Code,~~ meets the exposure requirements of Section 140, and gives adequate
18 architectural consideration to the light and air needs of adjacent buildings given the
19 constraints of the project site.

20 * * * *

21 (H) Lot Coverage in C Districts. Lot coverage is limited to 80% at all
22 levels containing residential uses, except that on levels that include only lobbies and circulation
23 areas and on levels in which all residential uses, including circulation areas, are within 40
24 horizontal feet from a property line fronting a street or alley, up to 100% lot coverage may
25 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.

* * * *

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

* * * *

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

* * * *

**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
* * * *		

C-3, M-1, M-2	36(1)	1.33(1)
C-1 , C-2	Same as for the R District establishing the dwelling unit density ratio for the C-1 or C-2 District property. <u>Group Housing requirement is per bedroom and 1/3 the amount required for a Dwelling Unit. (1)</u>	

(1) In accordance with Section 210.5, usable open space shall not be required for Commercial to Residential Adaptive Reuse projects.

* * * *

SEC. 140. ALL DWELLING UNITS IN ALL USE DISTRICTS TO FACE ON AN OPEN AREA.

(a) **Requirements for Dwelling Units.** In each Dwelling Unit in any use district, the required windows (as defined by Section 504 of the San Francisco Housing Code-) of at least one room that meets the 120-square-foot minimum superficial floor area requirement of Section 503 of the Housing Code shall face directly onto an open area of one of the following types:

* * * *

(3) In accordance with Section 210.5, this Section 140 shall not apply to Commercial to Residential Adaptive Reuse projects.

* * * *

SEC. 152. SCHEDULE OF REQUIRED OFF-STREET FREIGHT LOADING SPACES IN DISTRICTS OTHER THAN C-3 AND EASTERN NEIGHBORHOODS MIXED USE DISTRICTS.

In districts other than C-3 and Eastern Neighborhoods Mixed Use Districts, off-street freight loading spaces shall be provided in the minimum quantities specified in the

1 following table, except as otherwise provided in Section 152.2 and Section 161 of this
2 Code. The measurement of Occupied Floor Area shall be as defined in this Code,
3 except that non-accessory parking spaces and driveways and maneuvering areas
4 incidental thereto shall not be counted. In accordance with Section 210.5, this Section
5 152 shall not apply to Commercial to Residential Adaptive Reuse projects.

6 * * * *

7 **SEC. 152.1. REQUIRED OFF-STREET FREIGHT LOADING AND SERVICE**
8 **VEHICLE SPACES IN C-3 AND EASTERN NEIGHBORHOODS MIXED USE**
9 **DISTRICTS.**

10 In C-3 and Eastern Neighborhoods Mixed Use Districts, off-street freight loading
11 spaces shall be provided in the minimum quantities specified in the following Table
12 152.1, except as otherwise provided in Sections 153(a)(6), 161, and as stated below in
13 this Section 152.1. Notwithstanding the requirements of this Section, including Table
14 152.1, no building in the C-3-O(SD) district shall be required to provide more than six
15 off-street freight loading or service vehicle spaces in total. The measurement of
16 Occupied Floor Area shall be as defined in this Code, except that non-accessory
17 parking spaces and driveways and maneuvering areas incidental thereto shall not be
18 counted. In accordance with Section 210.5, this Section 152.1 shall not apply to
19 Commercial to Residential Adaptive Reuse projects.

20 * * * *

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

24 Required off-street parking and freight loading facilities shall meet the following
25 standards as to location and arrangement. Facilities which are not required but are

1 actually provided shall also meet the following standards unless such standards are
2 stated to be applicable solely to required facilities. In application of the standards of this
3 Code for off-street parking and loading, reference may be made to provisions of other
4 portions of the Municipal Code concerning off-street parking and loading facilities, and
5 to standards of the Better Streets Plan and the Bureau of Engineering of the
6 Department of Public Works. Final authority for the application of such standards under
7 this Code, and for adoption of regulations and interpretations in furtherance of the
8 stated provisions of this Code shall, however, rest with the Planning Department.

9 * * * *

10 (r) **Protected Pedestrian-, Cycling-, and Transit-Oriented Street**

11 **Frontages.** In order to preserve the pedestrian character of certain districts and to
12 minimize delays to transit service, garage entries, driveways, or other vehicular access
13 to off-street parking or loading via curb cuts on development lots shall be regulated as
14 set forth in this subsection (r). These limitations do not apply to the creation of new
15 publicly-accessible Streets and Alleys. Any lot whose sole feasible vehicular access is
16 via a protected street frontage described in this subsection (r) shall be exempted from
17 any off-street parking or loading requirement found elsewhere in this Code.

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

20 * * * *

21 (7) Commercial to Residential Adaptive Reuse projects

22 pursuant to Section 210.5. Pre-existing garage entries, driveways, or other vehicular
23 access to off-street parking and loading via curb cuts for Commercial to Residential
24 Adaptive Reuse projects are not subject to Section 155(r). Creation of new or
25

1 expanded garage entries, driveways, or other vehicular access to off-street parking and
2 loading via curb cuts shall be subject to Section 155(r).

3 **SEC. 155.1. BICYCLE PARKING: DEFINITIONS AND STANDARDS.**

4 * * * *

5 (g) Commercial to Residential Adaptive Reuse projects. In accordance with Section
6 210.5, the requirements of this Section 155.1 shall not apply to any Commercial to Residential
7 Adaptive Reuse projects.

8
9 **SEC. 155.2. BICYCLE PARKING: APPLICABILITY AND REQUIREMENTS**
10 **FOR SPECIFIC USES.**

11 Bicycle parking spaces are required in at least the minimum quantities specified
12 in Table 155.2. Bicycle parking shall meet the standards in Section 155.1.

13 * * * *

14 (f) Commercial to Residential Adaptive Reuse projects. In accordance with Section
15 210.5, the requirements of this Section 155.2 shall not apply to any Commercial to Residential
16 Adaptive Reuse projects.

17 **SEC. 169. TRANSPORTATION DEMAND MANAGEMENT PROGRAM.**

18 Sections 169 through 169.6 (hereafter referred to collectively as “Section 169”)
19 set forth the requirements of the Transportation Demand Management Program (TDM
20 Program).

21 * * * *

22 **SEC. 169.3. APPLICABILITY.**

23 * * * *

24 (b) Exemptions. Notwithstanding subsection (a), Section 169 shall not apply to
25 the following:

1 (1) One Hundred Percent Affordable Housing Projects. Residential uses
2 within Development Projects where all residential units are affordable to households at
3 or below 120% of the Area Median Income, as defined in Section 401, shall not be
4 subject to the TDM Program. Any uses other than Residential within those projects,
5 whose primary purpose is to provide services to the Residential uses within those
6 projects shall also be exempt. Other uses shall be subject to the TDM program. All uses
7 shall be subject to all other applicable requirements of the Planning Code.

8 (2) Parking Garages and Parking Lots, as defined in Section 102.
9 However, parking spaces within such Parking Garages or Parking Lots, when included
10 within a larger Development Project, may be considered in the determination of TDM
11 Plan requirements, as described in the TDM Program Standards.

12 (3) Commercial to Residential Adaptive Reuse projects per Planning
13 Code Section 210.5.

14 * * * *

15 **SEC. 207.7. REQUIRED MINIMUM DWELLING UNIT MIX.**

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

19 (b) **Applicability.**

20 * * * *

21 (4) In accordance with Section 210.5, this Section 207.7 shall not apply to
22 Commercial to Residential Adaptive Reuse projects.

23 * * * *

24 **SEC. 210.1. C-2 DISTRICTS: COMMUNITY BUSINESS.**

25 * * * *

**Table 210.1
ZONING CONTROL TABLE FOR C-2 DISTRICTS**

Zoning Category	§ References	C-2
RESIDENTIAL STANDARDS AND USES		
Development Standards		
* * * *		
* * * *		
Usable Open Space for Dwelling Units and Group Housing	§§ 135, 136	Same as for the R District establishing the dwelling unit density ratio for the property. <u>Group Housing requirement is per bedroom and 1/3 the amount required for a Dwelling Unit. See exceptions for Commercial to Residential Adaptive Reuse projects in Section 210.5</u>
* * * *		
Rear Yard Setback	§§ 130, 134	<u>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. See exceptions for Commercial to Residential Adaptive Reuse projects in Section 210.5.25% of the total depth lot depth, but in no case less than 15 feet for lowest story containing a dwelling unit and each succeeding story.</u>

* * * *

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
RESIDENTIAL STANDARDS AND USES						
Development Standards						
* * * *						
<i>Usable Open Space {Per Dwelling Unit}</i> <i>Usable Open Space for Dwelling Units and Group Housing</i>	§§ 135, 136	At least 36 square feet if private, and 48 square feet per Dwelling Unit if common; <i>Group Housing requirement is per bedroom and 1/3 the amount required for a Dwelling Unit. See exceptions for Commercial to Residential Adaptive Reuse projects in Section 210.5</i>				
* * * *						
Rear Yard Setback	§§ 130, 134	<i>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</i>				

designed to adjoin that rear yard. See exceptions for Commercial to Residential Adaptive Reuse projects in Section 210.5. ~~25% of the total depth lot depth, but in no case less than 15 feet for lowest story containing a dwelling unit and each succeeding story.~~ Exceptions are permitted by § 309.

* * * *

SEC. 210.5. COMMERCIAL TO RESIDENTIAL ADAPTIVE REUSE PROGRAM.

(a) Purpose and Findings. *This Section 210.5 describes the Commercial to Residential Adaptive Reuse Program. The purpose of the Program is to facilitate the adaptive reuse of non-residential buildings to support the City's housing needs by allowing for conversion of those buildings to residential use.*

(b) Commercial to Residential Adaptive Reuse Projects. *A Commercial to Residential Adaptive Reuse project is a project that includes a change of use of any existing Gross Floor Area from a non-residential use to a residential use as those uses are defined in Section 102.*

(c) Eligibility. *To be eligible for the Commercial to Residential Adaptive Reuse Program, a project must:*

(1) be located in a C-3 zoning district or a C-2 zoning district that is east of or fronting Van Ness/South Van Ness Avenue Franklin Street/13th Street and north of Townsend Street;

(2) not seek approval under Section 206.5 or 206.6; and

(3) not expand an existing building's envelope in a manner where the addition to the building envelope represents more than ~~33~~20% of the existing building's Gross Floor Area; provided that if a project would exceed this limit, the portions of the building additions in

1 excess of 33% must meet generally prevailing code requirements. For purposes of this
2 section, additional Gross Floor Area shall be counted from the lowest floor to the
3 highest floor. and

4 ~~(4) not add more than one vertical story.~~

5 (d) Controls. Applicable provisions of the Planning Code shall control except as
6 otherwise provided in this Section 210.5. If there is a conflict between other provisions of the
7 Planning Code and this Section 210.5, this Section shall prevail; provided that this Section does
8 not alter, amend, or modify Section 249.93 (Group Housing Special Use District). For
9 Commercial to Residential Adaptive Reuse projects, the following zoning controls shall be
10 waived or modified, as described:

11 (1) Lot Coverage. Lot coverage requirements per Section 134 shall not apply.

12 (2) Open Space. Usable open space requirements per Section 135 shall not
13 apply.

14 (3) Streetscape and Pedestrian Improvements. Required streetscape and
15 pedestrian improvements per Section 138.1 shall not apply.

16 (4) Dwelling Unit Exposure. The dwelling unit exposure requirements of Section
17 140 may be satisfied by either of the following:

18 (a) providing an unobstructed open area that is at least as wide as the
19 exposed exterior width of the Dwelling Unit and is no less than five feet in every horizontal
20 dimension at each story containing the Dwelling Unit and all stories above.

21 (b) providing an unobstructed open area that is at least 5 feet wide
22 by 15 feet long at each story containing the Dwelling Unit and all stories above.

23 (5) Bicycle Parking. The Bicycle Parking requirements in Sections 155.1 and
24 155.2 shall not apply.

1 (6) Dwelling Unit Mix. The required minimum dwelling unit mix per Section
2 207.7 shall not apply.

3 (7) Intermediate Length Occupancy. The establishment of Intermediate Length
4 Occupancy units shall be consistent with Section 202.10, provided that the controls in Section
5 202.10(b)(1) and (b)(2) shall not apply. Intermediate Length Occupancy units shall be
6 principally permitted in Commercial to Residential Adaptive Reuse projects.

7 (8) Live Work Units. Live Works units are permitted in any Commercial to
8 Residential Adaptive Reuse project.

9 (9) Transportation Demand Management (TDM) Plan Requirements.
10 The Transportation Demand Management Plan requirements in Section 169 shall not
11 apply.

12 (10) Preservation of Privately Owned Public Open Spaces (POPOS).
13 Nothing in this Section 210.5 is intended to modify, alter, or waive the applicability of
14 Section 138 (POPOS) to Commercial to Residential Adaptive Reuse projects that retain
15 non-residential uses.

16 (11) Off-Street Freight Loading and Service Vehicle Spaces. The
17 requirements of Sections 152 and 152.1 for Off-Street Freight Loading and Service
18 Vehicle Spaces shall not apply.

19 (12) Protected Pedestrian, Cycling, and Transit-Oriented Street
20 Frontages. Pre-existing garage entries, driveways, or other vehicular access to off-
21 street parking and loading via curb cuts for Commercial to Residential Adaptive Reuse
22 projects are not subject to Section 155(r). Creation of new or expanded garage entries,
23 driveways, or other vehicular access to off-street parking and loading via curb cuts shall
24 be subject to Section 155(r).

1 (e) **Review of Projects in the C-3 District.** If a project seeks exceptions that are waived
2 or modified in subsection (d) above, the hearing requirements in Section 309 shall not apply as
3 to the consideration of those exceptions. But if a project seeks exceptions not otherwise waived
4 or modified in subsection (d) above, the hearing requirements of Section 309 shall apply.

5 (f) **Applications.** Any application to establish a residential use pursuant to this Section
6 210.5 must be filed on or before December 31, 2028.

7 **SEC. 260. HEIGHT LIMITS: MEASUREMENT.**

8 * * * *

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

12 (1) The following features shall be exempt provided the limitations
13 indicated for each are observed; and provided further that the sum of the horizontal
14 areas of all features listed in this subsection (b)(1) shall not exceed ~~2~~30% of the
15 horizontal area of the roof above which they are situated, or, in C-3 Districts and in the
16 Rincon Hill Downtown Residential District, where the top of the building has been
17 separated into a number of stepped elements to reduce the bulk of the upper tower, of
18 the total of all roof areas of the upper towers; and provided further that in any R, RC-3,
19 or RC-4 District the sum of the horizontal areas of all such features located within the
20 first 10 feet of depth of the building, as measured from the front wall of the building,
21 shall not exceed 20% of the horizontal area of the roof in such first 10 feet of depth.

22 As an alternative, the sum of the horizontal areas of all features listed in
23 this subsection (b)(1) may be equal to but not exceed ~~2~~30% of the horizontal area
24 permitted for buildings and structures under any bulk limitations in Section 270 of this
25 Code applicable to the subject property.

1 Any such sum of ~~23~~30% heretofore described may be increased to ~~34~~40% by
2 unroofed screening designed either to obscure the features listed under (A) and (B)
3 below or to provide a more balanced and graceful silhouette for the top of the building or
4 structure.

5 (A) Mechanical equipment and appurtenances necessary to the
6 operation or maintenance of the building or structure itself, including chimneys,
7 ventilators, plumbing vent stacks, cooling towers, water tanks, panels or devices for the
8 collection of solar or wind energy, and window-washing equipment, together with visual
9 screening for any such features. This exemption shall be limited to the top ~~16~~ 16 feet of
10 such features where the height limit is 65 feet or less, and the top ~~16~~ 20 feet of such
11 features where the height limit is more than 65 feet. In C-3 districts, for existing buildings
12 whose height exceeds the permitted height limit, these exempted features shall be measured from
13 the existing roofline instead of the height limit.

14 (B) Elevator, stair and mechanical penthouses, fire towers,
15 skylights, and dormer windows. This exemption shall be limited to the top ~~16~~ 16 feet of
16 such features where the height limit is 65 feet or less, and the top ~~16~~ 20 feet of such
17 features where the height limit is more than 65 feet. However, for elevator penthouses,
18 the exemption shall be limited to the top 16 feet and limited to the footprint of the
19 elevator shaft, regardless of the height limit of the building. The design of all elevator
20 penthouses in Residential Districts shall be consistent with the "Residential Design
21 Guidelines" as adopted and periodically amended for specific areas or conditions by the
22 Planning Commission. In C-3 districts, for existing buildings whose height exceeds the
23 permitted height limit, these exempted features shall be measured from the existing roofline
24 instead of the height limit.

25 * * * *

1 (E) In any C-3 District, the CMUO District, and any MUR or MUG
2 District within the Central SoMa Special Use District, enclosed space related to the
3 recreational, Restaurant, or Bar use of the roof, not to exceed 16 feet in height. In C-3
4 districts, for existing buildings whose height exceeds the permitted height limit, these exempted
5 features shall be measured from the existing roofline instead of the height limit.

6 * * * *

7
8 **SEC. 309. PERMIT REVIEW IN C-3 DISTRICTS.**

9 The provisions and procedures set forth in this Section 309 shall govern the
10 review of project authorization and building and site permit applications for (1) the
11 construction or substantial alteration of structures in C-3 Districts, (2) the granting of
12 exceptions to certain requirements of this Code where the provisions of this Section are
13 invoked, and (3) the approval of open space and streetscape requirements of the
14 Planning Code. When any action authorized by this Section is taken, any determination
15 with respect to the proposed project required or authorized pursuant to CEQA may also
16 be considered. This Section shall not require additional review in connection with a site
17 or building permit application if review hereunder was completed with respect to the
18 same proposed structure or alteration in connection with a project authorization
19 application pursuant to Section 322.

20 * * * *

21 (d) ~~Notice of Proposed Approval for Projects that do not require Public Hearing. If an~~
22 ~~application does not require a Planning Commission hearing pursuant to Subsection 309(e)(1)~~
23 ~~below, the application or building or site permit may be reviewed and approved~~
24 ~~administratively. At the determination of the Planning Director, applications for especially~~
25 ~~significant scopes of work may be subject to the notification requirements of Section 333 of this~~

1 Code. If a request for Planning Commission review is made pursuant to subsection 309(f), the
2 application will be subject to the notification and hearing procedures of this Section. If no
3 request for Commission review is made, the Zoning Administrator may approve the project
4 administratively.

5 **(e) Hearing and Determination of Applications for Exceptions.**

6 (1) Hearing. The Planning Commission shall hold a public hearing on a
7 Section 309 application if:

8 (A) ~~The project would result in a net addition of more than 50,000~~
9 ~~square feet of gross floor area of space, or~~

10 (B) The project includes the construction of a new building greater
11 than 120 75 feet in height (excluding any exceptions permitted per Section 260(b)), or
12 includes a vertical addition to an existing building with a height of 120 75 feet or less
13 resulting in a total building height greater than 120 75 feet; or

14 (C) The project would require an exception as provided in
15 Subsection 309(a); provided that the hearing requirements of this Section 309 shall not apply
16 to Commercial to Residential Adaptive Reuse projects seeking exceptions or modifications
17 pursuant to Section 210.5(d).

18 * * * *

19 **(f) ~~Planning Commission Review Upon Request.~~**

20 ~~—(1) Requests. Within 10 days after notice of the proposed Zoning Administrator~~
21 ~~approval has been given, as provided in subsection (d), any person may request in writing that~~
22 ~~the Planning Commission impose additional modifications on the project as provided in~~
23 ~~subsection (b) or consider the application for compliance with the open space and streetscape~~
24 ~~requirements of the Planning Code. The written request shall state why additional modifications~~
25 ~~should be imposed notwithstanding its compliance with the requirements of this Code and shall~~

1 identify the policies or objectives that would be promoted by the imposition of conditions, or
2 shall state why the open space and streetscape requirements have not been complied with.

3 ~~—(2) **Commission Consideration.** The Planning Commission shall consider at a
4 public hearing each written request for additional modifications and for consideration of the
5 open space and streetscape requirements of the Planning Code compliance and may, by majority
6 vote, direct that a hearing be conducted to consider such modifications or compliance, which
7 hearing may be conducted at the same meeting that the written request is considered and
8 decided. Notice of such hearing shall be provided pursuant to the requirements of Section 333 of
9 this Code, provided that mailed notice shall also be provided to any person who has requested
10 such notice, and to any person who has submitted a request for additional requirements. In
11 determining whether to conduct such a hearing, the Planning Commission shall determine
12 whether, based upon a review of the project, reasonable grounds exist justifying a public hearing
13 in order to consider the proposed additional modifications and the open space and streetscape
14 requirements of the Planning Code compliance.~~

15 ~~—(3) **Commission Action.** If the Planning Commission determines to conduct a
16 hearing to consider the imposition of additional modifications or the open space and streetscape
17 requirements compliance, it may, after such hearing and after making appropriate findings,
18 approve, disapprove, or approve subject to conditions the building or site permit or project
19 authorization application. If the Planning Commission determines not to conduct a hearing, the
20 Zoning Administrator shall approve the application subject to any conditions imposed by the
21 Director of Planning to which the applicant has consented.~~

22 **(e) Imposition of Conditions, General.** If, pursuant to the provisions of this
23 Section 309, the Planning Commission determines that conditions should be imposed
24 on the approval of a building or site permit application, or Section 309 application, and
25 the applicant agrees to comply, the Planning Commission may approve the application

1 subject to those conditions, and if the applicant refuses to so agree, the Planning
2 Commission may disapprove the application.

3 (f) **Change of Conditions.** Authorization of a change in any condition
4 previously imposed pursuant to this Section 309 shall require an application for a
5 change in conditions, which application shall be subject to the procedures set forth in
6 this Section.

7 (g) An approval action in accordance with this Section 309 shall constitute the
8 City's decision to approve the project for purposes of Administrative Code Chapter 31.

9
10 **SEC. 309.1. PERMIT REVIEW IN DOWNTOWN RESIDENTIAL DISTRICTS.**

11 The provisions and procedures set forth in this Section 309.1 shall govern the
12 review of project authorization and building and site permit applications for the
13 construction or substantial alteration of structures in Downtown Residential districts, the
14 granting of exceptions to requirements of this Code, and the imposition of modifications
15 necessary to achieve the objectives and policies of the General Plan and the purposes
16 of this Code as provided for in Section 825 and elsewhere. When any action authorized
17 by this Section is taken, any determination with respect to the proposed project required
18 or authorized pursuant to CEQA may also be considered.

19 * * * *

20 (c) **Hearing and Determination on Design Modifications and Applications**
21 **for Exceptions.**

22 (1) **Hearing.** The Planning Commission shall hold a public hearing for all
23 projects ~~greater than 50,000 gross square feet, for all projects~~ proposing construction of a new
24 building greater than 120 ~~85~~ feet in height or ~~greater~~ a vertical addition to an existing building

1 with a height of 120 feet or less resulting in a total building height greater than 120 feet, and for
2 applications that require exceptions as provided in ~~§~~ subsection (b).

3 * * * *

4
5 Section 4. Economically Revitalize Downtown. The Planning Code is hereby
6 amended by revising Sections 102, 121.6, 145.1, 145.4, 204.3, 205.1, 210.1, 210.2, and
7 248, to read as follows:

8 **SEC. 102. DEFINITIONS.**

9 * * * *

10 **Flexible Retail.** A Retail Sales and Service Use in Neighborhood Commercial
11 Districts, subject to the requirements of Sections 179.2 and 202.9, that combines a
12 minimum of two of the following distinct Uses within a space that may be operated by
13 one or more business operators:

- 14 (1) Arts Activities;
- 15 (2) Restaurant, Limited;
- 16 (3) Retail Sales and Services, General;
- 17 (4) Service, Personal;
- 18 (5) Service, Retail Professional; and
- 19 (6) Trade Shop.

20 **Flexible Workspace.** A Retail Sales and Service use that is a combination of any uses
21 within the Retail Sales and Service use category or a General Entertainment use that operates in
22 conjunction with a principally or conditionally permitted Non-Retail Sales and Service use other
23 than a Commercial Storage, Wholesale Sales, or Wholesale Storage use. The Retail Sales and
24 Service or General Entertainment portion of the use shall be at least one-third of the overall

1 Gross Floor Area and must face the street occupy space within the first 25 feet of the
2 storefront.

3 * * * *

4
5 **SEC. 121.6. LARGE-SCALE RETAIL USES.**

6 (a) Notwithstanding any other provision of this Code, establishment of a single
7 retail use in excess of 50,000 gross square feet in any zoning district other than the C-3
8 Zoning Districts shall require conditional use authorization pursuant to Section 303
9 unless such use already is prohibited. This Subsection 121.6 shall apply to the

10 establishment of a new use and the expansion of an existing use. ~~(b) Notwithstanding~~
11 ~~any other provision of this Code, establishment of a single retail use in excess of 90,000 gross~~
12 ~~square feet within a C-3 Zoning District shall require conditional use authorization pursuant to~~
13 ~~Section 303 unless such use already is prohibited. This Subsection shall apply only to the~~
14 ~~establishment of a new use~~ (c) ~~Notwithstanding any other provision of this Code,~~

15 ~~establishment of a single retail use in excess of 120,000 gross square feet is prohibited in any~~
16 ~~zoning district other than a C-3 Zoning District. This Subsection shall apply to the establishment~~
17 ~~of a new use and the expansion of an existing use.~~ (d) ~~Notwithstanding any other provision of~~
18 ~~this Code, establishment of a single retail use in excess of 120,000 gross square feet in a C-3~~
19 ~~Zoning District shall be prohibited if it would sell groceries; contain more than 20,000~~

20 ~~Stockkeeping Units (SKUs); and devote more than five percent (5%) of its total sales floor area~~
21 ~~to the sale of non-taxable merchandise. This Subsection shall apply only to the establishment of a~~

22 ~~new use.~~ (e) For purposes of this Section, ~~121.6:~~—(1) “sales floor area” includes only
23 interior building space devoted to the sale of merchandise, and does not include restrooms,

24 office space, storage space, automobile service areas, or open-air garden sales space;—(2)
25 “non-taxable merchandise” includes only grocery products not subject to California State sales

1 ~~tax; and~~ (3) “single retail use” shall include, except for Hotels and Motels, all Retail
2 and Service Uses listed in Section 102 and retail uses identified in Article 8 of this Code.

3
4 **SEC. 145.1. STREET FRONTAGES IN NEIGHBORHOOD COMMERCIAL,**
5 **RESIDENTIAL-COMMERCIAL, COMMERCIAL, AND MIXED USE DISTRICTS.**

6 * * * *

7 (c) **Controls.** The following requirements shall generally apply, except for those
8 controls listed in subsections (1) Above Grade Parking Setback and (4) Ground Floor
9 Ceiling Height, which only apply to a "development lot" as defined above.

10 In NC-S Districts, the applicable frontage shall be the primary
11 facade(s) that contains customer entrances to commercial spaces.

12 * * * *

13 (6) **Transparency and Fenestration.** Frontages with active uses that are
14 not PDR must be fenestrated with transparent windows and doorways for no less than
15 60% of the street frontage at the ground level and allow visibility to the inside of the
16 building. The use of dark or mirrored glass shall not count towards the required
17 transparent area. Buildings located inside of, or within an unobstructed line of less than
18 300 feet of an Urban Bird Refuge, as defined in Section 139(c)(1), shall follow glazing
19 requirements within Section 139(c) of this Code.

20 In C-3 zoning districts, for tenant spaces with at least two frontages and active
21 uses that are not PDR, frontages must be fenestrated with transparent windows and doorways
22 for no less than 60% of the street frontage at the ground level or contain window displays of at
23 least four feet in depth to allow visibility to the inside of the building or activate the street.

24 * * * *

SEC. 145.4. REQUIRED GROUND FLOOR COMMERCIAL USES.

* * * *

Table 145.4

<i>Reference for Commercial, Neighborhood Commercial, and Residential- Commercial Districts</i>	<i>Reference for Mixed Use Districts</i>	<i>Use</i>
* * * *		
N/A	890.37	Entertainment, Other
<u>102</u>	<u>N/A</u>	<u>Flexible Workspace</u>
102	N/A	Grocery, General
* * * *		

* * * *

(d) Controls.

(1) Active commercial uses which are permitted by the specific district in which they are located are required on the ground floor of all street frontages listed in § subsection (b) above.

(2) Active commercial uses shall comply with the standards applicable to active uses as set forth in Section 145.1(c)(3) and shall further be consistent with any applicable design guidelines.

(3) On those street frontages listed in § subsection (b), an individual ground floor nonresidential use may not occupy more than 75 contiguous linear feet for the first 25 feet of depth along a street-facing facade. Separate individual storefronts shall wrap large ground floor uses for the first 25 feet of depth, as illustrated in Figure 145.4. *This requirement shall not apply to such street frontages within the C districts.*

* * * *

1
2 **SEC. 204.3. ACCESSORY USES FOR USES OTHER THAN DWELLINGS IN**
3 **C, RC, M, AND PDR DISTRICTS.**

4 * * * *

5 (e) Accessory Storage in C Districts. Accessory storage on the second floor and above
6 is permitted for stock and trade relating to retail uses with street level storefronts in the same
7 building. There shall be no limitation on the square footage of accessory storage as long as the
8 storage supports a ground floor use in the same building.

9
10 **SEC. 205.1. TEMPORARY USES: SIXTY-DAY LIMIT.**

11 A temporary use may be authorized for a period not to exceed 60 days for any of
12 the following uses:

13 * * * *

14 (e) Within the C-3-R District, installation of a temporary Sign, other than a General
15 Advertising Sign, or a temporary decorative or artistic display or installation. Such Sign or
16 installation shall have a maximum height of 16 feet above the roofline of the building to which it
17 is affixed.

18
19 **SEC. 205.2. TEMPORARY USES: ONE- TO SIX-YEAR LIMIT.**

20 A temporary use may be authorized for the following uses as specified below:

21 (a) **Temporary authorization for a period not to exceed one year.**

22 (1) Temporary Wireless Telecommunications Services (WTS) Facilities, if
23 the following requirements are met:

24 ~~(A)~~ The Planning Director determines that the Temporary WTS
25 Facility shall be sited and constructed so as to:

1 (iA) avoid proximity to residential dwellings to the maximum
2 extent feasible;

3 (iiB) comply with the provisions of Article 29 of the Police
4 Code;

5 (iiiC) be no taller than needed;

6 (ivD) be physically screened to the maximum extent
7 feasible; and

8 (vE) be erected for no longer than reasonably required.

9 (B2) Permits in excess of 90 days for Temporary WTS Facilities
10 operated for commercial purposes shall be subject to Sections 311 and 312 of this
11 Code, where applicable.

12 (C3) The Planning Department may require, where appropriate,
13 notices along street frontages abutting the location of the Temporary WTS Facility
14 indicating the nature of the facility and the duration of the permit.

15 (2) Pop-Up Activations. Pop-Up Activations are temporary Non-Residential
16 uses, including but not limited to Pop-Up Retail, Entertainment, or Arts Activity uses, permitted
17 within either a vacant space last occupied by a Non-Residential use or a space occupied by a
18 legally established Non-Residential use, and that is located within a C-3 zoning district or a C-
19 2 zoning dDistrict that is east of or fronting Van Ness/South Van Ness Avenue
20 Franklin/13th Street and north of Townsend Street or within an NC, NCT, or Mixed-Use
21 District that is south of Market Street, north of Townsend/Division/13th Streets, and east of
22 South Van Ness Avenue. Such uses may include Formula Retail uses so long as Formula
23 Retail uses are principally permitted in the underlying zoning.

24 * * * *

25

1 **SEC. 210.1. C-2 DISTRICTS: COMMUNITY BUSINESS.**

2 * * * *

3 **Table 210.1**
ZONING CONTROL TABLE FOR C-2 DISTRICTS

Zoning Category	§ References	C-2
RESIDENTIAL STANDARDS AND USES		
* * * *		
Use Characteristics		
Zoning Category	§ References	C-2
Intermediate Length Occupancy	§§ 102, 202.10	P(6)
* * * *		
Residential Uses		
Zoning Category	§ References	C-2
Residential Density, Dwelling Units (5)	§ 207	P at a density ratio not exceeding the number of dwelling units permitted in the nearest R District, with the distance to such R District measured from the midpoint of the front lot line or from a point directly across the street therefrom, whichever permits the greater density; provided, that the maximum density ratio shall in no case be less than one unit for each 800 square feet of lot area. NP above. (8)
Senior Housing	§§ 102, 202.2(f)	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. (8)

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

Residential Density, Group Housing	§ 208	P at a density ratio not exceeding the maximum density permitted for group housing in the nearest R District, with the distance to such R District measured from the midpoint of the front lot line or from a point directly across the street therefrom, whichever permits the greater density; provided, that the maximum density ratio shall in no case be less than one bedroom for each 275 square feet of lot area. NP above. <u>(8)</u>
------------------------------------	-------	--

NON-RESIDENTIAL STANDARDS AND USES

* * * *

Industrial Use Category

Industrial Uses*	§ 102	NP
<u>Agricultural and Beverage Processing 1</u>	<u>§ 102</u>	<u>P</u>
<u>Agricultural and Beverage Processing 2</u>	<u>§ 102</u>	<u>P</u>
<u>Manufacturing, Light</u>	<u>§ 102</u>	<u>P</u>
* * * *		

Sales and Service Category

Retail Sales and Service*	§§ 102, 202.2(a)	P
<u>Animal Hospital</u>	<u>§ 102</u>	<u>€</u>
* * * *		

1	Non-Retail Sales and Service*	§ 102	P
2	<i>Laboratory</i>	§ 102	<i>NP</i>
3	<i>Life Science</i>	§ 102	<i>NP</i>

4 * * * *

5 (6) NP for buildings with three or fewer Dwelling Units; C for buildings with 10 or
6 more Dwelling Units. *P for Commercial to Residential Adaptive Reuse projects pursuant to*
7 *Section 210.5, regardless of building size.*

8 (7) C on the 2nd floor and above, except that a Massage Establishment located
9 on the 2nd floor or above accessory to a Hotel, Personal Service, or Health Service is P.

10 (8) *In C-2 zoning districts east of or fronting Van Ness/South Van Ness Avenue*
11 *Franklin Street/13th Street and north of Townsend Street, there is no density limit. Density is*
12 *regulated by the permitted height and bulk, and required setbacks, exposure, open space, and*
13 *other Code requirements applicable to each development lot.*

14
15 **SEC. 210.2. C-3 DISTRICTS: DOWNTOWN COMMERCIAL.**

16 * * * *

17 **Table 210.2**

18 **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
RESIDENTIAL STANDARDS AND USES						
* * * *						
Use Characteristics						
Intermediate Length Occupancy	§§102, 202.10	P(8)	P(8)	P(8)	P(8)	P(8)
* * * *						
Residential Uses						

1	Residential Density, Dwelling Units (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.				
2							
3							
4	Senior Housing	§§ 102, 202.2(f)	No density limit. Density is regulated by the permitted height and bulk, and required setbacks, exposure, and open space of each development lot. Required if development meets all requirements of Section § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location.				
5							
6							
7							
8	* * * *						
9	NON-RESIDENTIAL STANDARDS AND USES						
10	* * * *						
11	Commercial Use Characteristics						
12	* * * *						
13	Formula Retail	§§ 102, 303.1	P	P	P	P	P
14	* * * *						
15	Entertainment, Arts and Recreation Use Category						
16	Entertainment, Arts and Recreation Uses*	§ 102	P	P	P	P	P
17	Entertainment, Outdoor	§ 102	NP	NP	NP	NP	<u>P</u>
18	Livery Stable	§ 102	NP	NP	NP	NP	NP
19	Open Recreation Area	§ 102	NP	NP	NP	P	P
20	* * * *						
21	Institutional Use Category						
22	Institutional Uses*	§§ 102, 202.2(e)	P	P	P	P	P
23	* * * *						
24	Residential Care Facility	§ 102	P	P	P	P	<u>P</u>
25	Trade School	§ 102	NP	NP	NP	P	P
	Sales and Service Category						
	Retail Sales and Service*	§§ 102, 202.2(a)	P	P	P	P	P

1	<i>Animal Hospital</i>	§ 102	NP	NP	NP	€	€
	* * * *						
2	Non-Retail Sales and Service*	§ 102	P (1)	P (1)	P ⁽²⁾ <u>(1)</u>	P (1)	P (1)
3	* * * *						
4	Design Professional	§ 102	P	P	P ⁽²⁾ <u>(1)</u>	P	P
5	* * * *						
6							

* Not listed below.

(1) C required if at or below the ground floor.

(2) [Reserved] NP if located on floors one and two and does not offer on-site services to the general public. C required if located on the third floor, or floors four through six and the use is larger than 5,000 gross square feet in size.

~~—For uses located on the third floor, in addition to the criteria set forth in Section 303, a Conditional Use Authorization pursuant to this note shall be given only if the Commission determines that: the proposed use would not require modification of the location that would negatively impact existing architectural, historic and aesthetic features, or otherwise inhibit the conversion back to a principally permitted use in the future; the proposed use would not have an actual or potential adverse impact on adjacent zoning districts in which non-retail sales and services uses are not permitted; and the proposed use will not result in the development of non-retail sales and services uses such that the District’s primary function is no longer an area for comparison shopper retailing and direct consumer services. Provided further that for any Conditional Use Authorization given pursuant to the preceding sentence, the Planning Commission also consider the following: whether the proposed use would complement or support principally permitted uses in the District, and whether the site of the proposed use is not conducive to any principally permitted uses in the District by virtue of physical limitations;~~

1 ~~including but not limited to the size and orientation of the floor plate and the nature of~~
2 ~~independent access to the third floor~~

3 * * * *

4 (6) ~~[Reserved.] C required for Formula Retail on properties in the C-3-G District with~~
5 ~~frontage on Market Street, between 6th Street and the intersection of Market Street, 12th Street,~~
6 ~~and Franklin Street.~~

7 (7) Construction of Accessory Dwelling Units may be permitted pursuant to
8 Sections 207(c)(4) and 207(c)(6).

9 (8) NP for buildings with three or fewer Dwelling Units; C for buildings with 10 or
10 more Dwelling Units. P for Commercial to Residential Adaptive Reuse projects pursuant to
11 Section 210.5, regardless of building size.

12
13 **SEC. 248. TRANSIT CENTER C-3-O(SD) COMMERCIAL SPECIAL USE**
14 **DISTRICT.**

15 A Special Use District entitled the "Transit Center C-3-O(SD) Commercial
16 Special Use District" is hereby established for a portion of the C-3-O(SD) district in the
17 downtown area around the Transbay Transit Center within ~~the City and County of~~ San
18 Francisco, the boundaries of which are designated on Sectional Map SU01 of the
19 Zoning Map of the City and County of San Francisco. The following provisions shall
20 apply within the Special Use District:

21 * * * *

22 (c) **Controls.** All new development on lots larger than 20,000 ~~15,000~~-square
23 feet in the Special Use District shall include not less than 2 ~~two~~ gross square feet of
24 principally or conditionally permitted commercial uses for every 1 ~~one~~ gross square foot
25 of dwellings or other housing uses.

1 (d) **Exceptions.** Exceptions to the controls in ~~§~~subsection (c) may be granted by
2 the Planning Commission according to the procedures in Section 309 only if the
3 Commission makes one of the following affirmative findings:

4 (1) That the development consists of multiple buildings on a single lot or
5 adjacent lots that are entitled as a single development project pursuant to Section 309,
6 and that commercial uses account for greater than 50% ~~percent~~ of the project's
7 aggregate total gross floor area for all buildings and where the project sponsor
8 demonstrates that it is infeasible or impractical to construct commercial uses on the
9 footprint of the portion of the site dedicated to dwellings and/or other housing uses due
10 to the size and configuration of that portion of the lot; or

11 (2) That the footprint of the portion of the site dedicated to dwellings
12 and/or other housing uses is less than 15,000 square feet and the lot contains existing
13 buildings which are to be retained; or

14 (3) That the downtown commercial vacancy rate is persistently high and the
15 project would fulfill its inclusionary requirement pursuant to Planning Code Section 415 through
16 100% on-site or off-site units within the C-3 District.

17
18 Section 5. Streamline Sign Permitting in C-3 Districts and Citywide. The
19 Planning Code is hereby amended by revising Section 604, to read as follows:

20 **SEC. 604. PERMITS AND CONFORMITY REQUIRED.**

21 * * * *

22 (h) **Nonconforming Signs; Replacement, Alteration, Reconstruction,**
23 **Relocation, Intensification, or Expansion.** Unless otherwise provided in this Code or
24 in other Codes or regulations, a lawfully existing sign which fails to conform to the
25 provisions of this Article 6 shall be brought into conformity when the activity for which

1 the sign has been posted ceases operation or moves to another location, when a new
2 building is constructed, or at the end of the sign's normal life. Such sign may not,
3 however, be replaced, altered, reconstructed, relocated, intensified, or expanded in area
4 or in any dimension except in conformity with the provisions of this Code, including
5 §subsection (i) below. Ordinary maintenance and minor repairs shall be permitted, but
6 such maintenance and repairs shall not include replacement, alteration, reconstruction,
7 relocation, intensification, or expansion of the sign; provided, however, that alterations
8 of a structural nature required to reinforce a part or parts of a lawfully existing sign to
9 meet the standards of seismic loads and forces of the Building Code, to replace a
10 damaged or weathered signboard, to ensure safe use and maintenance of that sign, to
11 remediate hazardous materials, or any combination of the above alterations shall be
12 considered ordinary maintenance and shall be allowed. A sign which is damaged or
13 destroyed by fire or other calamity shall be governed by the provisions of Sections
14 181(d) and 188(b) of this Code.

15 A sign which is voluntarily destroyed or removed by its owner or which is required
16 by law to be removed may be restored only in full conformity with the provisions of this
17 Code, except as authorized in §subsection (i) below. A general advertising sign that has
18 been removed shall not be reinstalled, replaced, or reconstructed at the same location,
19 and the erection, construction, and/or installation of a general advertising sign at that
20 location to replace the previously existing sign shall be deemed to be a new sign in
21 violation of Section 611(a) of this Code; provided, however, that such reinstallation,
22 replacement, or reconstruction pursuant to a permit duly issued prior to the effective
23 date of this requirement shall not be deemed a violation of Section 611(a) and shall be
24 considered a lawfully existing nonconforming general advertising sign; and further
25 provided that this prohibition shall not prevent a general advertising sign from being

1 relocated to that location pursuant to a Relocation Agreement and conditional use
2 authorization under Sections 611 and 303(k) of this Code and Section 2.21 of the ~~San~~
3 ~~Francisco~~ Administrative Code.

4 A nonconforming Neon Sign may be physically detached from the building for any
5 required repairs or maintenance, except that such maintenance or repairs shall not include
6 replacement, reconstruction, relocation, intensification, or expansion of the Neon Sign. After the
7 off-site repair or maintenance work is complete, the Neon Sign may be reinstalled at the
8 premises in the same location where the Neon Sign was previously affixed, so long as such
9 replacement is completed within 18 months of removal.

10 * * * *

11 (m) Existing Signs in the C-3 Zoning District and portions of the C-2 Zoning
12 District. Existing signage in the C-3 zoning dDistrict or a C-2 zoning district that is east of
13 or fronting Franklin Street/13th Street and north of Townsend Street shall not be subject to
14 the provisions of this Section 604 or a more restrictive provision in a special sign district in
15 Section 608 et seq., provided that a change from general advertising to nongeneral
16 advertising sign copy or from nongeneral advertising to general advertising sign copy or an
17 increase in area including, but not limited to, any extensions in the form of writing,
18 representation, emblem or any figure of similar character shall in itself constitute a new sign
19 subject to the provisions of this Section 604. Consistent with Section 608, this provision
20 shall control over any conflicting, more restrictive provision in a special sign district.

21
22 Section 6. Streamline Historic Preservation Review. The Planning Code is
23 hereby amended by revising Sections 1005 and 1111.1, to read as follows:

24 **SEC. 1005. CONFORMITY AND PERMITS.**

25 * * * *

1 (e) After receiving a permit application from the Central Permit Bureau in
2 accordance with the preceding subsection, the Department shall ascertain whether a
3 Certificate of Appropriateness is required or has been approved for the work proposed
4 in such permit application. If a Certificate of Appropriateness is required and has been
5 issued, and if the permit application conforms to the work approved in the Certificate of
6 Appropriateness, the permit application shall be processed without further reference to
7 this Article 10. If a Certificate of Appropriateness is required and has not been issued, or
8 if the permit application does not conform to what was approved, the permit application
9 shall be disapproved or held by the Department until such time as conformity does exist
10 either through modifications to the proposed work or through the issuance of an
11 amended or new Certificate of Appropriateness. Notwithstanding the foregoing, in the
12 following cases the Department shall process the permit application without further
13 reference to this Article 10:

14 * * * *

15 (9) When the application is for a permit to install a City-sponsored
16 Landmark plaque to a landmark or district, provided that the improvements conform to
17 the requirements outlined in Section 1006.6 of this Code; or

18 (10) When the application is for a Qualifying Scope of Work, as delegated by
19 HPC to Department and periodically updated, and the site is located in C-3 zoning districts.

20 * * * *

21
22 **SEC. 1111.1. DETERMINATION OF MINOR AND MAJOR ALTERATIONS.**

23 * * * *

24 (c) All applications for a Permit to Alter that are not Minor Alterations delegated
25 to Department staff shall be scheduled for a hearing by the HPC pursuant to the

1 procedures in Section 1111.4 and 1111.5 below. Notwithstanding the foregoing, in the
2 following cases the Department shall process the permit application without further
3 reference to the Permit to Alter procedures outlined herein:

4 (1) When the application is for a permit to make improvements to provide
5 an accessible entrance to a Significant or Contributory building or any building within a
6 Conservation District provided that the improvements conform to the requirements
7 outlined in Section 1111.6 of this Code;

8 (2) When the application is for a permit to install business signs to a
9 Significant or Contributory building or any building within a Conservation District
10 provided that signage and transparency conform to the requirements outlined in Section
11 1111.6 of this Code; ~~or~~

12 (3) When the application is for a permit to install non-visible rooftop
13 appurtenances to a Significant or Contributory building or any building within a
14 Conservation District provided that the improvements conform to the requirements
15 outlined in Section 1111.6 of this Code;

16 (4) When the application is for a permit to install an awning to a Significant or
17 Contributory building or any building within a Conservation District provided that the awning
18 conforms to the requirements outlined in Section 1111.6 of this Code; or

19 (5) When the application is for a Qualifying Scope of Work, as delegated by HPC
20 to the Department, as periodically updated.

21
22 Section 7. Provide Alternatives to On-Site Open Space in Certain C-3 Districts.
23 The Planning Code is hereby amended by revising Section 426, to read as follows:
24
25

1 **SEC. 426. PAYMENT FOR REQUIRED NON-RESIDENTIAL OPEN SPACE**
2 **NOT PROVIDED IN THE EASTERN NEIGHBORHOODS MIXED USE AND C-3-O(SD)**
3 **DISTRICTS.**

4 * * * *

5 (b) **C-3-O(SD) District.** In the C-3-O(SD) District, if a project sponsor chooses
6 to pay the in-lieu fee described in Section 138(j)(4), a fee of \$1,410 shall be required for
7 each square foot of usable open space not provided. This fee shall be adjusted in
8 accordance with Section 409. This fee shall be paid into the Transit Center District
9 Open Space Fund, as described in Sections 424.6 et seq. of this Article 4. Said fee shall
10 be used for the purpose of acquiring, designing, and improving public open space,
11 recreational facilities, and other open space resources, which are expected to be used
12 solely or in substantial part by persons who live, work, shop, or otherwise do business in
13 the Transit Center District.

14 (c) **C-3-O District, C-3-S District, and C-3-G District.** In the C-3-O, C-3-S, and C-3-G
15 Districts, if a project sponsor chooses to pay the in-lieu fee described in Section 138(j)(4), a fee
16 of \$1,410 shall be required for each square foot of usable open space not provided. The amount
17 of this fee shall equal the fee payable under this subsection (b) and shall be adjusted in
18 accordance with Section 409. This fee shall be paid into the Downtown Park Fund, as described
19 in Section 412 of this Article 4. Said fee shall be used for the purpose of acquiring, designing,
20 and improving public open space, recreational facilities, and other open space resources, which
21 are expected to be used solely or in substantial part by persons who live, work, shop, or
22 otherwise do business Downtown.

23 (d) **C-3-R District.** In the C-3-R Districts, if a project sponsor chooses to pay the in-lieu
24 fee described in Section 138(j)(4), a fee shall be required for each square foot of usable open
25 space not provided. The amount of this fee shall equal the fee payable under this subsection (b)

1 and shall be adjusted in accordance with Section 409. This fee shall be paid into the Union
2 Square Park, Recreation, and Open Space Fee, as described in Sections 434 of this Article 4.
3 Said fee shall be used for the purpose of acquiring, designing, and improving public open space,
4 recreational facilities, and other open space resources, which are expected to be used solely or
5 in substantial part by persons who live, work, shop, or otherwise do business Downtown.

6
7 Section 8. Facilitate Residential Adaptive Reuse in the Building Code. Chapter
8 1A of the 2022 San Francisco Building Code is hereby amended by adding Section
9 111A, to read as follows:

10 **SECTION 111A – ADAPTIVE REUSE**

11 **111A.1 Purpose and intent.** The purpose of this Section 111A (consisting of Sections
12 111A.1, 111A.2, and 111A.3) is to amend, expand, establish, and clarify alternative building
13 standards for the conversion of existing non-residential buildings to accommodate new
14 residential uses and still provide reasonable safety to the building occupants, as a means to
15 promote the safe, flexible use of the existing structures, as part of the City’s strategy for
16 economic recovery.

17 Key to the furtherance of this purpose is the ability of the Building Official and Fire Code
18 Official to effectively use their authority to grant code modifications or authorizations for
19 alternative materials, design and methods of construction, and equipment to address practical
20 difficulties involved in complying with the strict provisions of the code or consider alternative
21 design or methods not specifically prescribed in the code.

22 For example, the Building Official and Fire Code Official are authorized to consider
23 alternative building standards consistent with Sections 17951 and 19957 of the California
24 Health and Safety Code.

1 **111A.2 Scope.** This Section 111A may apply to projects that meet the definition and
2 applicable requirements for Commercial to Residential Adaptive Reuse projects pursuant to
3 Planning Code Section 210.5.

4 Nothing in this Section 111A shall preclude the use of the California Historical Building
5 Code for the conversion of a building that the Planning Department has determined to be a
6 qualified historic building or that may otherwise be eligible to use the California Historical
7 Building Code. If a project elects to use the standards established in the California Historical
8 Building Code, that project shall not be permitted to use the alternative building standards of
9 this Section 111A.

10 **111A.3 Compliance requirements.** Generally, the San Francisco Building Code, which
11 adopts and amends the most recent edition of the California Building Standards Code, applies to
12 new construction or a change of use or occupancy. For the conversion of existing non-
13 residential buildings to accommodate new residential uses, however, alternative building
14 standards described in an alternative building standards manual (described below) may apply.

15 The Building Official and Fire Code Official shall prepare, maintain, and update, as
16 necessary and appropriate, an alternative building standards manual, which shall provide the
17 building standards applicable to Commercial to Residential Adaptive Reuse projects as defined
18 in Planning Code Section 210.5. This alternative building standards manual shall include
19 technical information and implementation parameters, standards for determining technical
20 infeasibility, and alternative standards if technical infeasibility is present, as well as other rules,
21 requirements and procedures as the City deems necessary, for implementing the intent of this
22 Section 111A.

23 The Building Official and Fire Code Official shall develop, as deemed necessary and
24 appropriate, in cooperation with other City departments and stakeholders, information sheets,

1 administrative bulletins, training manuals, and educational materials to assist in the
 2 implementation of this alternative building standards manual and this Section 111A.

3
 4 Section 9. Principally Permitting Formula Retail on a Portion of Showplace
 5 Square Area. The Planning Code is hereby amended by revising Section 843, to read
 6 as follows:

7 **SEC. 843. UMU – URBAN MIXED USE DISTRICT.**

8 * * * *

9 **Table 843**

10 **UMU – URBAN MIXED USE DISTRICT ZONING CONTROL TABLE**

No.	Zoning Category	§ References	Urban Mixed Use District Controls
* * * *			
Retail Sales and Services			
* * * *			
843.46	Formula Retail	§§ 303.1, 843.45	C. If approved, subject to size controls in Section 843.45. <u>(3)</u>
* * * *			

19 * * * *

20
 21 (3) P on Assessor’s Parcel Block No. 3781, Lot 003, and the size controls in Section
 22 843.45 shall not apply.

23 * * * *

1 Section 10. Effective Date. This ordinance shall become effective 30 days after
2 enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns
3 the ordinance unsigned or does not sign the ordinance within ten days of receiving it, or
4 the Board of Supervisors overrides the Mayor’s veto of the ordinance.

5
6 Section 11. Scope of Ordinance. In enacting this ordinance, the Board of
7 Supervisors intends to amend only those words, phrases, paragraphs, subsections,
8 sections, articles, numbers, punctuation marks, charts, diagrams, or any other
9 constituent parts of the Municipal Code that are explicitly shown in this ordinance as
10 additions, deletions, Board amendment additions, and Board amendment deletions in
11 accordance with the “Note” that appears under the official title of the ordinance.

12
13 APPROVED AS TO FORM:
14 DAVID CHIU, City Attorney

15 By: Austin M. Yang
16 AUSTIN M. YANG
17 Deputy City Attorney

18 n:\legana\as2023\2300216\01681542.docx

19
20
21
22
23
24
25