

BOARD of SUPERVISORS



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MEMORANDUM

TO: Budget and Legislative Analyst
FROM: John Carroll, Assistant Clerk, Land Use and Transportation Committee
DATE: December 11, 2024
SUBJECT: LEGISLATION AMENDED - FISCAL IMPACT DETERMINATION

The Board of Supervisors' Land Use and Transportation Committee (a nonfiscal committee) amended the following legislation on December 9, 2024. Pursuant to Administrative Code, Section 2.6-3, the new version is being forwarded to you as it was initially determined not to have fiscal impact. The amendments made were substantive and another review for a fiscal impact determination is required.

File No. 241196 – Version 2

Ordinance amending the Building and Planning Codes to correct typographical errors, update outdated cross-references, make non-substantive revisions to clarify or simplify Code language, and make other minor, substantive updates to various Code provisions; directing the Clerk of the Board of Supervisors to forward this Ordinance to the California Department of Housing and Community Development upon final passage; affirming the Planning Department's determination under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and adopting findings of public necessity, convenience, and general welfare under Planning Code, Section 302.

If the new version is determined to have fiscal impact, the legislation will need to be referred to a fiscal committee before it can be referred to the full Board for approval.

Please send your determination or contact with me any questions at (415) 554-4445 or email: john.carroll@sfgov.org.

RESPONSE FROM THE BUDGET AND LEGISLATIVE ANALYST - Date: _____

_____ This matter has fiscal impact.

_____ This matter does not have fiscal impact.

_____ Additional information attached.

Budget and Legislative Analyst

From: [Menard, Nicolas \(BUD\)](#)
To: [Carroll, John \(BOS\)](#); [Campbell, Severin \(BUD\)](#)
Cc: [Goncher, Dan \(BUD\)](#); [BOS Legislation, \(BOS\)](#); [Somera, Alisa \(BOS\)](#)
Subject: RE: FISCAL IMPACT DETERMINATION REQUEST - AMENDED IN LUT - BOS File No. 241196 - Building, Planning Codes - Code Corrections and Updates
Date: Wednesday, December 11, 2024 5:53:57 PM
Attachments: [image001.png](#)

Hello John

This item, as amended, does not have fiscal impact.

Nicolas Menard
Budget & Legislative Analyst's Office
415-484-5485

From: Carroll, John (BOS) <john.carroll@sfgov.org>
Sent: Wednesday, December 11, 2024 3:08 PM
To: Campbell, Severin (BUD) <severin.campbell@sfgov.org>; Menard, Nicolas (BUD) <nicolas.menard@sfgov.org>
Cc: Goncher, Dan (BUD) <dan.goncher@sfgov.org>; BOS Legislation, (BOS) <bos.legislation@sfgov.org>; Somera, Alisa (BOS) <alisa.somera@sfgov.org>
Subject: FISCAL IMPACT DETERMINATION REQUEST - AMENDED IN LUT - BOS File No. 241196 - Building, Planning Codes - Code Corrections and Updates

Good afternoon,

The subject ordinance was amended in LUT on December 9, 2024. It was then continued to the call of the Chair as amended.

At the time of introduction this ordinance was determined to not have fiscal impact.

[Referral to BLA – December 11, 2024](#)

Pursuant to Admin Code, Section 2.6-3, please review the amended ordinance to determine whether the amendments result in the legislation having a fiscal impact.

You are invited to review the entire matter on our [Legislative Research Center](#) by following the link below.

[Board of Supervisors File No. 241196](#)

Best to you,

[Building, Planning Codes - Code Corrections and Updates]

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Ordinance amending the Building and Planning Codes to correct typographical errors, update outdated cross-references, make non-substantive revisions to clarify or simplify Code language, and make other minor, substantive updates to various Code provisions; directing the Clerk of the Board of Supervisors to forward this Ordinance to the California Department of Housing and Community Development upon final passage; affirming the Planning Department’s determination under the California Environmental Quality Act; making findings of consistency with the General Plan and the eight priority policies of Planning Code, Section 101.1; and adopting findings of public necessity, convenience, and general welfare 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) The Planning Department has determined that the actions contemplated in this ordinance comply with the California Environmental Quality Act (California Public Resources Code Sections 21000 et seq.). Said determination is on file with the Clerk of the Board of Supervisors in File No. 241196 and is incorporated herein by reference. The Board affirms this determination.

(b) On September 19, 2024, the Planning Commission, in Resolution No. 21614, adopted findings that the actions contemplated in this ordinance are consistent, on balance,

1 with the City's General Plan and eight priority policies of Planning Code Section 101.1. The
2 Board adopts these findings as its own. A copy of said Resolution is on file with the Clerk of
3 the Board of Supervisors in File No. 241196, and is incorporated herein by reference.

4 (c) Pursuant to Planning Code Section 302, the Board finds that this Planning Code
5 amendment will serve the public necessity, convenience, and welfare for the reasons set forth
6 in Planning Commission Resolution No. 21614, and the Board incorporates such reasons
7 herein by reference. A copy of said resolution is on file with the Clerk of the Board of
8 Supervisors in File No. 241196.

9 (d) On August 21, 2024, at a duly noticed public hearing, the Building Inspection
10 Commission considered this ordinance in accordance with Charter Section 4.121 and Building
11 Code Section 104A.2.11.1.1. A copy of a letter from the Secretary of the Building Inspection
12 Commission regarding the Commission's recommendation is on file with the Clerk of the
13 Board of Supervisors in File No. 241196.

14 (e) No local findings are required under California Health and Safety Code Section
15 17958.7 because the amendments to the Building Code contained in this ordinance do not
16 regulate materials or manner of construction or repair, and instead relate in their entirety to
17 administrative procedures for implementing the code, which are expressly excluded from the
18 definition of a "building standard" by California Health and Safety Code Section 18909(c).

19 (f) The Planning Commission recommended an additional amendment to this
20 ordinance that was not prepared in time to be adopted at the December 9, 2024 meeting of
21 the Land Use and Transportation Committee. The City Attorney will prepare such amendment
22 for consideration at a future Land Use and Transportation Committee meeting.

1 Section 2. Articles 1, 1.2, 2, 3, and 7 of the Planning Code are hereby amended by
2 revising Sections 102, 132, 134, 136, 206.6, 207.1, 207.2, 209.1, 249.5, 303, 303.1, 311, 317,
3 and 723, to read as follows:

4 **SEC. 102. DEFINITIONS.**

5 * * * *

6 **Dwelling Unit, Junior Accessory, or JADU.** A Dwelling Unit that meets all the
7 requirements of ~~Sub~~section 207.2, and that:

8 (a) is accessory to at least one other Dwelling Unit on the same lot;

9 * * * *

10 (g) includes an efficiency kitchen that meets the requirements of California
11 Government Code Section ~~65852.22(a)(6)~~66333(f), including a cooking facility with appliances,
12 and a food preparation counter and storage cabinets that are of reasonable size in relation to
13 the size of the Junior Accessory Dwelling Unit.

14 * * * *

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

- 17 • It is individually designated as a landmark under Article 10;
- 18 • It is listed as a contributor to an historic district listed in Article 10, or if the historic
19 district does not list contributors, is determined to be a contributor through historic resource review;
- 20 • It is a Significant or Contributory Building under Article 11, with a Category I, II, III
21 or IV rating;
- 22 • It has been listed or has been determined eligible for listing in the California
23 Register of Historical Resources; or,
- 24 • It has been listed or has been determined eligible for listing in the National
25 Register of Historic Places.

1 * * * *

2
3 **SEC. 132. FRONT SETBACK AREAS IN RTO, RH, AND RM DISTRICTS AND FOR**
4 **REQUIRED SETBACKS FOR PLANNED UNIT DEVELOPMENTS.**

5 * * * *

6 (a) **Basic Requirement.** Where one or both buildings adjacent to the subject property
7 have front setbacks along a Street or Alley, any building or addition constructed,
8 reconstructed, or relocated on the subject property shall be set back to no less than the depth
9 of the adjacent building with the shortest front setback, except as provided in subsection (c).
10 In any case in which the lot constituting the subject property is separated from the lot
11 containing the nearest building by an undeveloped lot or lots for a distance of 50 feet or less
12 parallel to the Street or Alley, such nearest building shall be deemed to be an “adjacent
13 building,” but a building on a lot so separated for a greater distance shall not be deemed to be
14 an “adjacent building.” *However, aside from the scenarios described in subsection (c) below, a lot*
15 *that only has one adjacent building shall provide a front setback equal to one half the front setback of*
16 *such adjacent building.*

17 * * * *

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

19 (1) **Corner Lots and Lots at Alley Intersections.** On a Corner Lot as defined
20 in Section 102 of this Code, or a lot at the intersection of a Street and an Alley or two Alleys, a
21 front setback area shall be required only along the Street or Alley elected by the owner as the
22 front of the property. Along such Street or Alley, the required setback for the subject lot shall
23 be equal to one-half the front setback of the adjacent building.

24 (2) **Lots Abutting Properties That Front on Another Street or Alley.** In the
25 case of any lot that abuts along its side lot line upon a lot that fronts on another Street or

1 Alley, the lot on which it so abuts shall be disregarded, and the required setback for the
2 subject lot shall be equal to the front setback of the adjacent building on its opposite side.

3 [diagrams omitted for convenience; not deleted]

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

8
9 **SEC. 134. REAR YARDS IN R, RC, NC, M, CMUO, MUG, MUO, MUR, RED, RED-MX, SPD,**
10 **UMU ~~and~~AND WMUG DISTRICTS; AND LOT COVERAGE REQUIREMENTS IN C**
11 **DISTRICTS.**

12 * * * *

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

18 * * * *

19 **(k) Modification of Requirements in NC Districts.** The rear yard requirement in NC Districts
20 may be modified or waived by the Zoning Administrator pursuant to the procedures which are
21 applicable to variances, as set forth in Sections 306.1 through 306.5 and 308.2, if all the following
22 criteria are met:

23 (1) Residential Uses are included in the new or expanding development and a
24 comparable amount of usable open space is provided elsewhere on the lot or within the development
25 where it is more accessible to the residents of the development; and

1 (2) The proposed new or expanding structure will not adversely affect the interior block
 2 open space formed by the rear yards of adjacent properties.

3
 4 **SEC. 136. OBSTRUCTIONS OVER STREETS AND ALLEYS AND IN REQUIRED**
 5 **SETBACKS, YARDS, AND USABLE OPEN SPACE.**

Streets and Alleys	Set- backs	Yards	Usable Open Space
		X	<p>* * * *</p> <p>(c) The permitted obstructions shall be as follows:</p> <p>* * * *</p> <p>(24) Decks, whether attached to a building or not, at or below the adjacent first floor of occupancy, if developed as usable open space and meeting the following requirements:</p> <p>* * * *</p>
			<p>(C) Slope of more than <u>70% percent</u>.</p> <p>Because in these cases the normal usability of the required open area is seriously impaired by the slope, a deck covering not more than 1/3 the area of the required open area may be built exceeding the heights specified above, provided that the light, air, view, and privacy of adjacent lots are<u>is</u> not seriously affected. Each such case shall be considered on its</p>

1 individual merits. However, the following points shall
2 be considered guidelines in these cases:

3 (i) The deck shall be designed to
4 provide the minimum obstruction to
5 ~~light, air, view and privacy;~~

6 (ii) The deck shall be at least two
7 feet inside all side lot lines;

8 (iii) On downhill slopes, a horizontal
9 angle of 30 degrees drawn inward
10 from each side lot line at each
11 corner of the rear building line shall
12 be maintained clear, and the deck
13 shall be kept at least 10 feet inside
14 the rear lot line;

15 * * * *

16
17 **SEC. 206.6. STATE DENSITY BONUS PROGRAM: INDIVIDUALLY REQUESTED.**

18 * * * *

19 (e) **Review Procedures.** Except as provided in Section 317 or where a Conditional
20 Use Authorization is required to permit a non-residential use, an application for any
21 Individually Requested Density Bonus project shall not be subject to any other underlying
22 entitlement approvals related to the proposed housing, such as a Conditional Use
23 Authorization, Mandatory Discretionary Review, or a Large Project Authorization. Further, any
24 entitled project that was previously approved under the Individually Requested Density Bonus program
25 that seeks an amendment to their approved application, including those projects outlined in Planning

1 Code Section 415A.5, shall also not require an underlying entitlement approval related to the proposed
2 housing. If an entitlement is otherwise required, an application for a Density Bonus, Incentive,
3 Concession, or waiver shall be acted upon concurrently with the application for the required
4 entitlement.

5 * * * *

6
7 **SEC. 207.1. LOCAL ACCESSORY DWELLING UNIT PROGRAM.**

8 (a) **Exception to Dwelling Unit Density Limits for Certain Accessory Dwelling**
9 **Units Under City’s Local Program.** An exception to the calculations under Section 207 of
10 this Code shall be made for Accessory Dwelling Units (“ADUs”), as defined in Section 102 of
11 this Code, meeting the requirements of this Section 207.1.

12 * * * *

13 (e) **Restrictions on Subdivisions.** Notwithstanding the provisions of Article 9 of the
14 Subdivision Code, a lot with an ADU authorized under this Section 207.1 shall not be
15 subdivided in a manner that would allow for the ADU to be sold or separately financed
16 pursuant to any condominium plan, housing cooperative, or similar form of separate
17 ownership. This prohibition on separate sale or finance of the ADU shall not apply to an ADU
18 in a building that consisted entirely of condominium units as of July 11, 2013, and has had no
19 evictions pursuant to Sections 37.9(a) through 37.9(a)(12) and 37.9(a)(14) of the
20 Administrative Code since July 11, 1996. This prohibition on separate sale or finance of the
21 ADU shall not apply to an ADU that meets the requirements of California Government Code
22 Section ~~65852.2666341~~.

23 * * * *

24
25 **SEC. 207.2. STATE MANDATED ACCESSORY DWELLING UNIT PROGRAM.**

1 (a) **Exception to Dwelling Unit Density Limits for Certain Accessory Dwelling**
2 **Units Under the State-Mandated Program.** An exception to the calculations under Section
3 207 of this Code shall be made for Accessory Dwelling Units (“ADUs”) and Junior Accessory
4 Dwelling Units (“JADUs”), as defined in Section 102 of this Code, meeting the requirements of
5 this Section 207.2. The purpose of this Section 207.2 is to implement California Government
6 Code Sections ~~65852.2266314~~ and ~~65852.2266333~~, which require ministerial consideration of
7 ADUs and JADUs that meet certain standards.

8 * * * *

9 (d) **Specific Controls for Hybrid ADUs.** The purpose of this subsection 207.2(d)
10 is to implement California Government Code Sections ~~65852.2(e)66323~~ and ~~65852.2266333~~,
11 which require ministerial consideration of ADUs and JADUs that meet certain standards
12 (“Hybrid ADUs”). California Government Code Section ~~65852.2(e)(6)66323~~ authorizes the City
13 to impose objective standards, including, but not limited to, design, development, and historic
14 standards, on ADUs approved under this subsection 207.2(d). ADUs and JADUs shall strictly
15 meet the requirements set forth in this subsection 207.2(d), and all other applicable Planning
16 Code standards, including open space, exposure, buildable area, and other standards,
17 without requiring a waiver of Code requirements pursuant to subsection 207.1(g); provided,
18 however, that adding an ADU or JADU in compliance with this subsection 207.2(d) does not
19 exceed the allowable density for the lot. The City shall approve ADUs and JADUs meeting the
20 following requirements, in addition to the requirements of subsection 207.2(b) and any other
21 applicable standards:

22 (1) **ADUs and JADUs within proposed space of a proposed single-**
23 **family dwelling or within existing space of a single-family dwelling or accessory**
24 **structure meeting the following conditions:**

25 * * * *

1 (F) If a JADU is proposed, it meets the requirements of Planning Code
2 Section 102 and California Government Code Section ~~65852.22~~66333.

3 * * * *

4 (e) **Specific Controls for State ADUs.** The purpose of this subsection 207.2(e) is
5 to implement California Government Code Sections ~~65852.2(a) through (d)~~66314, which require
6 streamlined, ministerial approval of ADUs meeting certain standards (“State ADUs”). An ADU
7 located on a lot that is zoned for single-family or multifamily use and contains an existing or
8 proposed dwelling, and that is constructed pursuant to this subsection 207.2(e), shall meet all
9 of the following requirements, in addition to the requirements of subsection 207.2(b) and any
10 other applicable standards; ~~Pp~~ provided, however, that the City shall not impose any
11 requirement for a zoning clearance or separate zoning review, any minimum or maximum size
12 for an ADU, any size based upon a percentage of the proposed or existing primary dwelling,
13 or any limits on lot coverage, floor area ratio, open space, front setbacks, and minimum lot
14 size, for either attached or detached dwellings, that does not permit construction of an ADU
15 meeting all other requirements that is 800 square feet or less in Gross Floor Area, 16 feet or
16 less in height, and with four foot side and rear yard setbacks. ADUs under this subsection
17 207.2(e) shall meet the following conditions:

18 * * * *

19 (7) **Setbacks.** No setback is required for an ADU located within an existing
20 living area or an existing accessory structure, or an ADU that replaces an existing structure
21 and is located in the same location and constructed to the same dimensions as the structure
22 being replaced. A setback of no more than four feet from the side and rear lot lines shall be
23 required for an ADU that is not converted from either an existing structure or a new structure
24 constructed in the same location and to the same dimensions as an existing structure;

1 provided, however, that for an ADU that is part of new construction, such setback shall be required
2 only for the portions of the ADU outside of the buildable area of the lot.

3 * * * *

4 (f) **Permit Application Review and Approval.** No requests for discretionary
5 review shall be accepted by the Planning Department for ~~permit applications~~an ADU or JADU
6 meeting the requirements of this Section 207.2. The Planning Commission shall not hold a
7 public hearing for discretionary review of ~~permit applications~~an ADU or JADU meeting the
8 requirements of this Section 207.2. ~~Permit applications~~An ADU or JADU meeting the
9 requirements of this Section 207.2 shall not be subject to the notification or review
10 requirements of Section 311 of this Code.

11 * * * *

12 (h) **Prohibition of Short-Term Rentals.** An ADU or JADU authorized under this
13 Section 207.2 shall not be used for Short-Term Residential Rentals under Chapter 41A of the
14 Administrative Code. ~~This restriction shall be recorded as a Notice of Special Restriction on the~~
15 ~~subject lot.~~

16 (i) **Rental; Restrictions on Subdivisions.** An ADU or JADU constructed
17 pursuant to this Section 207.2 may be rented and is subject to all applicable provisions of the
18 Residential Rent Stabilization and Arbitration Ordinance (Chapter 37 of the Administrative
19 Code). Notwithstanding the provisions of Article 9 of the Subdivision Code, a lot with an ADU
20 or JADU authorized under this Section 207.2 shall not be subdivided in a manner that would
21 allow for the ADU or JADU to be sold or separately financed pursuant to any condominium
22 plan, housing cooperative, or similar form of separate ownership, except that this prohibition
23 on separate sale or finance of the ADU shall not apply to an ADU that meets the requirements
24 of California Government Code Section ~~65852.2666333~~(f).

1 (i) **Recordation for Junior ADUs.** The following restrictions shall be recorded as
2 a Notice of Special Restriction, *as required by California Government Code Section 66333(c)*, on
3 the subject lot on which a JADU is constructed under this Section 207.2 and shall be binding
4 on all future owners and successors in interest:

5 (1) Notwithstanding the provisions of Article 9 of the Subdivision Code, a lot
6 with a JADU authorized under this Section 207.2 shall not be subdivided in a manner that
7 would allow for the JADU to be sold or separately financed pursuant to any condominium
8 plan, housing cooperative, or similar form of separate ownership, except that this prohibition
9 on separate sale or finance of the JADU shall not apply to a JADU that meets the
10 requirements of California Government Code Section ~~65852.26~~66333(f).

11 (2) The size and attributes of a JADU constructed pursuant to this Section
12 207.2 shall comply with the requirements of this Section 207.2 and California Government
13 Code *Section* ~~65852.22~~66333.

14 (jk) **Department Report.** In addition to the information required by subsection
15 207.1(i)(3), the annual Housing Inventory shall include a description and evaluation of the
16 number and types of units being developed pursuant to this Section 207.2, their affordability
17 rates, and such other information as the Director or the Board of Supervisors determines
18 would inform decision_makers and the public.

19 (kl) **Fees.** No impact fees shall be imposed on ADUs or JADUs authorized under
20 this Section 207.2, where the ADU or JADU is smaller than 750 square feet of Gross Floor
21 Area, or for ADUs that are proposed in lots with three existing units or fewer. Impact fees for
22 all other ADUs shall be imposed proportionately in relation to the Gross Floor Area of the
23 primary dwelling unit.

24
25 **SEC. 209.1. RH (RESIDENTIAL, HOUSE) DISTRICTS.**

* * * *

Table 209.1

ZONING CONTROL TABLE FOR RH DISTRICTS

Zoning Category	§ References	RH-1(D)	RH-1	RH-1(S)	RH-2	RH-3
* * * *						
RESIDENTIAL STANDARDS AND USES						
* * * *						
Residential Uses						
* * * *						
Homeless Shelter	§§ 102, 208	P P	P P	P P	P	P

* * * *

SEC. 249.5. NORTH OF MARKET RESIDENTIAL SPECIAL USE DISTRICT.

(a) **General.** A special use district entitled the "North of Market Residential Special Use District," which includes RC-4 and P Use Districts, the boundaries of which are shown on Sectional Map No. SU01, and SU02 of the Zoning Map of the City and County of San Francisco, is hereby established for the purposes set forth below.

* * * *

SEC. 303. CONDITIONAL USES.

* * * *

(i) **Large-Scale Retail Uses.** With respect to applications for the establishment of large-scale retail uses under Section 121.6, in addition to the criteria set forth in §Subsections (c) and (d) above, the Commission shall consider the following:

1 (1) The extent to which the retail use's parking is planned in a manner that
2 creates or maintains active street frontage patterns;

3 (2) The extent to which the retail use is a component of a mixed-use project or
4 is designed in a manner that encourages mixed-use building opportunities;

5 (3) The shift in traffic patterns that may result from drawing traffic to the
6 location of the proposed use;

7 (4) The impact that the employees at the proposed use will have on the
8 demand in the City for housing, public transit, childcare, and other social services; and

9 (5) An economic impact study. The Planning Department shall prepare an
10 economic impact study using qualified City staff or shall select a consultant from a pool of pre-
11 qualified consultants to prepare the economic impact study required by this ~~sub~~Subsection *(i)(5)*.
12 The analysis, in the form of a study, shall be considered by the Planning Commission in its
13 review of the application. The applicant shall bear the cost of paying the consultant for *the*
14 *consultant's*~~his or her~~ work preparing the economic impact study, and any necessary
15 documents prepared as part of that study. ~~The applicant shall also pay an administrative fee to~~
16 ~~compensate Planning Department and City staff for its time reviewing the study, as set forth in Section~~
17 ~~359 of this Code.~~ The study shall evaluate the potential economic impact of the applicant's
18 proposed project, including:

19 * * * *

20
21 **SEC. 303.1. FORMULA RETAIL USES.**

22 * * * *

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

1 * * * *

2 (9) Third Street Formula Retail Restricted Use District, as defined in Section
3 786; and

4 (10) ~~C-3-G District with frontage on Market Street, between 6th Street and the~~
5 ~~intersection of Market Street, 12th Street and Franklin Street; and~~

6 ~~(H)~~ Central SoMa Special Use District as defined in Section 848, except for
7 those uses not permitted pursuant to subsection (f) below.

8 * * * *

9
10 **SEC. 311. PERMIT REVIEW PROCEDURES.**

11 * * * *

12 (b) **Applicability.**

13 (1) Within the Priority Equity Geographies SUD, all planning entitlement
14 applications in Residential, NC, NCT, Chinatown Mixed Use Districts, and Eastern
15 Neighborhoods Mixed Use Districts for demolition, new construction, or alteration of buildings
16 shall be subject to the notification and review procedures required by this Section 311.
17 Notwithstanding the foregoing or any other requirement of this Section 311, planning
18 entitlement applications to construct an Accessory Dwelling Unit pursuant to Section 207.2
19 shall not be subject to the notification or review requirements of this Section 311.———

20 —————~~(B)~~ A change of use to a principally permitted use in the Western SoMa Plan
21 Area, Central SoMa Plan Area, or East SoMa Plan Area shall not be subject to the provisions
22 of this Section 311.

23 * * * *

24 (d) **Notification.** Upon determination that an application is in compliance with the
25 development standards of the Planning Code, the Planning Department shall cause a notice

1 to be posted on the site pursuant to rules established by the Zoning Administrator and shall
2 cause a written notice describing the proposed project to be sent in the manner described
3 below. This notice shall be in addition to any notices required by the Building Code and shall
4 have a format and content determined by the Zoning Administrator. ~~It shall include a description
5 of the proposal compared to any existing improvements on the site with dimensions of the basic
6 features, elevations and site plan of the proposed project including the position of any adjacent
7 buildings, exterior dimensions and finishes, and a graphic reference scale, existing and proposed uses
8 or commercial or institutional business name, if known.~~ The notice shall describe the project
9 review process and shall set forth the mailing date of the notice and the expiration date of the
10 notification period.

11 * * * *

12 (7) **Notification Package.** The notification package for a project subject to
13 notice under this Section 311 shall include a written notice and reduced-size drawings of the
14 project. Distributed plans and drawings may be limited to comply with applicable state laws.

15 * * * *

16
17 **SEC. 317. LOSS OF RESIDENTIAL AND UNAUTHORIZED UNITS THROUGH**
18 **DEMOLITION, MERGER, AND CONVERSION.**

19 * * * *

20 (c) **Applicability; Exemptions.**

21 (1) Within the Priority Equity Geographies Special Use District, any application
22 for a permit that would result in the Removal of one or more Residential Units or Unauthorized
23 Units is required to obtain Conditional Use authorization.

24 (2) Outside the Priority Equity Geographies Special Use District, any
25 application for a permit that would result in the Removal of one or more Residential Units or

1 Unauthorized Units is required to obtain Conditional Use authorization unless it meets all the
2 following criteria:

3 * * * *

4 (D) The proposed project is adding at least one more ~~unit~~ Residential Unit
5 than would be demolished;

6 * * * *

7 _____(4) For Unauthorized Units, this Conditional Use authorization will not be
8 required for Removal if the Zoning Administrator has determined in writing that the unit cannot
9 be legalized under any applicable provision of this Code. The application for a replacement
10 building or alteration permit shall also be subject to Conditional Use requirements.

11 * * * *

12 (7) **Exemptions for Unauthorized Dwelling Units.** The Removal of an
13 Unauthorized Unit does not require a Conditional Use authorization pursuant to subsections
14 (c)(1) or (c)(2) if:

15 (A) the Unauthorized Unit requires a waiver of open space or dwelling
16 unit exposure requirements, and the Unauthorized Unit is ineligible for a waiver or exemption
17 from those standards pursuant to Section 307, Section 207~~(e)(4)~~.1 (Accessory Dwelling Units -
18 Local Program), Section 207~~(e)(6)~~.2 (Accessory Dwelling Units - State Mandated Program), or
19 Section 207.3 (Dwelling Unit Legalization Program); or

20 (B) the Unauthorized Unit has no contiguous area that meets both the
21 required minimum superficial floor area in Housing Code Section 503(b) and the minimum
22 legal floor-to-ceiling height requirement in Housing Code Section 503(a).

23 * * * *

24
25 **SEC. 723. POLK STREET NEIGHBORHOOD COMMERCIAL DISTRICT.**

* * * *

**Table 723. POLK STREET NEIGHBORHOOD COMMERCIAL DISTRICT
ZONING CONTROL TABLE**

* * * *

Zoning Category	§ References	Polk Street NCD Controls
BUILDING STANDARDS		
* * * *		
Street Frontage and Public Realm		
* * * *		
Ground Floor Commercial	§ 145.4	<i><u>Not Required-Required on any street frontage that is in the Polk Street Neighborhood Commercial District.</u></i>
* * * *		

Section 3. Article 8 of the Planning Code is hereby amended by revising Sections 810, 811, 812, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, and 840, to read as follows:

SEC. 810. CHINATOWN COMMUNITY BUSINESS DISTRICT.

* * * *

Table 810

CHINATOWN COMMUNITY BUSINESS DISTRICT ZONING CONTROL TABLE

* * * *

		Chinatown Community Business District
Zoning Category	§ References	Controls
RESIDENTIAL STANDARDS AND USES		
* * * *		
Use Characteristics		
<i>Intermediate Length Occupancy</i>	<i>§§102, 202.10</i>	<i>NP</i>
Single Room Occupancy	§102	P
* * * *		
NON-RESIDENTIAL STANDARDS		
Development Standards		
* * * *		
Use Size	§ 121.4	P up to 5,000 <u>2,500</u> sq. ft.; C <u>5,000 sq. ft. & above</u> 2,501 to 5,000 sq. ft.
* * * *		

* * * *

SEC. 811. CHINATOWN VISITOR RETAIL DISTRICT.

* * * *

Table 811

CHINATOWN VISITOR RETAIL DISTRICT ZONING CONTROL TABLE

* * * *

Zoning Category	§ References	Controls
RESIDENTIAL STANDARDS AND USES		
* * * *		
Use Characteristics		
<i>Intermediate Length Occupancy</i>	<u>§§102, 202.10</u>	<i>NP</i>
Single Room Occupancy	§102	P
* * * *		

* * * *

SEC. 812. CHINATOWN RESIDENTIAL NEIGHBORHOOD COMMERCIAL DISTRICT.

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Table 812

**CHINATOWN RESIDENTIAL NEIGHBORHOOD COMMERCIAL DISTRICT
ZONING CONTROL TABLE**

* * * *

Zoning Category	§ References	Controls
RESIDENTIAL STANDARDS AND USES		
* * * *		
Use Characteristics		
<i>Intermediate Length Occupancy</i>	<u>§§102, 202.10</u>	<i>NP</i>
Single Room Occupancy	§102	P
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SEC. 830. CMUO – CENTRAL SOMA MIXED USE-OFFICE DISTRICT.

* * * *

Table 830

CMUO – CENTRAL SOMA MIXED USE – OFFICE DISTRICT ZONING CONTROL TABLE

Zoning Category	§ References	Controls
RESIDENTIAL STANDARDS AND USES		
* * * *		
Use Characteristics		
<i>Intermediate Length Occupancy</i>	<u>§§102, 202.10</u>	<u>NP</u>
Single Room Occupancy	§102	P
* * * *		

* * * *

SEC. 831. MUG – MIXED USE-GENERAL DISTRICT.

* * * *

Table 831

MUG – MIXED USE – GENERAL DISTRICT ZONING CONTROL TABLE

Zoning Category	§ References	Mixed Use-General District Controls
RESIDENTIAL STANDARDS AND USES		
* * * *		
Use Characteristics		
Intermediate Length Occupancy	§§102, 202.10	<u>NP P(2)</u>

1 * * * *

2 * * * *

3 (2) *[Note Deleted] NP for buildings with three or fewer Dwelling Units. C for buildings with 10 or*
4 *more Dwelling Units.*

5 * * * *

7 **SEC. 832. MUO – MIXED USE-OFFICE DISTRICT.**

8 * * * *

9 **Table 832**

10 **MUO – MIXED USE – OFFICE DISTRICT ZONING CONTROL TABLE**

Zoning Category	§ References	Mixed Use-Office District Controls
RESIDENTIAL STANDARDS AND USES		
* * * *		
Use Characteristics		
Intermediate Length	§§102, 202.10	<i>NP P(3)</i>
Occupancy		
* * * *		

18 * * * *

19 (3) *[Note Deleted] NP for buildings with three or fewer Dwelling Units. C for buildings with 10 or*
20 *more Dwelling Units.*

21 * * * *

23 **SEC. 833. MUR – MIXED USE-RESIDENTIAL DISTRICT.**

24 * * * *

Table 833

MUR – MIXED USE RESIDENTIAL – DISTRICT ZONING CONTROL TABLE

Zoning Category	§ References	Mixed Use-Residential District Controls
RESIDENTIAL STANDARDS AND USES		
* * * *		
Use Characteristics		
Intermediate Length	§§102, 202.10	<u>NP P(4)</u>
Occupancy		
* * * *		

* * * *

(4) *[Note Deleted] NP for buildings with three or fewer Dwelling Units. C for buildings with 10 or more Dwelling Units.*

* * * *

SEC. 834. RED – RESIDENTIAL ENCLAVE DISTRICT.

* * * *

Table 834

RED – RESIDENTIAL ENCLAVE DISTRICT ZONING CONTROL TABLE

Zoning Category	§ References	Residential Enclave District Controls
RESIDENTIAL STANDARDS AND USES		
* * * *		
Use Characteristics		

1	Intermediate Length	§§102, 202.10	<u>NP P(5)</u>
2	Occupancy		
3	* * * *		

4 * * * *

5 (5) [Note Deleted] *NP for buildings with three or fewer Dwelling Units. C for buildings with 10 or*
6 *more Dwelling Units.*

7 * * * *

8

9 **SEC. 835. RED-MX – RESIDENTIAL ENCLAVE-MIXED DISTRICT.**

10 * * * *

11 **Table 835**

12 **RED-MX – RESIDENTIAL ENCLAVE-MIXED DISTRICT ZONING CONTROL TABLE**

13

14 * * * *

15 Zoning Category	§ References	Residential Enclave-Mixed District
16 Controls		
17 RESIDENTIAL STANDARDS AND USES		
18 * * * *		
19 Use Characteristics		
20 Intermediate Length	§§102, 202.10	<u>NP P(2)</u>
21 Occupancy		
22 * * * *		

23 * * * *

1 (2) ~~[Note Deleted] NP for buildings with three or fewer Dwelling Units. C for buildings with 10 or~~
 2 ~~more Dwelling Units.~~

3 * * * *

4
 5 **SEC. 836. SALI – SERVICE/ARTS/LIGHT INDUSTRIAL DISTRICT.**

6 * * * *

7 **Table 836**

8 **SALI – SERVICE/ARTS/LIGHT INDUSTRIAL DISTRICT ZONING CONTROL TABLE**

9
 10 * * * *

Zoning Category	§ References	Service/Arts/Light Industrial District Controls
RESIDENTIAL STANDARDS AND USES		
* * * *		
Use Characteristics		
Intermediate Length	§§102, 202.10	NP P(2)
Occupancy		
* * * *		

19 *Not listed below

20 * * * *

21 (2) ~~[Note Deleted] NP for buildings with three or fewer Dwelling Units. C for buildings with 10 or~~
 22 ~~more Dwelling Units.~~

23 * * * *

24 (10) Nighttime Entertainment subject to buffer in Section ~~249.39(c)(7)249.6(e)(9)~~.

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SEC. 837. SPD – SOUTH PARK DISTRICT.

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Table 837

SPD – SOUTH PARK DISTRICT ZONING CONTROL TABLE

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Zoning Category	§ References	South Park District Controls
* * * *		
RESIDENTIAL STANDARDS AND USES		
* * * *		
Use Characteristics		
Intermediate Length	§§102, 202.10	<u>NP P(4)</u>
Occupancy		
* * * *		

* * * *

(4) *[Note Deleted] NP for buildings with three or fewer Dwelling Units. C for buildings with 10 or more Dwelling Units*

* * * *

SEC. 838. UMU – URBAN MIXED USE DISTRICT.

The Urban Mixed Use (UMU) District is intended to promote a vibrant mix of uses while maintaining the characteristics of this formerly industrially-zoned area. It is also intended to serve as a buffer between residential districts and PDR districts in the Eastern

1 Neighborhoods. Within the UMU, allowed uses include production, distribution, and repair
 2 uses such as light manufacturing, home and business services, arts activities, warehouse,
 3 and wholesaling. Additional permitted uses include retail, educational facilities, and nighttime
 4 entertainment. Housing is also permitted, but is subject to higher affordability requirements.
 5 Family-sized dwelling units are encouraged. Within the UMU, office uses are generally
 6 prohibited in the Mission Area Plan and elsewhere are restricted to the upper floors of multiple
 7 story buildings. In considering any new land use not contemplated in this District, the Zoning
 8 Administrator shall take into account the intent of this District as expressed in this Section
 9 8438 and in the General Plan. Accessory Dwelling Units are permitted within the district
 10 pursuant to Sections 207.1 and ~~(e)(6)~~207.2 of this Code.

11 * * * *

12 **Table 838**

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

14 * * * *

Zoning Category	§ References	Urban Mixed Use District Controls
RESIDENTIAL STANDARDS AND USES		
* * * *		
Use Characteristics		
Intermediate Length	§§102, 202.10	<u>NP P(1)</u>
Occupancy		
* * * *		

22 * * * *

23 (1) *[Note Deleted] NP for buildings with three or fewer Dwelling Units. C for buildings with 10 or*
 24 *more Dwelling Units.*

1 * * * *

2
3 **SEC. 839. WMUG – WSOMA MIXED USE-GENERAL DISTRICT.**

4 * * * *

5 **Table 839**

6 **WMUG – WSOMA MIXED USE-GENERAL DISTRICT ZONING CONTROL TABLE**

7 * * * *

Zoning Category	§ References	Western SoMa Mixed Use-General District Controls
RESIDENTIAL STANDARDS AND USES		
* * * *		
Use Characteristics		
Intermediate Length	§§102, 202.10	<u>NP P(3)</u>
Occupancy		
* * * *		

16 * * * *

17 (3) ~~[Note Deleted] NP for buildings with three or fewer Dwelling Units. C for buildings with 10 or~~
18 ~~more Dwelling Units.~~

19 * * * *

20 **SEC. 840. WMUO – WSOMA MIXED USE-OFFICE DISTRICT.**

21 * * * *

22 **Table 840**

23 **WMUO – WSOMA MIXED USE-OFFICE DISTRICT ZONING CONTROL TABLE**

24 * * * *

Zoning Category	§ References	Western SoMa Mixed Use-General District Controls
RESIDENTIAL STANDARDS AND USES		
* * * *		
Use Characteristics		
Intermediate Length	§§102, 202.10	<u>NP P(3)</u>
Occupancy		
* * * *		

(3) *[Note Deleted] NP for buildings with three or fewer Dwelling Units. C for buildings with 10 or more Dwelling Units.*

* * * *

Section 4. Chapter 1A, Section 106A of the San Francisco Building Code is hereby amended by revising Section 106A.1.19, to read as follows:

106A.1.19 State-Mandated Accessory Dwelling Unit Program. California Government Code Sections ~~65852.266314~~ and ~~65852.2266333~~ require expedited, ministerial consideration of Accessory Dwelling Units (“ADUs”) and Junior Accessory Dwelling Units (“JADUs”) that meet the requirements of Planning Code Section 207.2.

Section 5. Effective Date. This ordinance shall become effective 30 days after enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board of Supervisors overrides the Mayor’s veto of the ordinance.

Section 6. Scope of Ordinance. In enacting this ordinance, the Board of Supervisors intends to amend only those words, phrases, paragraphs, subsections, sections, articles, numbers, punctuation marks, charts, diagrams, or any other constituent parts of the Municipal

REVISED LEGISLATIVE DIGEST
(Amended in Committee – December 9, 2024)

[Building, Planning Codes - Code Corrections and Updates]

Ordinance amending the Building and Planning Codes to correct typographical errors, update outdated cross-references, make non-substantive revisions to clarify or simplify Code language, and make other minor, substantive updates to various Code provisions; directing the Clerk of the Board of Supervisors to forward this Ordinance to the California Department of Housing and Community Development upon final passage; affirming the Planning Department’s determination under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and adopting findings of public necessity, convenience, and general welfare under Planning Code, Section 302.

Existing Law

This ordinance amends multiple sections of the Planning Code.

Amendments to Current Law

The ordinance would make non-substantive amendments to multiple sections of the existing Code in order to (1) correct errors in spelling, grammar, punctuation, or format, (2) correct outdated cross-references, and (3) make the Code language consistent or clarify existing text.

In addition, this ordinance would make several minor, substantive clarifications to the code, including:

- amending the definition of Historic Resource to include resources that are determined to be a contributor through historic resource review.
- clarifying that the rear yard requirement does not apply in NC-S Districts.
- adding back language that allows the ZA to modify or waive the required rear yard in NC Zoning Districts administratively. This was inadvertently removed in a prior ordinance.
- adding back front setback requirements in Section 132, which were inadvertently removed a provision for properties that only have one adjacent building, such as buildings on corner lots. This was inadvertently removed in a prior ordinance.
- clarifying that Mandatory Discretionary Review is included in the types of entitlements that are not required for projects seeking approval pursuant to Section 206.6.
- modifying the specific materials that must be included in mailed notice.
- reinstating controls for Intermediate Length Occupancy, which were inadvertently removed.
- clarifying that Ground Floor Commercial uses are required in the Polk Street NCD.

Background Information

The Planning Code is amended frequently. Although the Planning Department and the City Attorney's Office review individual ordinances, errors in grammar and syntax, mistakes in cross-references, and accidental additions and deletions of text occur due to the sheer number of legislative actions and the complexity of the Code. The Department and the City Attorney's Office collect the Code errors and the Publisher also notes many of them in Codification Notes at the end of the section to which they apply. While many of these errors can be – and are – corrected in subsequent legislation, those errors that have not been corrected or code text clarified through subsequent legislation are recommended to the Board by the Planning Commission in an annual Code Corrections Ordinance.

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