

**SUMMARY OF AMENDMENTS**  
**File No. 230446 - Planning and Subdivision Codes, Zoning Map - Housing Production**

Page	Section	Description
46 line 23	207	<p>Add new subsection (G) and rename existing subsection (G) as subsection (H)</p> <p><b><u>(G) Eligibility.</u></b> To receive the density exception authorized under this subsection (c)(8), property owners must demonstrate that they have owned the lot for which they are seeking the density exception for a minimum of one year prior to the time of the submittal of their application. For the purposes of establishing eligibility to receive a density exception according to subsection (c)(8)(B), a property owner who has inherited the subject lot, including any inheritance in or through a trust, from a blood, adoptive, or step family relationship, specifically from either (i) a grandparent, parent, sibling, child, or grandchild, or (ii) the spouse or registered domestic partner of such relations, or (iii) the property owner's spouse or registered domestic partner (each an "Eligible Predecessor"), may add an Eligible Predecessor's duration of ownership of the subject lot to the property owner's duration of ownership of the same lot. This subsection 207(c)(8)(G) shall only apply if at the time of submittal of the application the subject lot contains two dwelling units or more.</p> <p><b><u>(HGH)</u></b></p>
55 line 7	249.77	<p>Add new Section 249.77 to read:</p> <p><b>SEC. 249.77. CORONA HEIGHTS LARGE RESIDENCE SPECIAL USE DISTRICT.</b></p>

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		<p>* * * *</p> <p><u>(g) The Conditional Use requirement established by subsections (d)-(f) of this Section 249.77 shall sunset on December 31, 2024. After that date, no residential development or expansion of an existing Residential Building shall be permitted in the Corona Heights Large Residence Special Use District that would result in any Dwelling Unit exceeding 3,000 square feet of Gross Floor Area, except where the total increase of gross floor area of any existing Dwelling Unit is less than 15%.</u></p>
55	249.92	<p>Add new Section 249.92 to read:</p> <p><b>SEC. 249.92. CENTRAL NEIGHBORHOODS LARGE RESIDENCE SPECIAL USE DISTRICT.</b></p> <p><u>(a) General.</u> A special use district entitled the “Central Neighborhoods Large Residence Special Use District,” consisting of the area within a perimeter established by Waller Street, Steiner Street, Duboce Avenue, Sanchez Street, 16th Street, Guerrero Street, 20th Street, Valencia Street, Tiffany Avenue, 29th Street, San Jose Avenue, Mission Street, Alemany Boulevard, Tingley Street, Monterey Boulevard, Joost Avenue, Congo Street, Bosworth Street, O’Shaughnessy Boulevard, Portola Drive, Twin Peaks Boulevard, Clayton Street, Ashbury Street, Frederick Street, Buena Vista Avenue West, Haight Street, and Buena Vista</p>

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	<p>Avenue East, is hereby established for the purposes set forth in subsection (b), below. The boundaries of the Central Neighborhoods Large Residence Special Use District are designated on Sectional Map Nos. ZN06, ZN07, ZN11, and ZN12 of the Zoning Map of the City and County of San Francisco.</p> <p><b><u>(b)</u> Purpose.</b> To protect and enhance existing neighborhood context, encourage new infill housing at compatible densities and scale, and provide for thorough assessment of proposed large single-family residences that could adversely impact neighborhood character and affordable housing opportunities, the following controls, set forth in subsections (c)-(g), below, are imposed in the Central Neighborhoods Large Residence Special Use District.</p> <p><b><u>(c)</u> Applicability.</b></p> <p>(1) Except as provided in this subsection (c), the provisions of this Section 249.92 apply to all lots in Residential, House (RH) zoning districts located within the Central Neighborhoods Large Residence Special Use District, in those instances where a complete Development Application was submitted on or after January 1, 2022.</p> <p>(2) All applicable provisions of the Planning Code shall continue to apply to Residential Buildings, except as otherwise stated in this Section 249.92.</p>
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		<p>(3) The provisions of this Section 249.92 shall not apply to any lot within the Corona Heights Large Residence Special Use District.</p> <p><u>(d)</u> <b>Maximum Size of Dwelling Units.</b> For all lots zoned RH within the Central Neighborhoods Large Residence Special Use District, no residential development or expansion of an existing Residential Building shall be permitted that would result in any Dwelling Unit exceeding 4,000 square feet of Gross Floor Area, except where the total increase of Gross Floor Area of any existing Dwelling Unit is less than 15%.</p> <p><u>(e)</u> <b>Conditional Use Authorizations.</b> For all lots zoned RH within the Central Neighborhoods Large Residence Special Use District, a Conditional Use authorization shall be required for any residential development or expansion of a Residential Building that would result in any Dwelling Unit with a Gross Floor Area exceeding the equivalent of a 1:1.2 Floor Area Ratio, or would result in any Dwelling Unit exceeding 3,000 square feet of Gross Floor Area, except where the total increase of gross floor area of any existing Dwelling Unit is less than 15%.</p> <p><u>(f)</u> <b>Conditional Use Findings.</b> In addition to the criteria outlined in Planning Code Section 303(c)(1), in acting upon an application for Conditional Use authorization within the Central Neighborhoods Large Residence Special Use</p>
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		<p>District the Planning Commission shall also consider whether facts are presented to establish, based on the record before the Commission, that the following criteria are met:</p> <p>(1) the proposed project is contextual with the neighborhood, meets applicable Residential Design Guidelines, and seeks to retain any existing design elements;</p> <p>(2) the proposed project does not remove Rental Units subject to the Residential Rent Stabilization and Arbitration Ordinance;</p> <p>(3) the proposed project increases the number of Dwelling Units on the lot;</p> <p>(4) no Dwelling Unit is less than one-third the gross floor area of the largest Dwelling Unit in a Residential Building;</p> <p>(5) the proposed project does not negatively impact the historic integrity of the property or any existing structure on a lot that is listed in or formally eligible for listing in the California Register of Historic Resources, or has been determined to appear eligible for listing in the California Register of Historic Resources or to qualify as a “historical resource” under CEQA; and</p> <p>(6) the project does not negatively impact the historic integrity of any existing structure on a lot that has been adopted as a local landmark or a contributor to a local</p>
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	<p>historic district under Articles 10 or 11 of this Code, or would render the property ineligible for historic designation as an individual or contributing resource.</p> <p><u>(g) Calculation of Gross Floor Area.</u> For the purposes of this Section 249.92, the following shall apply in the calculation of total Gross Floor Area:</p> <p>(1) Gross Floor Area shall have the meaning set forth in Planning Code Section 102, except that floor space dedicated to accessory parking shall be included; and</p> <p>(2) Any increase in Gross Floor Area shall include (A) all expansions of the Residential Building for which a building permit was issued within the previous 10 years, except that expansions for which building permits were issued prior to January 1, 2022 shall not be considered, and (B) any Gross Floor Area resulting from construction performed without a validly issued permit regardless of the date of construction.</p> <p><u>(h) The Conditional Use requirement established by subsections (e)-(f) of this Section 249.92 shall sunset on December 31, 2024. After that date, for all lots zoned RH within the Central Neighborhoods Large Residence Special Use District, no residential development or expansion of an existing Residential Building shall be permitted that would result in any Dwelling Unit exceeding 3,000 square feet of</u></p>
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		<u>Gross Floor Area, except where the total increase of gross floor area of any existing Dwelling Unit is less than 15%.</u>
70, line 2	317	<p>Amend to add the highlighted language:</p> <p><u>(A) The units to be demolished are not tenant occupied and are without a history of evictions under Administrative Code Sections 37.9(a)(8)-(12) or 37.9(a)(14)-(16) within the last five years, and have not been vacated within the past five years pursuant to a Buyout Agreement, as defined in Administrative Code Section 37.9E, as it may be amended from time to time, regardless of whether the Buyout Agreement was filed with the Rent Board pursuant to Administrative Code Section 37.9(E)(h):</u></p>
71, line 15	317	<p>Amend to add the highlighted language:</p> <p><u>(G) The project sponsor has conducted one pre-application meeting prior to or within 20 days of filing a development application. Following submission of a development application, the Planning Department shall not accept determine a development application to be complete without confirmation that the project sponsor has held at least one pre-application meeting conforming to the requirements of this subsection (c)(2)(G) and any additional procedures the Planning Department may establish. The project sponsor shall provide mailed notice of the pre-application meeting to</u></p>

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		<u>the individuals and neighborhood organizations specified in Planning Code Section 333(e)(2)(A) and (C), as well as posted notice as set forth in Planning Code Section 333(e)(1);</u> <u>and</u>
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