File No	180915	Committee I Board Item N	tem No No	o	5	
	COMMITTEE/BOARI AGENDA PACKET			ISORS		
Committe	e: <u>Land Use and Transporta</u>		_		<u>per 3, 20</u>	
Board of S	Supervisors Meeting		Date _	DEDGULS	R 11,71	118
Cmte Bo	ard					
	Motion Resolution Ordinance Legislative Digest Budget and Legislative A Youth Commission Repo Introduction Form Department/Agency Cove Memorandum of Underst Grant Information Form Grant Budget Subcontract Budget Contract/Agreement Form 126 - Ethics Comm Award Letter Application Form 700 Vacancy Notice Information Sheet Public Correspondence	rt er Letter and/ anding (MOL	/or Rej J)	• •		
OTHER	(Use back side if addition	nal space is r	needeo	d) ·		
	OEDA Determination NULUSPONSE M30/18					

Completed by:	Alisa Somera	Date	November 29, 2018
Completed by:	BRICA MATR	Date	12 4 208

BOARD of SUPERVISORS



City Hall Dr. Carlton B. Goodlett Place, Room 244 San Francisco 94102-4689 Tel. No. 554-5184 Fax No. 554-5163 TDD/TTY No. 554-5227

#### MEMORANDUM

#### LAND USE AND TRANSPORTATION COMMITTEE SAN FRANCISCO BOARD OF SUPERVISORS

- TO: Supervisor Katy Tang, Chair Land Use and Transportation Committee
- FROM: Erica Major, Assistant Clerk

DATE: December 4, 2018

SUBJECT: **COMMITTEE REPORT, BOARD MEETING** Tuesday, December 4, 2018

The following file should be presented as a **COMMITTEE REPORT** at the Board meeting, Tuesday, December 4, 2018. This item was acted upon at the Committee Meeting on Monday, December 3, 2018, at 1:30 p.m., by the votes indicated.

Item No. 21 File No. 180915

Ordinance amending the Planning Code to allow Residential Care Facilities with seven or more persons as a principally permitted use in RH-3 (Residential House, Three-Family), RC (Residential Commercial), RM (Residential Mixed), and RTO (Residential Transit Oriented) Districts, in Neighborhood Commercial Districts, and in certain Mixed Use Districts; 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.

#### **RECOMMENDED AS A COMMITTEE REPORT**

Vote: Supervisor Katy Tang - Aye Supervisor Ahsha Safai - Aye Supervisor Aaron Peskin - Aye Supervisor Jane Kim - Excused

Board of Supervisors Angela Calvillo, Clerk of the Board Jon Givner, Deputy City Attorney

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ORDINANC

[Planning Code - Residential Care Facilities]

Ordinance amending the Planning Code to allow Residential Care Facilities with seven or more persons as a principally permitted use in RH-3 (Residential House, Three-Family), RC (Residential Commercial), RM (Residential Mixed), and RTO (Residential Transit Oriented) Districts, in Neighborhood Commercial Districts, and in certain Mixed Use Districts; 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 <u>single-underline italics Times New Roman font</u>. Deletions to Codes are in <u>strikethrough italics Times New Roman font</u>. Board amendment additions are in <u>double-underlined Arial font</u>. Board amendment deletions are in <u>strikethrough Arial font</u>. 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. 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. 180915 and is incorporated herein by reference. The Board affirms this determination.

(b) On November 29, 2018, the Planning Commission, in Resolution No. 20346, adopted findings that the actions contemplated in this ordinance are consistent, on balance,

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with the City's General Plan and eight priority policies of Planning Code Section 101.1. The Board adopts these findings as its own. A copy of said Resolution is on file with the Clerk of the Board of Supervisors in File No. 180915, and is incorporated herein by reference.
(c) Pursuant to Planning Code Section 302, the Board finds that these Planning

Code amendments will serve the public necessity, convenience, and general welfare for the reasons set forth in Planning Commission Resolution No. 20346 and the Board incorporates such reasons herein by reference.

Section 2. The Planning Code is hereby amended by revising Zoning Control Tables 209.1, 209.2, 209.3, 209.4, 710, 711, 713, 714, 715, 716, 717, 718, 719, 722, 723, 724, 725, 726, 728, 729, 730, 731, 732, 733, 734, 750, 751, 753, 755, 756, 757, 758, 759, 761, 762, 763, 764, 813, 827, 829, 840, 841, 842, and 844, to read as follows: **SEC. 209.1. RH (RESIDENTIAL, HOUSE) DISTRICTS.** 

#### Table 209.1ZONING CONTROL TABLE FOR RH DISTRICTS

Zoning Category	§ Refere	nces	RH-1(D)	RH-1	RH- 1(S)	RH-2	RH- 3
* * * *				Age and a second sec	al an		
NON-RESIDENTIAL	STANDARD	S AND U	SES	<u> </u>	•		
* * * *	<u> </u>			·			
Institutional Use Cat	tegory	•		•			
Institutional Uses*	§ 102	NP	NP	NP	NF	P N	IP
* * * *	* * * *	* * * *	* * * *	* ***	* ***	* **	* *
Residential Care Facility	§ 102	P (3)	P (3)	P (3	) P (3	3) P	<del>(3)</del>

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\* 1 2 Not listed below. 3 4 (3) C required for seven or more persons. 5 6 SEC. 209.2. RM (RESIDENTIAL, MIXED) DISTRICTS. 7 8 Table 209.2 9 ZONING CONTROL TABLE FOR RM DISTRICTS 10 § Zoning Category RM-1 RM-2 RM-3 RM-4 References 11 12 \* \* 13 NON-RESIDENTIAL STANDARDS AND USES 14 \* \* \* 15 Institutional Use Category 16 Institutional Uses\* § 102 NP NP NP NP \* 17 Residential Care 18 § 102 P <del>(3)</del> P <del>(3)</del> P <del>(3)</del> P (3) Facility 19 \* 20 Not listed below. 21 ÷ 22 (3) [Note Deleted] C required for seven or more persons. 23 24 25

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

5.

§ References	RC-3	RC-4
DARDS AND USES		
	<u></u>	
§ 102	С	С
* * * *	* * * *	' * * * *
§ 102	P <del>(3)</del>	Р <del>(3)</del>
* * * *	****	* * * *
equired for seven or me	pre persons.	•
	References           DARDS AND USES           /           § 102           * * * *           § 102           * * * *	References     RC-3       DARDS AND USES       /       § 102       ****       § 102       P (3)

### Table 209.4ZONING CONTROL TABLE FOR RTO DISTRICTS

Zoning Category	§ References	RTO	RTO-M
			· · ·
Supervisors Mandelman; Yee BOARD OF SUPERVISORS		•	Pa

NON-RESIDENTIAL STAN	IDARDS AND USES	5	
* * * *			
Institutional Use Category	y .		
Institutional Uses*	§ 102	NP	NP
I	§ 102		
Residential Care Facility	<u> </u>	P <del>(3)</del> ****	P <del>(3)</del>
	<u> </u>		
* Not listed below.			
* * * *			
(3) <u>[Note Deleted]</u> <del>C r</del>	equired for seven or n	iore persons.	
* * * *		:	
* * * *		,	
* * * * SEC. 710. NC-1 – NEIGHB	ORHOOD COMME	RCIAL CLUSTER DIS	STRICT.
* * * * SEC. 710. NC-1 – NEIGHB * * * *	ORHOOD COMME	RCIAL CLUSTER DIS	TRICT.
* * * *		RCIAL CLUSTER DIS D COMMERCIAL CLU	
* * * *		D COMMERCIAL CLU	
* * * *	0. NEIGHBORHOO	D COMMERCIAL CLU	
* * * * Table 71	0. NEIGHBORHOO ZONING CON	D COMMERCIAL CLU TROL TABLE	JSTER DISTRIC
* * * *	0. NEIGHBORHOO ZONING CON	D COMMERCIAL CLU	JSTER DISTRIC
* * * * Table 71 Zoning Category * * * *	0. NEIGHBORHOO ZONING CON § Ref	D COMMERCIAL CLU TROL TABLE	JSTER DISTRIC
* * * * Table 71 Zoning Category * * * * NON-RESIDENTIAL USES	0. NEIGHBORHOO ZONING CON § Ref	D COMMERCIAL CLU TROL TABLE	JSTER DISTRIC
* * * * Table 71 Zoning Category * * * *	0. NEIGHBORHOO ZONING CON § Ref	D COMMERCIAL CLU TROL TABLE erences	JSTER DISTRIC NC-1 Controls
* * * * Table 71 Zoning Category * * * * NON-RESIDENTIAL USES	0. NEIGHBORHOO ZONING CON § Ref	D COMMERCIAL CLU TROL TABLE erences	JSTER DISTRIC
* * * * Table 71 Zoning Category * * * * NON-RESIDENTIAL USES	0. NEIGHBORHOO ZONING CON § Ref	D COMMERCIAL CLU TROL TABLE erences	JSTER DISTRIC NC-1 Controls

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Institutional Uses\* Ρ С NP § 102 \*\*\*\* \* \* \* \* \* \* \* \* \* \* \* \* \* \* \* \* Ρ **Residential Care Facility** § 102 P(4) P(4) Not listed below. \* \* (4) [Note deleted.] C required for 7 or more persons. 9 SEC. 711. NC-2 – SMALL-SCALE NEIGHBORHOOD COMMERCIAL DISTRICT. 10 \* Table 711. SMALL-SCALE NEIGHBORHOOD COMMERCIAL DISTRICT NC-2 ZONING CONTROL TABLE 12 13 NC-2 14 § References Controls Zoning Category 15 \* \* \* 16 **NON-RESIDENTIAL USES** 17 \* \* 18 **Controls by Story** 19 2nd 1st 3rd+ \* \* \* 20 \* Institutional Use Category 21 Institutional Uses\* § 102 P С С 22 \* ٠. 23 **Residential Care Facility** § 102 Ρ P(3) P(3) 24 25

Supervisors Mandelman; Yee BOARD OF SUPERVISORS

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* Not listed below.		•			
(3) <u>[Note deleted.]</u> <del>C r</del>	equired for seven of	<del>"more persons.</del>			
* * * *					
EC. 713. NC-S – NEIGHB	ORHOOD COMN	IERCIAL SHO	PPING C	ENTER DIS	STRICT.
* * * *					
Table 713, NEIGHE	ORHOOD COMM	IERCIAL SHO	PPING C	ENTER DIS	STRICT I
•	ZONING	CONTROL TA	ABLE		·
	· ·				[C-S
					С- <b>о</b>
Zoning Category	§ R	eferences	•	Co	ntrols
* * * *	r				
NON-RESIDENTIAL USE	S ·				
NON-RESIDENTIAL USE	S				
NON-RESIDENTIAL USE	S	· · · · ·	C	ontrols by s	Story
NON-RESIDENTIAL USE	S	· · ·	Co 1st	ontrols by s	
	S	· · ·		- <u>_</u>	
* * * *		· · ·		- <u>_</u>	
* * * *	ſY		1st	2nd	3rd
* * * * Institutional Use Catego				- <u>_</u>	3rd
* * * * Institutional Use Catego Institutional Uses*	<b>у</b> § 102		<b>1st</b> P(1)	2nd	3rd
* * * * Institutional Use Catego Institutional Uses* ****	<b>Y</b> § 102 ****		<b>1st</b> P(1)	2nd	3rd NP(1)
* * * * Institutional Use Catego Institutional Uses* ****	<b>Y</b> § 102 ****		<b>1st</b> P(1)	2nd	3rd
* * * * Institutional Use Catego Institutional Uses* ****	<b>Y</b> § 102 ****		<b>1st</b> P(1)	2nd	3rd
* * * * Institutional Use Catego Institutional Uses* **** Residential Care Facility * * * *	<b>Y</b> § 102 ****		<b>1st</b> P(1)	2nd	3rd
* * * * Institutional Use Categor Institutional Uses* **** Residential Care Facility * * * * * Not listed below. * * * *	r <b>y</b> § 102 **** § 102	:0115:	<b>1st</b> P(1)	2nd	3rd
Institutional Use Categor Institutional Uses* **** Residential Care Facility * * * * * Not listed below.	r <b>y</b> § 102 **** § 102	:ons:	<b>1st</b> P(1)	2nd	3rd

Page 7

Table 714.	BROADWAY NE ZONIN	IGHBORHOOI G CONTROL 1	D COMMER ABLE	RCIAL DIS	FRICT
				Broady	vay NCD
Zoning Category	§	References		Cor	ntrols
* * *		2		· ·	
NON-RESIDENTIAL STA	NDARDS AND L	ISES			
			· · ·		
			Co	ntrols by S	Story
			1st	2nd	3rd+
* * *					
nstitutional Use Catego	ry				
Institutional Uses*	§ 102		Ρ.	С	C.
***	****		****	* * * *	****
Residential Care Facility	§ 102		P	P <del>(3)</del>	P <del>(3)</del>
* * *		•			
* Not listed below.					
					•
(3) <u>[Note deleted.]</u> €	<del>required for seven</del>	or more person	<del>5.</del>		
* * * *				.'	
SEC. 715. CASTRO STR	EET NEIGHBOF	RHOOD COMM	IERCIAL D	ISTRICT.	
* * * *					
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# Table 715. BROADWAY NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE

			Castro <u>S</u>	treet NCD
Zoning Category	§ References		Controls	
* * * *	£	•	<b>L</b>	
NON-RESIDENTIAL STAI	NDARDS AND USES			
		Co	ontrols by S	tory
	· · · · ·	1st	2nd	3rd+
* * * *				
Institutional Use Catego	<b>y</b>	······································		
Institutional Uses*	§ 102	P	С	С
* * * *	* * * *	* * * *	****	* * * *
Residential Care Facility	§ 102	Р	P <del>(3)</del>	P <del>(3)</del>
* * * *			•	
* Not listed below.	· · ·			
* * * *				
(3)	required for seven or more perso	775.	· .	
SEC. 716. INNER CLEME	ENT NEIGHBORHOOD COMI		DISTRICT.	
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Supervisors Mandelman; Yee	• •			
BOARD OF SUPERVISORS				. P

## Table 716. INNER CLEMENT NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE

			Inner Cle	ment <u>Stre</u>
Zoning Category	§ References		Controls	
* * * *				
NON-RESIDENTIAL STA	NDARDS AND USES			
···································		C	ontrols by S	tory
	· · ·	1st	2nd	3rd+
* * * *			· · · · · ·	:
Institutional Use Catego	ry		·	· · ·
Institutional Uses*	§ 102	Р	С	С
****	***	****	****	****
Residential Care Facility	§ 102	P	P <del>(2)</del>	P <del>(2)</del>
* * * * (2)	required for seven or more pers	ons.	и	
SEC. 717. OUTER CLEM	ENT NEIGHBORHOOD COI	MERCIAL	DISTRICT.	
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Supervisors Mandelman; Yee BOARD OF SUPERVISORS	282		1 -	Р

#### Table 717. OUTER CLEMENT NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE

		Outer Cle	ment <u>Stree</u>	
§ References		Controls		
NDARDS AND USES			τατιστοτιτό το μαριτικό ματά το παλάδου το	
· ·	Co	ntrols by S	story	
	1st	2nd	3rd+	
	1	- <b>L</b>		
ŷ	· · · · · · · · · · · · · · · · · · ·	······································	· · ·	
§ 102	P	С	С	
* * * *	* * * *	* * * *	* * * *	
	NDARDS AND USES	NDARDS AND USES Co 1st y § 102 P	§ ReferencesCorrNDARDS AND USESControls by S1st2ndy\$ 102PC	

\* Not listed below.

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(2) [Note deleted.] C required for seven or more persons.

\* \* \* \*

SEC. 718 UPPER FILLMORE STREET NEIGHBORHOOD COMMERCIAL DISTRICT.

Supervisors Mandelman; Yee BOARD OF SUPERVISORS

Table 718. UP	PER FILLMORE STREET DISTRICT ZONING CONTF			IERCIAL
				lmore <u>Street</u> CD
Zoning Category	§ Referenc	es	Cor	ntrols
* * * *				
NON-RESIDENTIAL STAI	NDARDS AND USES			· ·
		C	ontrols by S	Story .
	•	1st	2nd	3rd+
* * * *				
Institutional Use Catego	ĵy.			
Institutional Uses*	§ 102	Р	С	С
***	***	****	****	***
Residential Care Facility	§ 102	Р	P <del>(2)</del>	P <del>(2)</del>
* * * *	<del>required for seven or more p</del> ET NEIGHBORHOOD CO		ISTRICT.	
Supervisors Mandelman; Yee		• • •		
BOARD OF SUPERVISORS	284			Page

#### Table 719. HAIGHT STREET NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE

				treet NCD
Zoning Category	§ References		Controls	
* * * *				
NON-RESIDENTIAL STA	NDARDS AND USES	· •	-	
• 				•
		C	Story	
		1st	2nd	3rd+
* * * *	<u> </u>			
Institutional Use Catego	ry			
Institutional Uses*	§ 102	Р	С	С
***	* * * *	* * * *	* * * *	* * * *
Residential Care Facility	§ 102	Р	P <del>(2)</del>	P <del>(2)</del>
* * * *	• •			
* Not listed below.	•			
.****				
(2) <u>[Note deleted.]</u> <del>C</del>	required for seven or more perse	<del>MS.</del>		
* * * *				
SEC. 722 NORTH BEAC	H NEIGHBORHOOD COMMI	ERCIAL DI	STRICT.	•
* * * *				
			· .	
Supervisors Mandelman; Yee	•			

### Table 722. NORTH BEACH NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE

§ References USES	Cc 1st	ontrols by S	ntrols Story
USES		1	itory
USES		1	itory
		1	Story
		1	Story
······································	1st		
· · · · · · · · · · · · · · · · · · ·		2nd	3rd-
	<del></del>		<b>_</b> ,
	P	С	С
	****	* * * *	* * * *
	NP	P <del>(4)</del>	P <del>(4)</del>
	•		
en or more pers	<del>0115.</del>		
		TRICT.	
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	•	•	
			•
	-	**** NP	**** **** NP P <del>(4)</del>

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

				reet NCD
Zoning Category	§ Refer	ences	Cor	ntrols
* * *				
NON-RESIDENTIAL STAN	IDARDS AND USES			·. ·
			· ·	
		C	ontrols by S	story
·		1st	2nd	3rd+
* * * *				
nstitutional Use Categor	У			
Institutional Uses*	§ 102	P	С	С
* * * *	* * * *	* * * *	* * * *	* * * *
Residential Care Facility	§ 102	P	P <del>(2)</del>	P <del>(2)</del>
* * * * (2)	required for seven or me	re persons.		
* * * *				
SEC. 724. SACRAMENT	O STREET NEIGHBO	RHOOD COMMER	RCIAL DIST	RICT.
* * * *				
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	•			
Supervisors Mandelman; Yee				

### Table 724. SACRAMENTO STREET NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE

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			1	nto Street CD	
Zoning Category	§ References		Controls		
* * * *	·				
NON-RESIDENTIAL STAI	NDARDS AND U	JSES		· · ·	·····
	<u>ىرىمەرىمە ئەتىلەر بەسەرىيە ئالەرىمە ئەتىمەر بەرىمەر بەرىمەر بەرىمەر بەرىمەر بەرىمەر بەرىمەر بەرىمەر بەرىمەر بە</u>	******		<b></b>	
	· · ·		Co	ontrols by S	tory
			1st	2nd	3rd+
* * *		· .	<b></b>		
Institutional Use Catego	ſУ				1999-9 <sup>99-</sup> 9- 19-99-99
Institutional Uses*	§ 102	· · ·	Р	С	С
****	* * * *	-	****	****	****
<b>Residential Care Facility</b>	§ 102		P	P <del>(2)</del>	P <del>(2)</del>
(2) <u>[Note deleted.]</u> <del>C</del>	required for sever	<del>. 1 of more persor</del>	<del>13.</del>		. ·
* * * *	· ·				
SEC. 725. UNION STREE	T NEIGHBORH	OOD COMME	RCIAL DIS	TRICT.	
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		- 			
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Supervisors Mandelman; Yee BOARD OF SUPERVISORS	١	288			Pa

#### Table 725. UNION STREET NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE

§ Ref DARDS AND USE	erences S	C	controls		
DARDS AND USE	S		· ·		
DARDS AND USE	S				
	······································				
		Controls by Stor			
	1	st 2nd	3rd+		
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§ 102	· P	Ċ	C		
* * * *	****	* * * *	* * * *		
§ 102	P	P <del>(2)</del>	P <del>(2)</del>		
equired for seven or	<del>more persons.</del>				
UE NEIGHBORHC		AL DISTRICT	a K		
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			•		
• •					
			1		
	•	,			
	§ 102 equired for seven or-	**** § 102 P equired for seven or more persons. UE NEIGHBORHOOD COMMERCI	****       ****       ****         § 102       P       P(2)         equired for seven or more persons.         UE NEIGHBORHOOD COMMERCIAL DISTRICT		

Supervisors Mandelman; Yee BOARD OF SUPERVISORS

# Table 726. PACIFIC AVENUE NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE

			Pacific A	venue NC	
Zoning Category	§ References	· · · · · · · · · · · · · · · · · · ·	Contro		
* * * *	L	· · · · · · · · · · · · · · · · · · ·			
NON-RESIDENTIAL STA	NDARDS AND USES	· · ·			
		Co	ontrols by S	Story	
		1st	2nd	3rd+	
* * * *				•	
Institutional Use Catego	ſy			•	
Institutional Uses*	§ 102	NP	NP	NP	
***	* * * *	* * * *	****	* * * *	
Residential Care Facility	§ 102	C <del>(2)</del>	<u>P</u> <del>NP</del>	. <u>₽</u> ₩₽	
* * * * (2) [Note deleted.] H	P for seven or more persons.				
· * * * *					
SEC. 728. 24TH STREET	- NOE VALLEY NEIGHBO	RHOOD COI	MMERCIAL	DISTRIC	
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Supervisors Mandelman; Yee BOARD OF SUPERVISORS				F	

## Table 728. 24TH STREET – NOE VALLEY NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE

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			24th Street – NoeValley NCD		
Zoning Category	§ References	; · ·	Cor	ntrols	
* * * *		· · ·	· · · · · · · · · · · · · · · · · · ·		
NON-RESIDENTIAL STAT	NDARDS AND USES				
			······································		
		Co	ontrols by §	Story	
		1st	2nd	3rd+	
* * * *	·		·		
Institutional Use Categor	у				
Institutional Uses*	§ 102	P .	C	С	
****	* * * *	* * * *	* * * *	* * * *	
Residential Care Facility	§ 102	P .	P <del>(2)</del>	P <del>(2)</del>	
* * * * (2)	required for seven or more per.	<del>.</del> <del>SONS.</del>			
SEC 720 WEST PORTA	L AVENUE NEIGHBORHO			'RICT	
* * * *				1001,	
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	· · ·				
			•		

# Table 729. WEST PORTAL AVENUE NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE

				West Portal <u>Avenu</u> NCD		
Zoning Category	§ Re	ferences	•	Cor	ntrols	
* * * *				<u></u>		
NON-RESIDENTIAL STAI	NDARDS AND USE	S				
		4 .		•	:	
	. •		Co	ontrols by S	story	
· .		• .	1st	2nd	3rd+	
* * * *			J	_ <b>L</b>	<b>I</b>	
Institutional Use Catego	ry					
Institutional Uses*	§ 102		С	С	NP	
****	***		****	***	****	
Residential Care Facility	§ 102		P(2)	P <del>(2)</del>	$\underline{P} \mathbb{NP}$	
* * * * * Not listed below.	-			•		
. * * * *				۰.		
(2) <u>[Note deleted.]</u> <del>C</del>	required for seven or	more person	<del>2;</del>			
* * * *						
SEC. 730. INNER SUNSE	ET NEIGHBORHOO		RCIAL DIS	TRICT.		
* * * *					•	
	· · ·		•			
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· · · · · · · · · · · · ·						

## Table 730. INNER SUNSET NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE

			Inner Su	aset NCD
Zoning Category	§ References		Controls	
* * * *				
NON-RESIDENTIAL STA	NDARDS AND USES			f
		Со	ntrols by S	tory
		1st	2nd	3rd+
* * * *			<u></u>	
Institutional Use Catego	rу			
Institutional Uses*	§ 102	Р	С	С
* * * *	* * * *	***	***	****
Residential Care Facility	§ 102	P ·	P <del>(2)</del>	P <del>(2)</del>
* * * * * Not listed below. * * * *				· ·
(2) <u>[Note deleted.]</u> <del>C</del>	required for seven or more perso	<del>ns.</del>		
* * * *				
SEC. 731. NORIEGA STI	REET NEIGHBORHOOD CON	IMERCIAL I	DISTRICT.	
* * * *				• •
			· .	· .
Supervisors Mandelman; Yee				

# Table 731. NORIEGA STREET NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE

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		& Poforoncos				
Zoning Category	§ I	References		Controls		
* * * * `			• .			
NON-RESIDENTIAL STAI	NDARDS AND U	SES				
	,		C	ontrols by S	Story	
· ·		·	1st	2nd	3rd+	
* * * *						
Institutional Use Category	•					
Institutional Uses*	§ 102		Р	С	С	
***	* * * *		* * * *	*'* * *	* * * *	
Residential Care Facility	§ 102		P	P <del>(2)</del>	P <del>(2)</del>	
* Not listed below.						
* * * *					•	
* * * *	required for seven	<del>or more pers</del> t	<del>)#8.</del>		•	
	required for seven	<del>от тоте реты</del>	<del>)118.</del>			
* * * * (2)			· ·	STDICT	• • •	
* * * * (2)			· ·	STRICT.	• • •	
* * * * (2)			· ·	STRICT.	•	
* * * * (2)			· ·	STRICT.		
* * * * (2)			· ·	STRICT.		
* * * * (2)			· ·	STRICT.		
* * * * (2)			· ·	STRICT.		
* * * * (2)			· ·	STRICT.		

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## Table 732. IRVING STREET NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE

BOARD OF SUPERVISORS

			Irving S	Street NC
Zoning Category	§ Refe	rences	Со	ntrols
* * * *				· · ·
NON-RESIDENTIAL STA	NDARDS AND USES		· ·	
· ·			Controls by	Story
		1st	2nd	3rd-
* * * *				
Institutional Use Catego	ſУ			
Institutional Uses*	§ 102	Р	С	С
* * * *	* * * *	****	****	* * * *
Residential Care Facility	§ 102 ·	Р	P <del>(2)</del>	P <del>(2)</del>
<ul> <li>* Not listed below.</li> <li>* * * *</li> </ul>				
(2) <u>[Note deleted.]</u> <del>C</del>	required for seven or m	ore persons.		
* * * *				•
SEC. 733. TARAVAL ST	REET NEIGHBORHO		L DISTRICT	, #
* * * *				
			•.	
		· .	, · · ·	
·				

#### Table 733. TARAVAL STREET NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE

			Taraval Street NC			
Zoning Category	§ Re	eferences		Controls		
<pre>% * * *</pre>		*******				
NON-RESIDENTIAL STAI	NDARDS AND US	ES		· · · · · · · · · · · · · · · · · · ·		
		· ·	· · · · · · · · · · · · · · · ·		<u>-</u> <b>-</b>	
	· · ·		Co	ontrols by S	story	
· ·			1st	2nd	3rd+	
* * * *		•	150	2110	5107	
Institutional Use Categor	· · · · · · · · · · · · · · · · · · ·		,	·····		
Institutional Uses*	§ 102	•	P	С	С	
****	* * * *	· · ·	****	****	****	
Residential Care Facility	§ 102		P	P <del>(2)</del>	P <del>(2)</del>	
* Not listed below. * * * *	. * .	•				
(2) <u>[Note deleted.]</u> <del>C</del>	required for seven o	r more person	<del>ç.</del>			
* * * *						
· .			·			
SEC. 734. JUDAH STREI	ET NEIGHBORHO	OD COMME	RCIAL DIS	STRICT.		
* * * *		•				
				•		
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Supervisors Mandelman; Yee BOARD OF SUPERVISORS

Table 734. JUDAH	STREET NEI	GHBORHOO	DD COMMERCI	AL DISTRI	СТ
L	ZONIN	G CONTROL	TABLE		
				Judah S	treet NCD
Zoning Category	· · ·	§ Reference	es	Co	ntrols
* * * *		<u></u>			
NON-RESIDENTIAL STAI	NDARDS AN	D USES		······································	
			. Co	ontrols by §	Story
			1st	2nd	3rd+
* * * *			l	_1	
Institutional Use Catego	ry				
Institutional Uses*	§ 102		P	C	С
***	****		* * * *	***	****
Residential Care Facility	§ 102		Р	P <del>(2)</del>	P <del>(2)</del>
	×				
* * * *					
* Not listed below.					
* * * *	•				
(2) <u>[Note deleted.]</u> C	required for se	<del>ven or more j</del>	ersons.		•
* * * *	•				
SEC. 750. NCT-1 – NEIG	НВОВНООД	COMMERC	IAL TRANSIT (		NSTRICT
* * * *	ndermood	COMMERCO			
•					

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# Table 750. NEIGHBORHOOD COMMERCIAL TRANSIT CLUSTER DISTRICT NCT-1 ZONING CONTROL TABLE

			NO	CT-1
Zoning Category	§ References		Cor	ntrols
* * * *			,_,_,	
NON-RESIDENTIAL STA	NDARDS AND USES			
	**************************************	C	ontrols by S	Story
		1st	2nd	3rd+
* * * *			· · · ·	
Institutional Use Catego	ry			
Institutional Uses*	§ 102	P	С	NP
* * * * .	* * * *	* * * *	* * * *	* * * *
Residential Care Facility	§ 102	Р	P <del>(3)</del>	P <del>(3)</del>
* * * * (3) <u>[Note deleted.]</u> <del>C</del> <del>persons.</del>	required for seven or more perse	əns. NP on 31	d floor for se	<del>усн от тоте</del>
* * * *				
SEC, 751. NCT-2 – SMAI DISTRICT.	L-SCALE NEIGHBORHOOD	COMMER	CIAL TRAN	SIT
* * * *				
Supervisors Mandelman; Yee	• •		•	Par

 Table 751. SMALL-SCALE NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT NCT-2

 ZONING CONTROL TABLE

			NC	Γ-2
Zoning Category	§ References		Con	trols
* * * *			······································	
NON-RESIDENTIAL STAI	NDARDS AND USES			· ,
		Co	ntrols by S	tory
		1st	2nd	3rd+
* * * *			· · · · · · · · · · · · · · · · · · ·	
Institutional Use Catego	ſ <b>y</b>			
Institutional Uses*	§ 102	P	С	С
****	* * * *	* * * *	* * * *	* * * *
Residential Care Facility	§ 102	P	P <del>(3)</del>	P <del>(3)</del>
* Not listed below. * * * * (3)	required for seven or more pers	<del>0115.</del>	• .	
* * * *	1 7 1			
SEC. 753. SOMA NEIGH	BORHOOD COMMERCIAL		STRICT	•
* * * *				
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Supervisors Mandelmant Yee				

### Table 753. SOMA NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT ZONING CONTROL TABLE

·			SoM	a NCT
Zoning Category	§ References	;	Со	ntrols
* * * *				
NON-RESIDENTIAL STA	NDARDS AND USES			
· · · · · · · · · · · · · · · · · · ·				
		C	ontrols by §	Story
		1st	2nd	3rd+
* * * *	· · ·		<u></u>	
Institutional Use Catego	ry	. ·		
Institutional Uses*	§ 102	C	С	С
* * * *	* * * *	****	* * * *	****
Residential Care Facility	§ 102	P <del>(3)</del>	P <del>(3)</del>	P <del>(3)</del>
* * * *	****	* * * *	* * * *	* * * * *
* Not listed below.				
* * * *				
(3) [Note delated] C	required for seven or more pers	CO140		
(3) <u>[1voie ueieieu.]</u> <del>(</del>	requireu jor seven or more per			
SEC. 755. OCEAN AVEN	UE NEIGHBORHOOD CON	IMERCIAL T	RANSIT DIS	STRICT.
* * * *		•		
			• •	
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Supervisors Mandelman; Yee BOARD OF SUPERVISORS

## Table 755. OCEAN AVENUE NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT ZONING CONTROL TABLE

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				Ocean Av	venue NC
Zoning Category	§ R	eferences		Cor	ntrols
* * * *		•			
NON-RESIDENTIAL STAI	NDARDS AND US	ES			
			С	ontrols by S	Story
1			1st	2nd	3rd+
* * * *				<b>i</b>	
Institutional Use Catego	ry				
Institutional Uses*	§ 102		P	С	С
***	* * * *	·	* * * *	* * * *	* * * *
Residential Care Facility	§ 102		P <del>(3)</del>	P <del>(3)</del>	P <del>(3)</del>
* * * * (3) <u>[Note deleted.]</u> <del>C</del>	required for seven o	<del>r more perso</del> i	<del>NS.</del>		
* * * *	• •				
SEC. 756. GLEN PARK	NEIGHBORHOOD	COMMERC	IAL TRAN	SIT DISTRI	CT.
* * * *				· ·	
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·				•	
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Supervisors Mandelman; Yee					

### Table 756. GLEN PARK NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT ZONING CONTROL TABLE

				Glen F	ark NCT
Zoning Category	<u> </u>	§ References		Co	ntrols
* * * *	I	······	<u></u>		
NON-RESIDENTIAL STA	NDARDS A	ND USES			
			· · ·		
			C	ontrols by s	Story
· · ·		· .	1st	2nd	3rd+
* * * *					
Institutional Use Catego	r <b>y</b>	_			
Institutional Uses*	§ 102		Р	C.	С
****	****		* * * *	****	* * * *
Residential Care Facility	§ 102		P	P <del>(3)</del>	P <del>(3)</del>
* * * *		•			
(3) <u>[Note deleted.]</u> <del>C</del>	required for	seven or more pers	<del>OHS.</del>		
* * * *	<b>~</b> •		•		
SEC. 757. FOLSOM STR	EET NEIGH	BORHOOD CON	IMERCIAL .	TRANSIT D	ISTRICT.
* * * *					
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				· .	
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				<u>.</u>	
Supervisors Mandelman; Yee					
BOARD OF SUPERVISORS		302			·P

#### Table 757. FOLSOM STREET NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT ZONING CONTROL TABLE

		•	Folsom S	treet NCI
Zoning Category	§ References		Cor	ntrols
* * *	L		- <b>I</b>	
NON-RESIDENTIAL STAI	NDARDS AND USES			
· · · ·		Co	ntrols by S	Story
		.1st	2nd	3rd+
* * * *				
nstitutional Use Catego	ѓу	• .		
Institutional Uses*	§ 102	NP	ŅP	NP
***	***	****	****	****
Residential Care Facility	§ 102	NP	С <del>(3)</del>	С <del>(3)</del>
* * * *	* * * *	* * * *	* * * *	****
* Not listed below. * * * * (3) <u>[Note deleted.]</u> <del>M</del>	<del>P</del> for seven or more persons.			
* * * *				
SEC. 758. REGIONAL CO	OMMERCIAL DISTRICT.			
* * * *		•		
· ·				

### Table 758. REGIONAL COMMERCIAL DISTRICT ZONING CONTROL TABLE

			Regional Di	Commerc strict
Zoning Category	§ Referen	ces	Control	
* * * *			L	
NON-RESIDENTIAL STA	NDARDS AND USES			
	· · · · · · · · · · · · · · · · · · ·	·····		
				<u></u>
			ontrols by S	<u> </u>
		1st	. 2nd	3rd+
* * * *				
Institutional Use Catego	ry			
Institutional Uses*	§ 102	· NP	NP	NP
****	***	***	* * * *	* * * *
Residential Care Facility	§ 102	NP .	C <del>(4)</del>	C <del>(4)</del>
****	****	****	****	* * * *
* Not listed below.				
* * * *	· · · ·			
	~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~	•		
(4) <u>[Note deleted.]</u> <del>N</del>	<del>P for facilities with seven or</del>	more persons.		
* * * *		· · · ·		
SEC. 759. DIVISADERO	STREET NEIGHBORHO		IAL TRANS	IT DISTR
* * * *		•		
	·			·
		•		
$\cdot$			•	
		· .		
	• . ,			
		· .	•	

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# Table 759. DIVISADERO STREET NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT ZONING CONTROL TABLE

			1	ro Street CT
Zoning Category	§ References		Con	trols
* * * *		<u> </u>	<b>den 1997 - 1997 - 1997 - 1997 - 1997</b> - 1997 - 19	
NON-RESIDENTIAL STAN	NDARDS AND USES			
		Co	ntrols by S	tory
		1st	2nd	3rd+
* * * *			· · · · · · · · · · · · · · · · · · ·	
Institutional Use Categor	ſУ	· · · · · · · · · · · · · · · · · · ·		· · · ·
Institutional Uses*	§ 102	Р	С	С
* * * *	****	****	****	* * * *
Residential Care Facility	§ 102	Р	P <del>(4)</del>	P <del>(4)</del>
* * * * (4)	required for seven or more persor	<u>45.</u>	• • •	•
SEC. 761. HAYES-GOUG	SH NEIGHBORHOOD COMME	ERCIAL TRA	ANSIT DIST	RICT.
* * * *				
Suponvisors Mandelman, Yee				

Supervisors Mandelman; Yee BOARD OF SUPERVISORS

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#### Table 761. HAYES-GOUGH NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT ZONING CONTROL TABLE

Cc 1st P ****	Cor ontrols by S 2nd C **** P <del>(3)</del>	Story 3rd+ C **** P <del>(3)</del>
<b>1st</b> P	2nd C ****	3rd+ C ****
P ****	C ****	C ****
* * * * .	* * * *	****
* * * * .	* * * *	****
* * * * .	* * * *	****
·		
P	P <del>(3)</del>	P <del>(3)</del>
	<u>`.</u>	
IERCIAL	TRANSIT	DISTRICT
		· .
	IERCIAL	IERCIAL TRANSIT

### Table 762. VALENCIA STREET NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT ZONING CONTROL TABLE

			Valencia	Street NC
Zoning Category	§ References		Controls	
* * * *	<u>.</u>		······································	· · · · · · · · · · · · · · · · · · ·
NON-RESIDENTIAL STA	NDARDS AND USES	<u> </u>		
			<u> </u>	
		Co	ontrols by S	Story
		1st	2nd	3rd+
* * * *				<b></b>
Institutional Use Catego	ry	· ·		
Institutional Uses*	§ 102	Р	C .	С
***	****	****	* * * *	* * * *
Residential Care Facility	§ 102	Р	P <del>(3)</del>	P <del>(3)</del>
* Not listed below.				
* * * *				
			· .	
(3) <u>[Note deleted.]</u> <del>C</del>	required for seven or more perso	<del>ns.</del>		
* * * *				
SEC. 763. 24TH STREET DISTRICT.	- MISSION NEIGHBORHOO	D COMME	RCIAL TRA	NSIT
* * * *	• •		•	
			· .	
		•		
Supervisors Mandelman; Yee			1	
BOARD OF SUPERVISORS	307			1

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## Table 763. 24TH STREET – MISSION NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT ZONING CONTROL TABLE

• 				et - Mission et NCT	
Zoning Category	§ References		Сог	Controls	
* * * *		-	••		
NON-RESIDENTIAL STA	NDARDS AND USES		۰,		
1		C	ontrols by S	Story	
· .		1st	2nd	3rd+	
* * * *		<b>-</b>			
Institutional Use Catego	ry				
Institutional Uses*	§ 102	Р	С	С	
****	***	* * * *	****	* * * *	
Residential Care Facility	§ 102	Р	P <del>(3)</del>	P <del>(3)</del>	
* * * * SEC. 764. UPPER MARK DISTRICT.	required for seven or more person	· .	ERCIAL TRA	ANSIT	
* * * *					
	· · · · · · · · · · · · · · · · · · ·	. <sup></sup>			
Supervisors Mandelman' Vee					

BOARD OF SUPERVISORS

## Table 764. UPPER MARKET STREET NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT ZONING CONTROL TABLE

			CT ·	
§ References		Conf	Controls	
•				
NDARDS AND USES				
	C	ontrols by St	ory	
	1st	2nd	3rd+	
······································			1	
у				
§ 102	P	С	С	
* * * *	* * * *	***	****	
§ 102	P	. P <del>(3)</del>	P <del>(3)</del>	
<del>required for seven or mor</del>	<del>'e persons.</del>	•	•	
•		۰		
INTIAL ENCLAVE DIS	TRICT.		,	
		3		
		• •		
	. ,			
	Y         § 102         ****         § 102         ****         § 102         ****         § 102         Trequired for seven or mor         ENTIAL ENCLAVE DIS	NDARDS AND USES     C   1st     Y   § 102   ****   § 102     P   required for seven or more persons. ENTIAL ENCLAVE DISTRICT.	VDARDS AND USES         Controls by St         1st       2nd         Y         § 102       P       C         ****       ****       ****         § 102       P       P(3)         required for seven or more persons.         ENTIAL ENCLAVE DISTRICT.	

Supervisors Mandelman; Yee BOARD OF SUPERVISORS

 Table 813

 RED – RESIDENTIAL ENCLAVE DISTRICT ZONING CONTROL TABLE

 No.
 Zoning Category
 § References
 Residential Enclave Controls

	·		· · · · · · · · · · · · · · · · · · ·
* * * *	•	· .	
USES		·	
* * * *			
Institutio	ons		
* * * *	* * * *	* * * *	* * * *
813.18	Residential Care <i>Facility</i>	§ <u>102</u> <del>890.50(e)</del>	P NP
* * * *	* * * *	* * * *	* * * *

SEC. 827. RINCON HILL DOWNTOWN RESIDENTIAL MIXED USED DISTRICT (RH-DTR).

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	Table 827					
RINCON HILL DOWNTOWN RESIDENTIAL MIXED USED DISTRICT						
	ZONING CONTROL TABLE					
No.	No. Zoning Category § References Rincon Hill Downtown Residential Mixed Use District Zoning Controls					

\* \* \* \* Non-Residential Standards and Uses \* \* \* \* Other Institutions, except Residential .30<u>a</u> § <u>102</u> <del>890.50</del> С Care Facility Residential Care Facility § 102 P 30b\* \* \* \* \* \* \* \* \* \* \* \* \* \* \* \*

SEC. 829. SOUTH BEACH DOWNTOWN RESIDENTIAL MIXED USE DISTRICT (SB-DTR).

Supervisors Mandelman; Yee BOARD OF SUPERVISORS

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Table 829 SOUTH BEACH DOWNTOWN RESIDENTIAL MIXED USE DISTRICT ZONING CONTROL TABLE South Beach Downtown Residential Mixed **Zoning Category** § References No. Use District Zoning Controls \* \* \* \* 5 Non-Residential Standards and Uses \* \* \* \* 7 Other Institutions, except Residential § 102 890.50 С .30a Care Facility 8 Residential Care Facility 30Ъ § 102 P9 \* \* \* \* \* \* \* \* \* \* \* \* \* \* \* 10 11 SEC, 840, MUG - MIXED USE-GENERAL DISTRICT. 12 \* 13 Table 840 14 MUG – MIXED USE-GENERAL DISTRICT ZONING CONTROL TABLE 15 **Zoning Category** § References **Mixed Use-General District Controls** No. 16 17 \* \* \* \* 18 Institutions \* \* \* \* \* \* \* \* \* \* \* \* \* \* \* \* \* 19 840.31 Residential Care Facility § 102 890.50(c) PG20 \* \* \* \* \* \* \* \* \* \* \* \* \* \* \* 21 22 SEC. 841. MUR - MIXED USE-RESIDENTIAL DISTRICT. 23 24 25

Supervisors Mandelman; Yee BOARD OF SUPERVISORS

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MUR – MIXED US	Table 841 SE-RESIDENTIAL DISTR CONTROL TABLE	•
No. Zoning Category § Reference	es Mixed Use-Reside	ential District Controls
	·	
* * * *	····	
Institutions		
* * * * * * * *	* * * *	* * * *
841.31 Residential Care <i>Facility</i>	§ <u>102</u> <del>890.50(c)</del>	PC
****	* * * *	* * * *
SEC. 842. MUO – MIXED USE-OFFICE	DISTRICT	· · ·
* * * *	•	
	Table 842	
MUO – MIXED	USE-OFFICE DISTRICT	- · ·
	CONTROL TABLE	
No. Zoning Category § Reference	es Mixed Use-Offi	ce District Controls
:		
* * * *		•
Institutions	·	·
* * * * * * * *	* * * *	* * * *
842.31 Residential Care <i>Facility</i>	§ <u>102</u> <del>890.50(c)</del>	PC
**** * ***	* * * *	****
		I
SEC. 844. WMUG – WSOMA MIXED U	SE-GENERAL DISTRICT	•
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Supervisors Mandelman; Yee BOARD OF SUPERVISORS	312	· · · · · · ·

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# Table 844WMUG – WSOMA MIXED USE-GENERAL DISTRICTZONING CONTROL TABLE

No. Zoning Category § References WSoMa Mixed Use-General District Controls

		· · · · · · · · · · · · · · · · · · ·	
* * * *			
Institu	tions		
844.31	Residential Care <u>Facility</u>	§ <u>102</u> <del>890.50(c)</del>	P C up to 6 beds. NP above
* * * *	* * * *	* * * *	* * * *

Section 3. 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 4. Scope of Ordinance. In enacting this ordinance, the Board of Supervisors intends to amend only those words, phrases, paragraphs, subsections, sections, articles, numbers, punctuation marks, charts, diagrams, or any other constituent parts of the Municipal Code that are explicitly shown in this ordinance as additions, deletions, Board amendment additions, and Board amendment deletions in accordance with the "Note" that appears under the official title of the ordinance.

APPROVED AS TO FORM: DENNISAJ. HERRERA, City Attorney

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By: UDITH A. BOYAJIAN

Deputy City Attorney n:\legana\as2018\1900102\01305149.docx

Supervisors Mandelman; Yee BOARD OF SUPERVISORS

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FILE NO. 180915

#### LEGISLATIVE DIGEST

[Planning Code - Residential Care Facilities]

Ordinance amending the Planning Code to allow Residential Care Facilities with seven or more persons as a principally permitted use in RH-3 (Residential House, Three-Family), RC (Residential Commercial), RM (Residential Mixed), and RTO (Residential Transit Oriented) Districts, in Neighborhood Commercial Districts, and in certain Mixed Use Districts; 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

Articles 2, 7 and 8 of the Planning Code contains Tables that set forth the controls that apply to defined uses in various zoning districts. Uses may be principally permitted (P), conditionally permitted (C), or not permitted (NP). In Neighborhood Commercial Districts, uses are further regulated by story – first story, second story, and third story and above. A Residential Care Facility is defined in Planning Code Section 102 as an "Institutional Healthcare Use providing lodging, board and care for a period of 24 hours or more to persons in need of specialized aid by personnel licensed by the State of California. Such facility shall display nothing on or near the facility that gives an outward indication of the nature of the occupancy except for a sign as permitted by Article 6 of this Code, shall not provide outpatient services, and shall be located in a structure which remains residential in character. Such facilities shall include, but not necessarily be limited to, a board and care home, family care home, long-term nursery, orphanage, rest home or home for the treatment of addictive, contagious or other diseases, or psychological disorders."

In residentially-zoned areas – RH (Residential-House), RC (Residential-Commercial), RM (Residential-Mixed), and RTO (Residential-Transit Oriented) Districts – Residential Care Facilities are principally permitted for six or few persons but require a Conditional Use authorization for seven or more persons. In most Neighborhood Commercial Districts, Residential Care Facilities above the ground floor are principally permitted, but facilities for seven or more persons require a Conditional Use authorization. Residential Care Facilities are not permitted In RED (Residential Enclave Districts), but are conditionally permitted in DTR (Downtown Residential), MUG (Mixed Use-General), MUO (Mixed Use-Office), MUR (Mixed Use-Residential), and WMUG (WSOMA Mixed Use-General) Districts.

#### Amendments to Current Law

Residential Care Facilities for seven or more persons will be principally permitted in RH-3 (Three-Family), RC, RM, RTO, DTR, MUG, MUO, MUR, RED and WMUG Districts, and above the ground floor in all Neighborhood Commercial Districts. This ordinance does not

#### FILE NO. 180915

change existing ground floor controls on Residential Care Facilities or the controls in RH-1 (One-Family) or RH-2 (Two Family) Districts.

#### **Background Information**

The Planning Code currently classifies Residential Care Facilities as a Non-Residential Institutional Use. Prior to the recent Planning Code reorganizations, Residential Care Facilities were not regulated as a separate use. Instead, facilities for six or fewer persons were grouped with Other Institutions - Small, while those for seven or more persons were grouped with Other Institutions - Large.

In 2016, San Francisco's Post-Acute Care Project recommended expanding opportunities for Residential Care in San Francisco neighborhoods, including Residential Care Facility for the Elderly (RCFE) facilities. However, because Residential Care Facilities are regulated as an Institutional Use, the current controls are an impediment. As an Institutional Use, they are subject to Floor Area Ratio limits in Residential, Neighborhood Commercial, and Mixed Use Districts, as well as to the Non-Residential Use Size limits in Neighborhood Commercial Districts. Conversion of an existing Residential Use to a Residential Care Facility either requires a Conditional Use authorization or is not permitted, depending on the zoning district and the floor of the building. The proposed amendments to the Zoning Control Tables will provide more opportunities to provide Residential Care Facilities in San Francisco.

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#### **BOARD of SUPERVISORS**



City Hall Dr. Carlton B. Goodlett Place, Room 244 San Francisco 94102-4689 Tel. No. 554-5184 Fax No. 554-5163 TDD/TTY No. 554-5227

September 26, 2018

File No. 180915

Lisa Gibson Environmental Review Officer Planning Department 1650 Mission Street, Ste. 400 San Francisco, CA 94103

Dear Ms. Gibson:

On September 18, 2018, Supervisor Mandelman submitted the proposed legislation:

File No. 180915

Ordinance amending the Planning Code to allow Residential Care Facilities with seven or more persons as a principally permitted use in RH-3 (Residential House, Three-Family), RC (Residential Commercial), RM (Residential Mixed), and RTO (Residential Transit Oriented) Districts, in Neighborhood Commercial Districts, and in certain Mixed Use Districts; 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.

This legislation is being transmitted to you for environmental review.

Angela Calvillo, Clerk of the Board

n Mijor

By: Erica Major, Assistant Clerk Land Use and Transportation Committee

Attachment

c:

Not defined as a project under CEQA Joy Navarrete, Environmental Planning Laura Lynch, Environmental Planning change in the environment.

Joy Navarrete



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Angela Calvillo, Clerk of the Board

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By: Erica Major, Assistant Clerk Land Use and Transportation Committee

Attachment

c: Joy Navarrete, Environmental Planning Laura Lynch, Environmental Planning



City Hall 1 Dr. Carlton B. Goodlett Place, Room 244 San Francisco 94102-4689 Tel. No. 554-5184 Fax No. 554-5163 TDD/TTY No. 554-5227

September 26, 2018

Planning Commission Attn: Jonas Ionin 1650 Mission Street, Ste. 400 San Francisco, CA 94103

**BOARD of SUPERVISORS** 

Dear Commissioners:

On September 18, 2018, Supervisor Mandelman introduced the following legislation:

File No. 180915

Ordinance amending the Planning Code to allow Residential Care Facilities with seven or more persons as a principally permitted use in RH-3 (Residential House, Three-Family), RC (Residential Commercial), RM (Residential Mixed), and RTO (Residential Transit Oriented) Districts, in Neighborhood Commercial Districts, and in certain Mixed Use Districts; 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.

The proposed ordinance is being transmitted pursuant to Planning Code, Section 302(b), for public hearing and recommendation. The ordinance is pending before the Land Use and Transportation Committee and will be scheduled for hearing upon receipt of your response.

Angela Calvillo, Clerk of the Board

By: Erica Major, Assistant Clerk Land Use and Transportation Committee

c: John Rahaim, Director of Planning Aaron Starr, Acting Manager of Legislative Affairs Scott Sanchez, Zoning Administrator Lisa Gibson, Environmental Review Officer AnMarie Rodgers, Director of Citywide Planning Laura Lynch, Environmental Planning Joy Navarrete, Environmental Planning

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City and County of San Francisco

#### KATY TANG

DATE:	November 28, 2018	ъ×_	с Ю
TO:	Angela Calvillo Clerk of the Board of Supervisors	PINOV	SAM F
FROM:	Supervisor Katy Tang Chairperson	28 AH	2 SU2 SU2 SU2 SU2 SU2 SU2 SU2 SU2 SU2 SU
RE:	Land Use and Transportation Committee COMMITTEE REPORT	11:33	SCO SCO

Pursuant to Board Rule 4.20, as Chair of the Land Use and Transportation Committee, I have deemed the following matters are of an urgent nature and request they be considered by the full Board on Tuesday, December 4, 2018, as Committee Reports:

#### 180915 Planning Code - Residential Care Facilities

Member, Board of Supervisors

District 4

Ordinance amending the Planning Code to allow Residential Care Facilities with seven or more persons as a principally permitted use in RH-3 (Residential House, Three-Family), RC (Residential Commercial), RM (Residential Mixed), and RTO (Residential Transit Oriented) Districts, in Neighborhood Commercial Districts, and in certain Mixed Use Districts; 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.

#### 181031 Planning Code - Permit Review Procedures for Uses in Neighborhood Commercial Districts

Ordinance amending the Planning Code to make permanent the pilot program removing neighborhood notice and Planning Commission review for certain uses in Neighborhood Commercial Districts in the areas generally bounded by Supervisorial Districts 4 and 11; affirming the Planning Department's determination under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and making findings of public necessity, convenience, and welfare pursuant to Planning Code, Section 302.

These matters will be heard in the Land Use and Transportation Committee at a Regular Meeting on Monday, December 3, 2018, at 1:30 p.m.

Supervisor Katy Tang Chair, Land Use & Transportation Committee

City Hall · 1 Dr. Carlton B. Goodlett Place, Room 244 · San Francisco, California 94102-4689 (415) 554-7460 · TDD/TTY (415) 554-5227 · E-mail: Katy.Tang@sfgov.org · www.sfbos.org/Tang

Print Form	, j		lone V	·
	Int	roduction Form		
	By a Membe	er of the Board of Supervisors or Mayor	BUARD OF A LANA SAN FRE HER	
I hereby submit the	following item for introductio	n (select only one):	2019 SEP 18 Times or mee	tang date
✓ 1. For reference	e to Committee. (An Ordinanc	e, Resolution, Motion or Ch	arter Amendment).	
2. Request for n	next printed agenda Without R	eference to Committee.		
3. Request for h	nearing on a subject matter at (	Committee.		
4. Request for l	etter beginning :"Supervisor			inquiries"
5. City Attorney	y Request.			
6. Call File No.		from Committee.		
7. Budget Analy	yst request (attached written m	otion).		
8. Substitute Le	gislation File No.	· · · · · · · · · · · · · · · · · · ·		
9. Reactivate Fi	le No.			
10. Topic subm	itted for Mayoral Appearance	before the BOS on		
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Please check the a	ppropriate boxes. The propos	ed legislation should be forv	warded to the following	•
Small Busine	ess Commission	] Youth Commission	Ethics Commis	sion
	Planning Commission	Building Ins	pection Commission	
Note: For the Impe	erative Agenda (a resolution	not on the printed agenda	), use the Imperative F	form.
Sponsor(s):			•	, ,
Supervisor Rafael M	Vandelman			
Subject:	· · · ·			
Planning Code - Re	esidential Care Facilities		· ·	
The text is listed:	·.			
principally permitte Mixed), and RTO ( Mixed Use District Act; making finding	ng the Planning Code to allow ed use in RH-3 (Residential, T Residential-Transit Oriented) s; affirming the Planning Depa gs of consistency with the Ger g findings of public necessity,	hree-Family), RC (Resident Districts, in Neighborhood ( artment's determination und heral Plan and the eight prior	ial-Commercial), RM (l Commercial Districts, a er the California Envirc rity policies of Planning	Residential- nd in certain onmental Quality code, Section
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Signature of Sponsoring Supe

For Clerk's Use Only