



City and County of San Francisco YOUTH COMMISSION

MINUTES

**Monday, October 2, 2023
5:00 p.m.**

**IN-PERSON MEETING
City Hall, Room 416
1 Dr. Carlton B. Goodlett Place,
San Francisco, CA 94102**

IN-PERSON MEETING with REMOTE ACCESS via Webex

Members: Ewan Barker Plummer (Chair, Mayoral), Gabbie Listana (Vice Chair, D6), Téa Lonné Amir (Comms & Outreach Officer, Mayoral), Kelly Wu (Comms & Outreach Officer, D3), Allister Adair (Legislative Affairs Officer, D2), Jason Fong (Legislative Affairs Officer, D7), Chloe Wong (D1), Linda Ye (D4), Helen Cisneros (D5), Galicia Stack Lozano (D8), Skylar Dang (D9), Adrianna Faagau-Noa (D10), Imaan Ansari (D11), Valentina Alioto-Pier (Mayoral), Isabella T. Perez (Mayoral), Aryelle Lampkins (Mayoral), Joselyn Marroquin (Mayoral).

Present: Ewan Barker Plummer, Gabbie Listana, Téa Lonné Amir, Kelly Wu, Allister Adair, Jason Fong, Chloe Wong, Linda Ye, Helen Cisneros, Galicia Stack Lozano, Skylar Dang, Adrianna Faagau-Noa, Imaan Ansari, Valentina Alioto-Pier, Isabella T. Perez, Aryelle Lampkins, Joselyn Marroquin.

Absent: None.

Tardy: None.

The San Francisco Youth Commission met in-person with remote access, and provided public comment through teleconferencing, on October 2, 2023, with Chair Barker Plummer presiding.

1. Call to Order and Roll Call for Attendance

Chair Barker Plummer called the meeting to order at 5:04pm.

On the call of the roll:



Roll Call Attendance: 17 present, 0 absent.

Chloe Wong present
Allister Adair present
Kelly Wu present
Linda Ye present
Helen Cisneros present
Gabbie Listana present
Jason Fong present
Galia Stack Lozano present
Skylar Dang present
Adrianna Faagau-Noa present
Imaan Ansari present
Valentina Alioto-Pier present
Isabella T. Perez present
Arryelle Lampkins present
Joselyn Marroquin present
Téa Lonné Amir present
Ewan Barker Plummer present

A quorum of the Commission was present.

Chair Barker Plummer brought up the passing of US Senator Dianne Feinstein and her accomplishments throughout her public service, and took a moment of silence.

2. Communications

Alondra Esquivel Garcia, Director of the SFYC, shared communications and meeting announcements with Commissioners.

3. Approval of Agenda (Action Item)

Commissioner Wong, seconded by Commissioner Ye, motioned to approve the October 2, 2023 full Youth Commission meeting agenda. No discussion. No public comment. The motion carried by the following voice vote:

Voice Vote: 17 ayes, 0 absent.

Chloe Wong aye
Allister Adair aye



Kelly Wu aye
Linda Ye aye
Helen Cisneros aye
Gabbie Listana aye
Jason Fong aye
Galia Stack Lozano aye
Skylar Dang aye
Adrianna Faagau-Noa aye
Imaan Ansari aye
Valentina Alioto-Pier aye
Isabella T. Perez aye
Arryelle Lampkins aye
Joselyn Marroquin aye
Téa Lonné Amir aye
Ewan Barker Plummer aye

Action: Agenda Approved.

4. Approval of Minutes (Action Item)

a. September 18, 2023 (Packet Materials)

Commissioner Dang, seconded by Officer Lonné Amir, motioned to approve the September 18, 2023 full Youth Commission meeting minutes. No discussion. No public comment. The motion carried by the following voice vote:

Voice Vote: 17 ayes, 0 absent.

Chloe Wong aye
Allister Adair aye
Kelly Wu aye
Linda Ye aye
Helen Cisneros aye
Gabbie Listana aye
Jason Fong aye
Galia Stack Lozano aye
Skylar Dang aye
Adrianna Faagau-Noa aye
Imaan Ansari aye
Valentina Alioto-Pier aye
Isabella T. Perez aye
Arryelle Lampkins aye



Joselyn Marroquin aye
Téa Lonné Amir aye
Ewan Barker Plummer aye

Action: Minutes Approved.

5. Public Comment on matters not on Today's Agenda (2 minutes per comment)

No public comment.

6. Presentations (discussion and action item)

- a. BayPass Support Letter
 - i. Presenter: Adina Levin, Advocacy Director - Seamless Bay Area

Adina Levin presented on the information related to what the BayPass program currently provides, and her request for the Commission to support the expansion of the program that has already shown success and increased transit use by those who've been granted access to the BayPass.

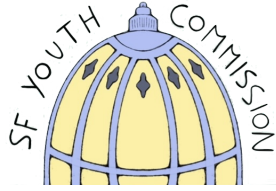
Commissioner Ye asked how the BayPass applies to those who already benefit from the Free MUNI for All Youth program, to which Levin said that it would not affect anyone who already is in those programs but simply expands the program to cover more beneficiaries.

Chair Barker Plummer asked if expanding these types of programs are fiscally sustainable to ensure the program can continue as planned, to which Levin said that it is fiscally sustainable and that it's based off of several other models across the world and it benefits all systems.

Officer Adair, seconded by Commissioner Wong, motioned to pass the BayPass Support Letter. No public comment. The motion carried by the following roll call vote:

Voice Vote: 17 ayes, 0 absent.

Chloe Wong aye
Allister Adair aye
Kelly Wu aye
Linda Ye aye
Helen Cisneros aye
Gabbie Listana aye



Jason Fong aye
Galia Stack Lozano aye
Skylar Dang aye
Adrianna Faagau-Noa aye
Imaan Ansari aye
Valentina Alioto-Pier aye
Isabella T. Perez aye
Arryelle Lampkins aye
Joselyn Marroquin aye
Téa Lonné Amir aye
Ewan Barker Plummer aye

Action: the BayPass support letter is approved.

- b. Expanding Housing Choice - Zoning Program
 - i. Presenter: Reanna Tong, Senior Planner - Land Use and Community Planning Team / Citywide Planning Division

David Garcia is presenting on the Expanding Housing Choice, Housing Element Zoning Program. They presented on the EHC program they're working towards and the community feedback that they've heard across the City. Reanna Tong also presented on zoning concepts that are proposed and their next steps on how to determine the phases.

Commissioner Ye said she's heard a lot of concern about how to ensure that the housing that will be built will be affordable, to which Tong said that 56% of the housing to-be-built is required to be affordable and that the City must advocate for the State of California to dedicate more funding to affordable housing.

Commissioner Alioto-Pier asked how they plan to ensure how that all of the new housing will keep the character of San Francisco intact, to which Tong said that they're making sure to protect historical buildings and have a very high standard intention towards project design to allow new buildings to blend into the current fabric of the City. Garcia added the Youth Commission to attend the Planning Department's open house in November to understand and visibly see the proposed changes and to give them feedback, as well as give them feedback directly.

Officer Wu asked what types of incentives there are for developers to build affordable housing in San Francisco, to which Wong said that there is City funding available for developers to tap into to help with construction costs if they



increase the amount of affordable housing in their project. Wong added that they are also looking at how to reform the process to decrease the amount of time that permitting and construction will take.

Officer Adair asked about the Planning Department's strategy to amending the housing approval process to meet the demands of the housing element, to which Tong said there is likely some legislation coming forward that'll be referred to the Youth Commission in the coming weeks.

7. Legislations (discussion and action item)

- a. Resolution urging the San Francisco Municipal Transportation Agency to implement speed-reducing infrastructure at intersections which serve as transition points between freeways and neighborhood streets, create a publicly available plan to implement safety infrastructure improvement at high-injury intersections which have not yet seen investment by the end of 2024 and urging the City and County to review its Vision Zero strategy [Intersection Safety Improvements] (First Reading)
 - i. Presenter: Chair Barker Plummer Legislative Affairs Officer Adair, and Vice Chair Listana

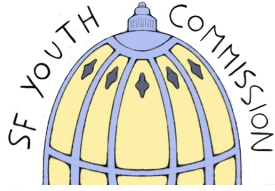
Chair Barker Plummer opened with reporting on the death of a four year old a few weeks ago at 4th St and King, and said that the City has failed to make significant progress on the goals highlighted in the Vision Zero by 2024. Officer Adair seconded those comments and is excited to continue the work to address Vision Zero in San Francisco. Vice Chair Listana said she is also focused and excited to work on addressing Vision Zero this year. Chair Barker Plummer, Vice Chair Listana, and Officer Adair read the resolution into the record.

Officer Lonné Amir asked what the timeline for the resolution will be, to which Chair Barker Plummer said it will hopefully be passed at the next full Youth Commission meeting. Lonné Amir also asked when the Vision Zero plan will be implemented, to which Barker Plummer said that SFMTA has a clear timeline on how to accomplish Vision Zero.

Commissioner Dang asked if the resolution is just focused on 4th St and King St or if it includes a broader scope, to which Barker Plummer said that it will be focused on the entire City.

Public Comment:

Evan Oravec from WalkSF (caller 1) supports this resolution and hopes it passes. He hopes to work and collaborate with the Youth Commission.



Commissioner Barker Plummer, seconded by Commissioner Ye, motioned to go back to Item 6A - BayPass Support Letter. No discussion. No public comment. The motion carried by the following voice vote:

Voice Vote: 17 ayes, 0 absent.

Chloe Wong aye
Allister Adair aye
Kelly Wu aye
Linda Ye aye
Helen Cisneros aye
Gabbie Listana aye
Jason Fong aye
Galicia Stack Lozano aye
Skylar Dang aye
Adrianna Faagau-Noa aye
Imaan Ansari aye
Valentina Alioto-Pier aye
Isabella T. Perez aye
Arryelle Lampkins aye
Joselyn Marroquin aye
Téa Lonné Amir aye
Ewan Barker Plummer aye

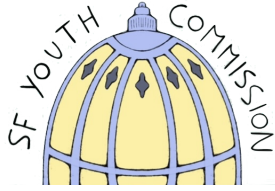
Action: The Commission went back to Item 6A - BayPass Support Letter.

8. Legislation Referred (discussion and action item)

- a. BOS File 230446 - [Planning Code, Zoning Map - Housing Production] Ordinance amending the Planning Code to encourage housing production
 - i. Presenter: Jonathan Goldberg, D4 Legislative Aide

Jonathan Goldberg presented on the BOS File 230446, specifically the language that was proposed as of last week since the SF Board of Supervisors' Land Use and Transportation Committee made significant amendments during the October 2nd LUTC meeting. The legislation creates a "priority equity geographies" special use district type, removes processes to expedite planning review, and changes the City's housing code to rapidly develop housing construction.

Commissioner Wong asked how will the ordinance protect the safety of residents and construction workers since there are review processes that are eliminated or



reduced, to which Goldberg said that they haven't made exemptions that will put people in risk.

Officer Fong said in the legislation allows for the demolition of rent control units and asked if the new housing will offer those affordable rates or if they will be more expensive, to which Goldberg said that he isn't exactly sure but believes that the rent control price would only remain the same if offered to those displaced, otherwise that housing would become market rate unless otherwise stated. Fong asked if there's space for displaced residents to go if their landlord chose to develop their property, to which Goldberg said there are some provisions in the legislation to cover that.

Officer Wu asked if there was NIMBY sentiment in District 4 when discussing this legislation and asked how they're planning on dealing with that, to which Goldberg said that housing is a very personal issue for many people and that things like rent control should be debated by the BOS.

Commissioner Alioto-Pier asked how they plan on making sure neighborhoods continue to have the same character and that all of the new housing doesn't change the feel of the City, to which Goldberg said that property owners and developers shouldn't be limited to expanding the ability to house more people and that the aesthetic values are in the legislation.

Chair Barker Plummer asked if it would be best to move forward today or to postpone any action until the amendments can be explained at the next full Youth Commission meeting, to which Goldberg said that would be best.

Chair Barker Plummer, seconded by Officer Fong, motioned to table Item 8 to the October 16th, 2023 full Youth Commission meeting. No discussion. No public comment. The motion carried by the following voice vote:

Voice Vote: 17 ayes, 0 absent.

Chloe Wong aye
Allister Adair aye
Kelly Wu aye
Linda Ye aye
Helen Cisneros aye
Gabbie Listana aye
Jason Fong aye
Galia Stack Lozano aye



Skylar Dang aye
Adrianna Faagau-Noa aye
Imaan Ansari aye
Valentina Alioto-Pier aye
Isabella T. Perez aye
Arryelle Lampkins aye
Joselyn Marroquin aye
Téa Lonné Amir aye
Ewan Barker Plummer aye

Action: Item 8 has been tabled to the October 16, 2023 full Youth Commission meeting.

Chair Barker Plummer called for a 10-minute recess at 6:33pm. Chair Barker Plummer called the meeting back to order at 6:49pm.

9. Appointments (discussion and action item)

- a. City's Juvenile Justice Coordinating Council - Commissioner Stack Lozano

Commissioner Stack Lozano discussed her background on why she wants to be on the City's JJCC, and she wants to be a part of the council to help support youth at-risk and bring that information back to the Youth Commission.

Chair Barker Plummer said there's a lot of conversations about justice and asked what that means for her and how to support victims of crime, to which Commissioner Lozano said that she hopes to learn more and use her personal experience on how to serve justice.

Commissioner Ye, seconded by Officer Wu, motioned to appoint Commissioner Stack Lozano to the City's Juvenile Justice Coordinating Council. No discussion. No public comment. The motion carried by the following roll call vote:

Roll Call Vote: 17 ayes, 0 absent.

Chloe Wong aye
Allister Adair aye
Kelly Wu aye
Linda Ye aye
Helen Cisneros aye
Gabbie Listana aye
Jason Fong aye



Galicia Stack Lozano aye
Skylar Dang aye
Adrianna Faagau-Noa aye
Imaan Ansari aye
Valentina Alioto-Pier aye
Isabella T. Perez aye
Arryelle Lampkins aye
Joselyn Marroquin aye
Téa Lonné Amir aye
Ewan Barker Plummer aye

Action: Commissioner Stack Lozano appointed to the City's Juvenile Justice Coordinating Council.

b. Student Success Fund Advisory Council - Commissioner Ansari

Commissioner Ansari discussed her plans on how to support students' needs at schools, especially when it comes to recreational programs, in addition to learning how to better support youth in school.

Officer Adair, seconded by Commissioner Dang, motioned to appoint Commissioner Ansari to the Student Success Fund Advisory Council. No discussion. No public comment. The motion carried by the following roll call vote:

Roll Call Vote: 17 ayes, 0 absent.

Chloe Wong aye
Allister Adair aye
Kelly Wu aye
Linda Ye aye
Helen Cisneros aye
Gabbie Listana aye
Jason Fong aye
Galicia Stack Lozano aye
Skylar Dang aye
Adrianna Faagau-Noa aye
Imaan Ansari aye
Valentina Alioto-Pier aye
Isabella T. Perez aye
Arryelle Lampkins aye
Joselyn Marroquin aye



Téa Lonné Amir aye
Ewan Barker Plummer aye

Action: Commissioner Ansari appointed to the Student Success Fund Advisory Council.

10. Trainings (discussion and action item)

a. Legislation Research

Specialist Zhan presented her legislation research training to the Commission.

Commissioner Ye asked what the differences are between a resolution and a motion, to which staff said that the resolution is a formal expression or statement while a motion is more of a simple action and can be used to sign onto a letter or campaign.

Commissioner Alioto-Pier left the room at 7:17pm, and returned at 7:19pm.
Officer Lonné Amir left the room at 7:20pm, and returned at 7:21pm.

11. Committee Reports (discussion item)

a. Executive Committee

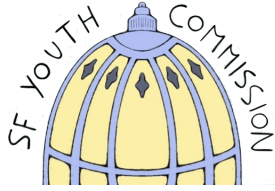
i. Legislative Affairs Officers

Officer Adair said the LAOs were glad to have BOS File 230446 referred to the Youth Commission, and that they hope to hear from others to have legislation referred. Adair added that BOS File 230988 is also going to be referred.

Officer Wong said that Specialist Zhan sent two items regarding Algebra 1 in SFUSD schools to urge the BOE, and the second item is a hearing.

ii. Communication and Outreach Officers

Officer Lonné Amir said that they are sending out a form later this week for Commissioners to fill out some information to help them create social media graphics. Lonné Amir added that they're also planning on doing videos with different committees and what work they do in each of them. Lastly, she added that they may think about redoing the logo for the Youth Commission.



Officer Wu said that they want to do more outreach to the schools they go to, but also reach out to smaller schools to talk to young people directly in an info session type event. Wu said they hope to create a video to share to schools they can't visit, and she is redesigning the highlights icons on the YC Instagram.

iii. General Committee Updates

Vice Chair Listana said they discussed goals for the entire Commission but specifically mentioned they want to do outreach to various community organizations, tabling at more events, and focusing on expanding youth councils.

1. Youth Commission Attendance

Director Esquivel Garcia said the Youth Commission has perfect attendance at the moment, and to keep it up since bi-monthly reports are sent to everyone's appointing officers.

12. Staff Report (discussion item)

Director Esquivel Garcia has no report. Specialist Zhan said that CEEC will be meeting on the second and fourth Monday of every month from 6pm to 7pm, and reminded Commissioners to arrive at next week's meeting early to take pictures. Specialist Ochoa asked both HRT and TJ committee members to meet with YC staff after the end of the full Youth Commission meeting to decide on a time for committees to start meeting.

13. Announcements (this includes Community Events)

Commissioner Ye said there will be the Sunset Autumn Moon Festival on October 7th, 12pm-5pm. Commissioner Alioto-Pier said that if any Commissioners know any non-commissioners who would like to help support the work going towards Vote16.

14. Adjournment

There being no further business on the agenda, the full Youth Commission adjourned at 7:42pm.

[Motion to Sponsor Event - Boards and Commissions Event with iGNiTE National]

Motion to sponsor event with iGNiTE National on Boards and Commissions event about the City and County of San Francisco.

WHEREAS, The San Francisco Youth Commission is a chartered body in the City and County of San Francisco implying the voice of youth in government spaces; and

WHEREAS, iGNiTE National is a non-partisan organization inspiring young women to get involved in government spaces across the country; and

WHEREAS, iGNiTE National has put together a series of events called 'Boards and Commissions' where they help young women know the process on how to apply to Boards and Commissions in different counties; and

WHEREAS, iGNiTE National has requested for the San Francisco Youth Commission to co-sponsor the Boards and Commissions event to encourage more youth in the City and County of San Francisco to partake in commissions;

WHEREAS, the Boards and Commission event will provide resources and information to youth in the City and County of San Francisco to service on the citywide commission; and therefore be it

MOVED, That the San Francisco Youth Commission will sponsor the Boards and Commissions event with iGNiTE National.

1 [Intersection Safety Improvements]

2 **Resolution urging the San Francisco Municipal Transportation Agency to**
3 **implement speed-reducing infrastructure at intersections which serve as**
4 **transition points between freeways and neighborhood streets, create a publicly**
5 **available plan to implement safety infrastructure improvements at high-injury**
6 **intersections which have not yet seen investment by the end of 2024, and urging**
7 **the City and County to review its Vision Zero strategy.**

8 WHEREAS, On August 15, 2023, a 4 year-old child was killed, and their parent
9 seriously injured, by a vehicle at 4th Street and King Street while crossing a crosswalk;
10 and

11 WHEREAS, Following this incident, local street safety organizations and
12 advocates called for three major actions from the San Francisco Municipal
13 Transportation Agency (SFMTA) to address pedestrian safety issues at 4th Street and
14 King Street and other high-injury intersections; and

15 WHEREAS, The first action called for the SFMTA to immediately and
16 comprehensively address safety issues at 4th Street and King Street, including
17 removing a right-turn lane onto King Street, a pedestrian-only phase in the crossing light
18 signal system, lowering the speed limit for vehicles exiting the John F. Foran Freeway
19 (Interstate Highway 280), adding additional speed-reducing and safety infrastructure,
20 and taking into account the high number of pedestrians coming to and from Oracle
21 Baseball Park, the N Judah and T Third Muni Metro lines, and Caltrain; and

22 WHEREAS, The second action called for the SFMTA to implement speed-
23 reducing infrastructure, like reducing lanes and raised crosswalks, on the over 25 high-

1 injury intersections that serve as transition points between freeways and neighborhood
2 streets in San Francisco; and

3 WHEREAS, The third action called for the SFMTA to create a detailed and
4 publicly available plan for how the City and County will implement safety infrastructure
5 improvements, including high-visibility painted crosswalks, daylighting, and a
6 pedestrian-only phase in the crossing light signal system, at the 900 high-injury
7 intersections which have not seen improvements by the end of 2024; and

8 WHEREAS, The second leading cause of death of children in the United States
9 is motor vehicle incidents; and

10 WHEREAS, In 2014, the San Francisco Board of Supervisors adopted BOS File
11 140047 committing the City and County to the goal of zero traffic-related deaths by
12 2024; and

13 WHEREAS, 39 traffic fatalities occurred on city streets in 2022, the highest
14 annual total since Vision Zero was initially adopted, which reflects the failure of existing
15 preventative measures; and

16 WHEREAS, There have been at least 130 collisions involving people under the
17 age of 25 already this year; and

18 WHEREAS, There have already been at least 13 traffic-related fatalities in San
19 Francisco in 2023; and therefore be it

20 RESOLVED, That the San Francisco Youth Commission urges the San
21 Francisco Municipal Transportation Agency to address and implement the
22 aforementioned actions called for by street safety organizations and advocates,
23 including to 1) address safety issues at 4th Street and King Street, 2) implement speed-

1 reducing infrastructure on high-injury intersections that serve as transition points
2 between freeways and neighborhood streets in San Francisco, and 3) create a detailed
3 and publicly available plan for how the City and County will implement safety
4 infrastructure improvements at the 900 high-injury intersections which have not seen
5 improvements by the end of 2024; and therefore be it

6 FURTHER RESOLVED, That the San Francisco Youth Commission urges the
7 City and County to review its Vision Zero strategy and recommit to reaching its targets
8 by adopting new safety-minded strategies, strengthening existing strategies that have
9 proven effective, and discontinuing ineffective strategies including the effectiveness of
10 current strategies and processes in place to rectify dangerous intersections and streets
11 in a timely manner; and therefore be it

12 FURTHER RESOLVED, That San Francisco Youth Commission staff are
13 directed to transmit copies of this resolution to the Office of the Mayor, Board of
14 Supervisors, and San Francisco Municipal Transportation Agency Board of Directors.

BOARD of SUPERVISORS



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MEMORANDUM

TO: Youth Commission

FROM: Angela Calvillo, Clerk of the Board

DATE: September 25, 2023

SUBJECT: REFERRAL FROM BOARD OF SUPERVISORS

The Board of Supervisors has received the following, which at the request of the Youth Commission is being referred as per Charter Section 4.124 for comment and recommendation. The Commission may provide any response it deems appropriate within 12 days from the date of this referral.

File No. 230446

Ordinance amending the Planning Code to encourage housing production by 1) exempting, under certain conditions, specified housing projects from the notice and review procedures of Section 311 and the Conditional Use requirement of Section 317, in areas outside of Priority Equity Geographies, which are identified in the Housing Element as areas or neighborhoods with a high density of vulnerable populations; 2) removing the Conditional Use requirement for several types of housing projects, including housing developments on large lots, projects to build to the allowable height limit, projects that build additional units in lower density zoning districts, and senior housing projects that seek to obtain double density; 3) amending rear yard, front setback, lot frontage, minimum lot size, and residential open space requirements in specified districts; 4) allowing additional uses on the ground floor in residential buildings, homeless shelters, and group housing in residential districts, and administrative review of reasonable accommodations; 5) expanding the eligibility for the Housing Opportunities Mean Equity - San Francisco (HOME - SF) program and density exceptions in residential districts; 6) exempting certain affordable housing projects from certain development fees; 7) authorizing the Planning Director to approve State Density Bonus projects, subject to delegation from the Planning Commission; and 8) making conforming amendments to other sections of the Planning Code; amending the Zoning Map to create the Priority Equity Geographies Special Use District; affirming the Planning Department's determination under the California Environmental Quality Act; and making public necessity, convenience, and welfare findings under Planning Code, Section 302, and findings of consistency

with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

Please return this cover sheet with the Commission's response to Erica Major, Assistant Clerk, Land Use and Transportation Committee at Erica.Major@sfgov.org.

RESPONSE FROM YOUTH COMMISSION **Date:** _____

_____ **No Comment**

_____ **Recommendation Attached**

Chairperson, Youth Commission

[Planning Code, Zoning Map - Housing Production]

Ordinance amending the Planning Code to encourage housing production, by 1) streamlining construction of housing citywide, but outside of Priority Equity Geographies, as defined; 2) streamlining development of housing on large lots 3) allowing construction of buildings to the allowable height limit; 4) streamlining review of State Density Bonus projects; 5) streamlining construction of additional units in lower density zoning districts; 6) streamlining process for senior housing; 7) exempting certain affordable housing projects from development fees; 8) amending rear yard, front setback, lot frontage and minimum lot size requirements; 9) amending residential open space requirements; 10) allowing additional uses on the ground floor in residential buildings; 11) allowing homeless shelters and group housing in residential districts; 12) expanding the eligibility for the Housing Opportunities Mean Equity - San Francisco (HOME - SF) program and density exceptions in residential districts; and 13) allowing administrative review of reasonable accommodations; amending the Zoning Map to create the Priority Equity Geographies Special Use District; affirming the Planning Department's determination under the California Environmental Quality Act; and making public necessity, convenience, and welfare findings under Planning Code, Section 302, and findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

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.

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

2
3 Section 1. Environmental and Land Use Findings.

4 (a) The Planning Department has determined that the actions contemplated in this
5 ordinance comply with the California Environmental Quality Act (California Public Resources
6 Code Sections 21000 et seq.). Said determination is on file with the Clerk of the Board of
7 Supervisors in File No. 230446 and is incorporated herein by reference. The Board affirms
8 this determination.

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

14 (c) Pursuant to Planning Code Section 302, this Board finds that these Planning Code
15 amendments will serve the public necessity, convenience, and welfare for the reasons set
16 forth in Planning Commission Resolution No. _____, and the Board adopts such
17 reasons as its own. A copy of said resolution is on file with the Clerk of the Board of
18 Supervisors in File No. _____ and is incorporated herein by reference.

19
20 Section 2. General Background and Findings.

21 (a) California faces a severe crisis of housing affordability and availability, prompting
22 the Legislature to declare, in Section 65589.5 of the Government Code, that the state has "a
23 housing supply and affordability crisis of historic proportions. The consequences of failing to
24 effectively and aggressively confront this crisis are hurting millions of Californians, robbing
25 future generations of a chance to call California home, stifling economic opportunities for

1 workers and businesses, worsening poverty and homelessness, and undermining the state's
2 environmental and climate objectives.”

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

6 (c) According to the Planning Department's 2020 Housing Inventory, the cost of
7 housing in San Francisco has increased dramatically since the Great Recession of 2008-
8 2009, with the median sale price for a two-bedroom house more than tripling from 2011 to
9 2021, from \$493,000 to \$1,580,000. This includes a 9% increase from 2019 to 2020 alone,
10 even in the face of the COVID-19 pandemic. The median rental price for a two-bedroom
11 apartment saw similar although slightly smaller increases, nearly doubling from \$2,570 to
12 \$4,500 per month, from 2011 to 2019, before declining in 2020 due to the pandemic.

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

18 (e) Moreover, San Francisco will be challenged to meet increased Regional Housing
19 Needs Allocation (“RHNA”) goals in the upcoming 2023-2031 Housing Element cycle, which
20 total 82,069 units over eight years, more than 2.5 times the goal of the previous eight-year
21 cycle. The importance of meeting these goals to address housing needs is self-evident. In
22 addition, under relatively new State laws like Senate Bill 35 (2017), failure to meet the 2023-
23 2031 RHONA housing production goals would result in limitations on San Francisco's control
24 and discretion over certain projects.

1 (d) On January 31, 2023, the City adopted the Housing Element 2022 Update (2022
2 Update), as required by state law. The 2022 Update is San Francisco's first housing plan that
3 is centered on racial and social equity. It articulates San Francisco's commitment to
4 recognizing housing as a right, increasing housing affordability for low-income households
5 and communities of color, opening small and mid-rise multifamily buildings across all
6 neighborhoods, and connecting housing to neighborhood services like transportation,
7 education, and economic opportunity.

8 (e) The 2022 Update includes goals, objectives, policies and implementing programs
9 that seek to guide development patterns and the allocation of resources to San Francisco
10 neighborhoods. Generally, it intends to shift an increased share of the San Francisco's
11 projected future housing growth to transit corridors and low-density residential districts within
12 "Well-Resourced Neighborhoods" (which are areas identified by the state that provide strong
13 economic, health, and educational outcomes for its residents), while aiming to prevent the
14 potential displacement and adverse racial and social equity impacts of zoning changes,
15 planning processes, or public and private investments for populations and in areas that may
16 be vulnerable to displacement, such as "Priority Equity Geographies" (identified in the
17 Department of Public Health's Community Health Needs Assessment as Areas of
18 Vulnerability).

19 (f) Among other policies, the 2022 Update commits the City to remove governmental
20 constraints on housing development, maintenance and improvement, specifically in Well-
21 Resourced Neighborhoods and in areas outside of Priority Equity Geographies, as well as to
22 reduce costs and administrative processes for affordable housing projects, small and
23 multifamily housing, and to simplify and standardize processes and permit procedures.
24 Among many other obligations, the 2022 Update requires that the City remove Conditional
25 Use Authorization requirements for code compliant projects, eliminate hearing requirements,

1 and modify standards and definitions to permit more types of housing across the City, in Well-
2 Resourced Neighborhoods and outside of Priority Equity Geographies. This ordinance
3 advances those goals.

4
5 Section 3. The Planning Code is hereby amended by deleting Sections 121.1, 121.3,
6 132.2, 253, 253.1, 253.2, and 253.3, and revising Sections 102, 121, 121.7, 132, 134, 135,
7 145.1, 202.2, 204.1, 206.3, 206.6, 207, 209.1, 209.2, 209.3, 209.4, 210.3, 305.1, 311, 317,
8 406, 713, 714, 754, 810, 811, and 812, to read as follows:

9
10 **SEC. 102.DEFINITIONS.**

11 * * * *

12 **Dwelling Unit.** A Residential Use defined as a room or suite of two or more rooms that is de-
13 signed for, or is occupied by, one family doing its own cooking therein and having only one
14 kitchen. A Dwelling Unit shall also include “employee housing” when providing accommodations for
15 six or fewer employees, as provided in State Health and Safety Code §17021.5. A housekeeping room
16 as defined in the Housing Code shall be a Dwelling Unit for purposes of this Code. For the
17 purposes of this Code, a Live/Work Unit, as defined in this Section, shall not be considered a
18 Dwelling Unit.

19 * * * *

20 **Height (of a building or structure).** The vertical distance by which a building or structure
21 rises above a certain point of measurement. See Section 260 of this Code for how height is
22 measured.

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

- 25
 - It is individually designated as a landmark under Article 10;

- It is listed as a contributor to an historic district listed in Article 10;
- It is a Significant or Contributory Building under Article 11, with a Category I, II, III or IV rating;
- It has been listed or has been determined eligible for listing in the California Register of Historical Resources; or,
- It has been listed or has been determined eligible for listing in the National Register of Historic Places.

* * * *

SEC. 121. MINIMUM LOT WIDTH AND AREA.

* * * *

(b) **Subdivisions and Lot Splits.** Subdivisions and lot splits shall be governed by the Subdivision Code of the City and County of San Francisco and by the Subdivision Map Act of California. In all such cases the procedures and requirements of said Code and said Act shall be followed, including the requirement for consistency with the General Plan of the City and County of San Francisco. ~~Where the predominant pattern of residential development in the immediate vicinity exceeds the minimum standard for lot width or area, or the minimum standards for both lot width and area, set forth below in this Section, any new lot created by a subdivision or lot split under the Subdivision Code shall conform to the greater established standards, provided that in no case shall the required lot width be more than 33 feet or the required lot area be more than 4,000 square feet.~~

* * * *

(d) **Minimum Lot Width.** The minimum lot width shall be 20 feet. ~~as follows:~~

~~(1) In RH 1(D) Districts: 33 feet;~~

~~(2) In all other zoning use districts: 25 feet.~~

(e) **Minimum Lot Area.** The minimum lot area shall be 1,200 sq. ft. as follows:

~~(1) In RH 1(D) Districts: 4,000 square feet;~~

~~(2) In all other zoning use districts: 2,500 square feet; except that the minimum lot area for any lot having its street frontage entirely within 125 feet of the intersection of two streets that intersect at an angle of not more than 135 degrees shall be 1,750 square feet.~~

~~(f) Conditional Uses. Notwithstanding the foregoing requirements of this Section 121 as to lot width, lot area and width of lot frontage, in any zoning use district other than an RH 1(D) District the City Planning Commission may permit one or more lots of lesser width to be created, with each lot containing only a one family dwelling and having a lot area of not less than 1,500 square feet, according to the procedures and criteria for conditional use approval in Section 303 of this Code.~~

~~SEC. 121.1. DEVELOPMENT OF LARGE LOTS, NEIGHBORHOOD COMMERCIAL DISTRICTS.~~

~~(a) Purpose. In order to promote, protect, and maintain a scale of development that is appropriate to each district and compatible with adjacent buildings, new construction or significant enlargement of existing buildings on lots of the same size or larger than the square footage stated in the table below shall be permitted only as Conditional Uses.~~

<i>District</i>	<i>Lot Size Limits</i>
<i>North Beach</i>	<i>2,500 sq. ft.</i>
<i>Pacific Avenue</i>	
<i>Polk Street</i>	
<i>NC 1, NCT 1</i>	<i>5,000 sq. ft.</i>
<i>24th Street Mission</i>	
<i>24th Street Noe Valley</i>	

1	Broadway	
2	Castro Street	
3	Cole Valley	
4	Glen Park	
5	Haight Street	
6	Inner Clement Street	
7	Inner Sunset	
8	Irving Street	
9	Judah Street	
10	Lakeside Village	
11	Noriega Street	
12	Outer Clement Street	
13	Sacramento Street	
14	Taraval Street	
15	Union Street	
16	Upper Fillmore Street	
17	West Portal Avenue	
18	NC 2, NCT 2	10,000 sq. ft.
19	NC 3, NCT 3	
20	Bayview	
21	Cortland Avenue	
22		
23		
24		
25		

1	Divisadero Street	
2	Excelsior Outer Mission Street	
3	Fillmore Street	
4	Folsom Street	
5	Geary Boulevard	
6	Hayes Gough	
7	Inner Balboa Street	
8	Inner Taraval Street	
9	Japantown	
10	Lower Haight Street	
11	Lower Polk Street	
12	Mission Bernal	
13	Mission Street	
14	Ocean Avenue	
15	Outer Balboa Street	
16	Regional Commercial District	
17	San Bruno Avenue	
18	SoMa	
19	Upper Market Street	
20	Valencia Street	
21	NC S	
22		
23		
24		
25		

~~(b) **Design Review Criteria.** In addition to the criteria of Section 303(c) of this Code, the City Planning Commission shall consider the extent to which the following criteria are met:~~

~~(1) The mass and facade of the proposed structure are compatible with the existing scale of the district.~~

~~(2) The facade of the proposed structure is compatible with design features of adjacent facades that contribute to the positive visual quality of the district.~~

~~(3) Where 5,000 or more gross square feet of Non-Residential space is proposed, that the project provides commercial spaces in a range of sizes, including one or more spaces of 1,000 gross square feet or smaller, to accommodate a diversity of neighborhood business types and business sizes.~~

~~**SEC. 121.3. DEVELOPMENT OF LARGE LOTS, CHINATOWN MIXED USE DISTRICTS.**~~

~~In order to promote, protect, and maintain a scale of development which is appropriate to each Mixed Use District and complementary to adjacent buildings, new construction or enlargement of existing buildings on lots larger than the square footage stated in the table below shall be permitted as conditional uses subject to the provisions set forth in Section 303.~~

-

<i>District</i>	<i>Lot Size Limits</i>
<i>Chinatown Community Business</i>	<i>5,000 sq. ft.</i>
<i>Chinatown Residential/Neighborhood Commercial</i>	
<i>Chinatown Visitor Retail</i>	

~~In addition to the criteria of Section 303(c), the Planning Commission shall consider the following criteria:~~

~~(1) The mass and facade of the proposed structure are compatible with the existing scale of the district.~~

~~(2) The facade of the proposed structure is consistent with design features of adjacent facades that contribute to the positive visual quality of the district.~~

SEC. 121.7. RESTRICTION OF LOT MERGERS IN CERTAIN DISTRICTS AND ON PEDESTRIAN-ORIENTED STREETS.

* * * *

(b) **Controls.** Merger of lots is regulated as follows:

~~(1) **RTO Districts.** In RTO Districts, merger of lots creating a lot greater than 5,000 square feet shall not be permitted except according to the procedures and criteria in subsection (d) below.~~

(2) **NCT, NC, and Mixed-Use Districts.** In those NCT, NC, and Mixed Use Districts listed below, merger of lots resulting in a lot with a single street frontage greater than that stated in the table below on the specified streets or in the specified Districts is prohibited except according to the procedures and criteria in subsections (c) and (d) below.

(3) **WMUO District.** Merger of lots in the WMUO zoning district resulting in a lot with a street frontage between 100 and 200 feet along Townsend Street is permitted so long as a publicly-accessible through-block pedestrian alley at least 20 feet in width and generally conforming to the design standards of Section 270.2(e)(5)-(12) of this Code is provided as a result of such merger.

(4) **Mission Street NCT District.** In the Mission Street NCT District, projects that propose lot mergers resulting in street frontages on Mission Street greater than 50 feet

1 shall provide at least one non-residential space of no more than 2,500 square feet on the
2 ground floor fronting Mission Street.

3 (54) **Ocean Avenue NCT District.** In the Ocean Avenue NCT District, projects
4 that propose lot mergers resulting in street frontages greater than 50 feet are permitted to
5 create corner lots only, and shall require a conditional use authorization.

6 * * * *

7
8 **SEC. 132. FRONT SETBACK AREAS IN RTO, RH, AND RM DISTRICTS AND FOR**
9 **REQUIRED SETBACKS FOR PLANNED UNIT DEVELOPMENTS.**

10 The following requirements for minimum front setback areas shall apply to every
11 building in all RH, RTO, and RM Districts, in order to relate the setbacks provided to the
12 existing front setbacks of adjacent buildings. Buildings in RTO Districts which have more than
13 75 feet of street frontage are additionally subject to the Ground Floor Residential Design
14 Guidelines, as adopted and periodically amended by the Planning Commission. Planned Unit
15 Developments or PUDs, as defined in Section 304, shall also provide landscaping in required
16 setbacks in accord with Section 132(g).

17 (a) **Basic Requirement.** Where one or both ~~of the~~ buildings adjacent to the subject
18 property have front setbacks along a Street or Alley, any building or addition constructed,
19 reconstructed, or relocated on the subject property shall be set back no less than the depth of the
20 adjacent building with the shortest front setback ~~the average of the two adjacent front setbacks. If only~~
21 ~~one of the adjacent buildings has a front setback, or if there is only one adjacent building, then the~~
22 ~~required setback for the subject property shall be equal to one half the front setback of such adjacent~~
23 ~~building.~~ In any case in which the lot constituting the subject property is separated from the lot
24 containing the nearest building by an undeveloped lot or lots for a distance of 50 feet or less
25 parallel to the Street or Alley, such nearest building shall be deemed to be an “adjacent

building,” but a building on a lot so separated for a greater distance shall not be deemed to be an “adjacent building.” [Note to publisher: Delete diagram that follows this text].

~~(b) **Alternative Method of Averaging.** If, under the rules stated in subsection (a) above, an averaging is required between two adjacent front setbacks, or between one adjacent setback and another adjacent building with no setback, the required setback on the subject property may alternatively be averaged in an irregular manner within the depth between the setbacks of the two adjacent buildings, provided that the area of the resulting setback shall be at least equal to the product of the width of the subject property along the Street or Alley times the setback depth required by subsections (a) and (c) of this Section 132; and provided further, that all portions of the resulting setback area on the subject property shall be directly exposed laterally to the setback area of the adjacent building having the greater setback. In any case in which this alternative method of averaging has been used for the subject property, the extent of the front setback on the subject property for purposes of subsection (c) below relating to subsequent development on an adjacent site shall be considered to be as required by subsection (a) above, in the form of a single line parallel to the Street or Alley~~ [Note to publisher: Delete diagram that follows this text].

(b) Method of Measurement. The extent of the front setback of each adjacent building shall be taken as the horizontal distance from the property line along the Street or Alley to the building wall closest to such property line, excluding all projections from such wall, all decks and garage structures and extensions, and all other obstructions.

(c) Applicability to Special Lot Situations.

* * * *

(d) Maximum Requirements. The maximum required front setback in any of the cases described in this Section 132 shall be ~~15~~ 10 feet from the property line along the Street or Alley, ~~or 15% of the average depth of the lot from such Street or Alley, whichever results in the lesser requirement. Where a lot faces on a Street or Alley less than or equal to 40 feet in width, the~~

1 ~~maximum required setback shall be ten feet from the property line or 15% of the average depth of the~~
2 ~~lot from such Street or Alley, whichever results in the lesser requirement.~~ The required setback for
3 lots located within the Bernal Heights Special Use District is set forth in Section 242 of this
4 Code.

5 * * * *

7 **~~SEC. 132.2. SETBACKS IN THE NORTH OF MARKET RESIDENTIAL SPECIAL USE~~**
8 **~~DISTRICT.~~**

9 ~~(a) General. In order to maintain the continuity of a predominant street wall along the street,~~
10 ~~setbacks of the upper portion of a building which abuts a public sidewalk may be required of buildings~~
11 ~~located within the boundaries of the North of Market Residential Special Use District, as shown on~~
12 ~~Sectional Map 1Sub of the Zoning Map, as a condition of approval of conditional use authorization~~
13 ~~otherwise required by Section 253 of this Code for building in RC Districts which exceed 50 feet in~~
14 ~~height.~~

15 ~~(b) Procedures. A setback requirement may be imposed in accordance with the provisions set~~
16 ~~forth below pursuant to the procedures for conditional use authorization set forth in Section 303 of this~~
17 ~~Code.~~

18 ~~(c) Setback Requirement. In order to maintain the continuity of the prevailing streetwall along~~
19 ~~a street or alley, a setback requirement may be imposed as a condition of approval of an application~~
20 ~~for conditional use authorization for a building in excess of 50 feet in height, as required by Section~~
21 ~~253 of this Code. If the applicant can demonstrate that the prevailing streetwall height on the block on~~
22 ~~which the proposed project is located, as established by existing cornice lines, is in excess of 50 feet,~~
23 ~~then the Commission may impose a maximum setback of up to 20 feet applicable to the portion of the~~
24 ~~building which exceeds the established prevailing streetwall height; provided, however, that if the~~
25 ~~applicant demonstrates that the prevailing streetwall height is in excess of 68 feet, the maximum~~

~~setback requirement which may be imposed is 16 feet. If the applicant can demonstrate that a building without a setback would not disrupt the continuity of the prevailing streetwall along the street, then the Planning Commission may grant approval of the conditional use authorization without imposing a setback requirement as a condition thereof.~~

SEC. 134. REAR YARDS IN R, RC, NC, C, SPD, M, MUG, WMUG, MUO, MUR, UMU, RED, AND RED-MX DISTRICTS.

* * * *

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

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

(2) In all other Zoning Districts not listed in subsection (c)(1), the rear yard shall be equal to 25% of the total depth of the lot on which the building is situated, but in no case less than 15 feet.

(d) Rear Yard Location Requirements.

~~(1) RH-1(D), RH-1, and RH-1(S) Districts. For buildings that submit a development application on or after January 15, 2019, the minimum rear yard depth shall be equal to 30% of the total depth of the lot on which the building is situated, but in no case less than 15 feet. Exceptions are permitted on Corner Lots and through lots abutting properties with buildings fronting both streets, as described in subsection (f) below. For buildings that submitted a development application prior to January 15, 2019, the minimum rear yard depth shall be determined based on the applicable law on the date of submission.~~

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

~~(A) For buildings containing only SRO Units in the Eastern Neighborhoods Mixed Use Districts, the minimum rear yard depth shall be equal to 25% of the total depth of the lot on which the building is situated, but the required rear yard of SRO buildings not exceeding a height of 65 feet shall be reduced in specific situations as described in subsection (c) below.~~

~~(B) To the extent the lot coverage requirements of Section 249.78 apply to a project, those requirements shall control, rather than the requirements of this Section 134.~~

(C1) RH 1(D), RH 1, RH 1(S), RM 3, RM 4, RTO, NC-1, NCT-1, Inner Sunset, Outer Clement Street, Cole Valley, Haight Street, Lakeside Village, Sacramento Street, 24th Street-Noe Valley, Pacific Avenue, and West Portal Avenue Districts. Rear yards shall be provided at grade level and at each succeeding level or story of the building.

(D2) NC-2, NCT-2, Ocean Avenue, Inner Balboa Street, Outer Balboa Street, Castro Street, Cortland Avenue, Divisadero Street NCT, Excelsior-Outer Mission Street, Inner Clement Street, Upper Fillmore Street, Lower Haight Street, Judah Street, Noriega Street, North Beach, San Bruno Avenue, Taraval Street, Inner Taraval Street, Union Street, Valencia Street, 24th Street-Mission, Glen Park, Regional Commercial District and Folsom Street Districts. Rear yards shall be provided at the second story, and at each succeeding story of the building, and at the First Story if it contains a Dwelling Unit.

* * * *

(E3) RC-3, RC-4, NC-3, NCT-3, Bayview, Broadway, Fillmore Street, Geary Boulevard, Hayes-Gough, Japantown, SoMa NCT, Mission Bernal, Mission Street, Polk Street, Lower Polk Street, Pacific Avenue, C, M, SPD, MUR, MUG, MUO, and UMU

1 **Districts.** Rear yards shall be provided at the lowest story containing a Dwelling Unit, and at
2 each succeeding level or story of the building. In the Hayes-Gough NCT, lots fronting the east
3 side of Octavia Boulevard between Linden and Market Streets (Central Freeway Parcels L, M,
4 N, R, S, T, U, and V) are not required to provide rear yards at any level of the building,
5 provided that the project fully meets the usable open space requirement for Dwelling Units
6 pursuant to Section 135 of this Code, the exposure requirements of Section 140, and gives
7 adequate architectural consideration to the light and air needs of adjacent buildings given the
8 constraints of the project site.

9 **(F4) Upper Market Street NCT.** Rear yards shall be provided at the grade
10 level, and at each succeeding story of the building. For buildings in the Upper Market Street
11 NCT that do not contain Residential Uses and that do not abut adjacent lots with an existing
12 pattern of rear yards or mid-block open space, the Zoning Administrator may waive or reduce
13 this rear yard requirement pursuant to the procedures of subsection (h).

14 **(G5) RED, RED-MX and WMUG Districts.** Rear yards shall be provided at the
15 ground level for any building containing a Dwelling Unit, and at each succeeding level or story
16 of the building.

17 ~~(3) RH 2, RH 3, RTO, RTO M, RM 1 and RM 2 Districts, and the Pacific Avenue NC District.~~
18 ~~The minimum rear yard depth shall be equal to 45% of the total depth of the lot on which the building~~
19 ~~is situated, except to the extent that a reduction in this requirement is permitted by subsection (e)~~
20 ~~below. Rear yards shall be provided at grade level and at each succeeding level or story of the~~
21 ~~building. In RH 2, RH 3, RTO, RTO M, RM 1, and RM 2 Districts, exceptions are permitted on Corner~~
22 ~~lots and through lots abutting a property with buildings fronting on both streets, as described in~~
23 ~~subsection (f) below.~~ [Note to publisher: delete diagram that follows this text]

24 **(de) Permitted Obstructions.** Only those obstructions specified in Section 136 of this
25 Code shall be permitted in a required rear yard, and no other obstruction shall be constructed,

placed, or maintained within any such yard. No motor vehicle, trailer, boat, or other vehicle shall be parked or stored within any such yard, except as specified in Section 136.

~~(e) **Reduction of Requirements in RH 2, RH 3, RTO, RTO M, RM 1,,2 and RM 2 Districts.** The rear yard requirement stated in subsection subsection2 (c)(3) above and as stated in subsection subsection2 (c)(2)(A) above for SRO buildings located in the Eastern Neighborhoods Mixed Use Districts not exceeding a height of 65 feet, shall be reduced in specific situations as described in this subsection (e), based upon conditions on adjacent lots. Except for those SRO buildings referenced above in this subsection (e) whose rear yard can be reduced in the circumstances described in subsection (e) to a 15 foot minimum, under no circumstances shall the minimum rear yard be thus reduced to less than a depth equal to 25% of the total depth of the lot on which the building is situated, or to less than 15 feet, whichever is greater.~~

~~(1) **General Rule.** In such districts, the forward edge of the required rear yard shall be reduced to a line on the subject lot, parallel to the rear lot line of such lot, which is an average between the depths of the rear building walls of the two adjacent buildings. Except for SRO buildings, in any case in which a rear yard requirement is thus reduced, the last 10 feet of building depth thus permitted on the subject lot shall be limited to a height of 30 feet, measured as prescribed by Section 260 of this Code, or to such lesser height as may be established by Section 261 of this Code.~~

~~(2) **Alternative Method of Averaging.** If, under the rule stated in subsection (e)(1) above, a reduction in the required rear yard is permitted, the reduction may alternatively be averaged in an irregular manner; provided that the area of the resulting reduction shall be no more than the product of the width of the subject lot along the line established by subsection (e)(1) above times the reduction in depth of rear yard permitted by subsection (e)(1); and provided further that all portions of the open area on the part of the lot to which the rear yard reduction applies shall be directly exposed laterally to the open area behind the adjacent building having the lesser depth of its rear building wall.~~

1 ~~(3) **Method of Measurement.** For purposes of this subsection (e), an “adjacent~~
2 ~~building” shall mean a building on a lot adjoining the subject lot along a side lot line. In all cases the~~
3 ~~location of the rear building wall of an adjacent building shall be taken as the line of greatest depth of~~
4 ~~any portion of the adjacent building which occupies at least one half the width between the side lot~~
5 ~~lines of the lot on which such adjacent building is located, and which has a height of at least 20 feet~~
6 ~~above grade, or two Stories, whichever is less, excluding all permitted obstructions listed for rear yards~~
7 ~~in Section 136 of this Code. Where a lot adjoining the subject lot is vacant, or contains no Dwelling or~~
8 ~~Group Housing structure, or is located in an RH 1(D), RH 1, RH 1(S), RM 3, RM 4, RC, RED, RED-~~
9 ~~MX, MUG, WMUG, MUR, UMU, SPD, RSD, SLR, SLI, SSO, NC, C, M, or P District, such adjoining~~
10 ~~lot shall, for purposes of the calculations in this subsection (e), be considered to have an adjacent~~
11 ~~building upon it whose rear building wall is at a depth equal to 75% of the total depth of the subject lot.~~

12 ~~(4) **Applicability to Special Lot Situations.** In the following special lot situations, the~~
13 ~~general rule stated in subsection (e)(1) above shall be applied as provided in this subsection (e)(4), and~~
14 ~~the required rear yard shall be reduced if conditions on the adjacent lot or lots so indicate and if all~~
15 ~~other requirements of this Section 134 are met. [Note to publisher: delete the three diagrams that~~
16 ~~follow this text]~~

17 ~~(A) **Corner Lots and Lots at Alley Intersections.** On a Corner Lot as defined in~~
18 ~~Section 102 of this Code, or a lot at the intersection of a Street and an Alley or two Alleys, the forward~~
19 ~~edge of the required rear yard shall be reduced to a line on the subject lot which is at the depth of the~~
20 ~~rear building wall of the one adjacent building.~~

21 ~~(B) **Lots Abutting Properties with Buildings that Front on Another Street or**~~
22 ~~**Alley.** In the case of any lot that abuts along one of its side lot lines upon a lot with a building that~~
23 ~~fronts on another Street or Alley, the lot on which it so abuts shall be disregarded, and the forward~~
24 ~~edge of the required rear yard shall be reduced to a line on the subject lot which is at the depth of the~~
25 ~~rear building wall of the one adjacent building fronting on the same Street or Alley. In the case of any~~

1 ~~lot that abuts along both its side lot lines upon lots with buildings that front on another Street or Alley,~~
2 ~~both lots on which it so abuts shall be disregarded, and the minimum rear yard depth for the subject lot~~
3 ~~shall be equal to 25% of the total depth of the subject lot, or 15 feet, whichever is greater.~~ [Note to
4 publisher: delete the two diagrams that follow this text]

5 (f) **Second Building on Corner Lots and Through Lots** ~~Abutting Properties with~~
6 ~~Buildings Fronting on Both Streets~~ in RH, RTO, RTO-M, RM-1, and RM-2 Districts. Where a
7 lot is a Corner Lot, or is a through lot having both its front and its rear lot line along Streets,
8 Alleys, or a Street and an Alley, ~~and where an adjoining lot contains a residential or other lawful~~
9 ~~structure that fronts at the opposite end of the lot,~~ the subject ~~through~~ lot may ~~also~~ have two
10 buildings ~~according to such established pattern,~~ each fronting at one end of the lot, provided that
11 all the other requirements of this Code are met. In such cases, the rear yard required by this
12 Section 134 for the subject lot shall be located in the central portion of the lot, between the
13 two buildings on such lot, ~~and the depth of the rear wall of each building from the Street or Alley on~~
14 ~~which it fronts shall be established by the average of the depths of the rear building walls of the~~
15 ~~adjacent buildings fronting on that Street or Alley, or where there is only one adjacent building, by the~~
16 ~~depth of that building.~~ In no case shall the total minimum rear yard for the subject lot be thus
17 reduced to less than a depth equal to 30% of the total depth of the subject lot or to less than
18 15 feet, whichever is greater; provided, however, that the Zoning Administrator may reduce
19 the total depth to 20% pursuant to Section 307(l) of this Code if the reduction is for the sole
20 purpose of constructing an Accessory Dwelling Unit under Section 207(c)(4), and provided
21 further that the reduction/waiver is in consideration of the property owner entering into a
22 Regulatory Agreement pursuant to Section 207(c)(4)(H) subjecting the ADU to the San
23 Francisco Rent Stabilization and Arbitration Ordinance. For buildings fronting on a Narrow
24 Street as defined in Section 261.1 of this Code, the additional height limits of Section 261.1
25 shall apply. Furthermore, in all cases in which this subsection (f) is applied, the requirements

1 of Section 132 of this Code for front setback areas shall be applicable along both Street or
2 Alley frontages of the subject through lot.

3 **(g) Reduction of Requirements in C-3 Districts.** In C-3 Districts, an exception to
4 the rear yard requirements of this Section 134 may be allowed, in accordance with the
5 provisions of Section 309, provided that the building location and configuration assure
6 adequate light and air to windows within the residential units and to the usable open space
7 provided.

8 * * * *

9 (h) **Corner Lots and Lots at Alley Intersections.** On a Corner Lot as defined in Section 102 of
10 this Code, or on a lot at the intersection of a Street and an Alley of at least 25 feet in width, the
11 required rear yard may be substituted with an open area equal to the basic rear yard requirement
12 outlined in Subsection (c) above at the same levels as the required rear yard in an interior corner of the
13 lot, an open area between two or more buildings on the lot, or an inner court, as defined by this Code,
14 provided that the Zoning Administrator determines that all of the criteria described below in this
15 section are met.

16 (1) Each horizontal dimension of the open area shall be a minimum of 15 feet.

17 (2) The open area shall be wholly or partially contiguous to the existing midblock open
18 space formed by the rear yards of adjacent properties.

19 (3) The open area will provide for the access to light and air to and views from
20 adjacent properties.

21 (4) The proposed new or expanding structure will provide for access to light and air
22 from any existing or new residential uses on the subject property.

23 The provisions of this subsection (h) shall not preclude such additional conditions as are
24 deemed necessary by the Zoning Administrator to further the purposes of this Section 134.

1 ~~(h) **Modification of Requirements in NC Districts.** The rear yard requirements in NC~~
2 ~~Districts may be modified or waived in specific situations as described in this subsection (h).~~

3 ~~(1) **General.** The rear yard requirement in NC Districts may be modified or waived by~~
4 ~~the Zoning Administrator pursuant to the procedures which are applicable to variances, as set forth in~~
5 ~~Sections 306.1 through 306.5 and 308.2, if all of the following criteria are met:~~

6 ~~(A) **Residential Uses** are included in the new or expanding development and a~~
7 ~~comparable amount of usable open space is provided elsewhere on the lot or within the development~~
8 ~~where it is more accessible to the residents of the development; and~~

9 ~~(B) **The proposed new or expanding structure** will not significantly impede the~~
10 ~~access of light and air to and views from adjacent properties; and~~

11 ~~(C) **The proposed new or expanding structure** will not adversely affect the~~
12 ~~interior block open space formed by the rear yards of adjacent properties.~~

13 ~~(2) **Corner Lots and Lots at Alley Intersections.** On a Corner Lot as defined in Section~~
14 ~~102 of this Code, or on a lot at the intersection of a Street and an Alley of at least 25 feet in width, the~~
15 ~~required rear yard may be substituted with an open area equal to 25% of the lot area which is located~~
16 ~~at the same levels as the required rear yard in an interior corner of the lot, an open area between two~~
17 ~~or more buildings on the lot, or an inner court, as defined by this Code, provided that the Zoning~~
18 ~~Administrator determines that all of the criteria described below in this subsection (h)(2) are met.~~

19 ~~(A) **Each horizontal dimension of the open area** shall be a minimum of 15 feet.~~

20 ~~(B) **The open area** shall be wholly or partially contiguous to the existing~~
21 ~~midblock open space formed by the rear yards of adjacent properties.~~

22 ~~(C) **The open area** will provide for the access to light and air to and views from~~
23 ~~adjacent properties.~~

24 ~~(D) **The proposed new or expanding structure** will provide for access to light~~
25 ~~and air from any existing or new residential uses on the subject property.~~

~~The provisions of this subsection (h)(2) shall not preclude such additional conditions as are deemed necessary by the Zoning Administrator to further the purposes of this Section 134.~~

(i) **Modification of Requirements in the Eastern Neighborhoods Mixed Use Districts.** The rear yard requirement in Eastern Neighborhoods Mixed Use Districts may be modified or waived by the Planning Commission pursuant to Section 329. The rear yard requirement in Eastern Neighborhoods Mixed Use Districts may be modified by the Zoning Administrator pursuant to the procedures set forth in Section 307(h) for other projects, provided that:

(1) A comparable, but not necessarily equal amount of square footage as would be created in a code conforming rear yard is provided elsewhere within the development;

(2) The proposed new or expanding structure will not significantly impede the access to light and air from adjacent properties or adversely affect the interior block open space formed by the rear yards of adjacent properties; and

(3) The modification request is not combined with any other residential open space modification or exposure variance for the project, except exposure modifications in designated landmark buildings under Section 307(h)(1).

* * * *

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

* * * *

(f) **Private Usable Open Space: Additional Standards.**

(1) **Minimum Dimensions and Minimum Area.** Any space credited as private usable open space shall have a minimum horizontal dimension of three ~~six~~ feet and a

1 minimum area of ~~36~~ 27 square feet if located on a deck, balcony, porch or roof, and shall have
2 a minimum horizontal dimension of 10 feet and a minimum area of 100 square feet if located
3 on open ground, a terrace or the surface of an inner or outer court.

4 (2) **Exposure.** ~~In order to~~ To be credited as private usable open space, an area
5 must be kept open in the following manner:

6 (A) For decks, balconies, porches and roofs, at least 30 percent of the
7 perimeter must be unobstructed except for necessary railings.

8 (B) In addition, the area credited on a deck, balcony, porch or roof must
9 either face a street, face or be within a rear yard, or face or be within some other space which
10 at the level of the private usable open space meets the minimum dimension and area
11 requirements for common usable open space as specified in Paragraph 135(g)(1) below.

12 * * * *

13 (C) Areas within inner and outer courts, as defined by this Code, must
14 either conform to the standards of Subparagraph (f)(2)(B) above or Subparagraph (g)(2) below.
15 ~~be so arranged that the height of the walls and projections above the court on at least three sides (or 75~~
16 ~~percent of the perimeter, whichever is greater) is such that no point on any such wall or projection is~~
17 ~~higher than one foot for each foot that such point is horizontally distant from the opposite side of the~~
18 ~~clear space in the court, regardless of the permitted obstruction referred to in Subsection 135(e) above.~~

19 * * * *

20 (g) **Common Usable Open Space: Additional Standards.**

21 (1) **Minimum Dimensions and Minimum Area.** Any space credited as
22 common usable open space shall be at least 15 feet in every horizontal dimension and shall
23 have a minimum area of 300 square feet.

24 (2) **Use of Inner Courts.** The area of an inner court, as defined by this Code,
25 may be credited as common usable open space, if the enclosed space is not less than 20 feet

1 in every horizontal dimension and 400 square feet in area; ~~and if (regardless of the permitted~~
2 ~~obstructions referred to in Subsection 135(c) above) the height of the walls and projections above the~~
3 ~~court on at least three sides (or 75 percent of the perimeter, whichever is greater) is such that no point~~
4 ~~on any such wall or projection is higher than one foot for each foot that such point is horizontally~~
5 ~~distant from the opposite side of the clear space in the court.~~ Exceptions from these requirements
6 for certain qualifying historic buildings may be permitted, subject to the requirements and
7 procedures of Section 307(h) of this Code.

8 * * * *

9
10 **SEC. 145.1. STREET FRONTAGES IN NEIGHBORHOOD COMMERCIAL,**
11 **RESIDENTIAL-COMMERCIAL, COMMERCIAL, AND MIXED USE DISTRICTS.**

12 * * * *

13 **(b) Definitions.**

14 * * * *

15 (2) **Active Use.** An "active use" shall mean any principal, conditional, or
16 accessory use that by its nature does not require non-transparent walls facing a public street
17 or involves the storage of goods or vehicles.

18 (A) Residential uses are considered active uses above the ground floor;
19 on the ground floor, residential uses are considered active uses only if more than 50 percent
20 of the linear residential street frontage at the ground level features walk-up dwelling units that
21 provide direct, individual pedestrian access to a public sidewalk, and are consistent with the
22 Ground Floor Residential Design Guidelines, as adopted and periodically amended by the
23 Planning Commission.

24 (B) Spaces accessory to residential uses, such as fitness rooms, ~~or~~
25 community rooms, laundry rooms, lobbies, mail rooms, or bike rooms, are considered active uses

only if they meet the intent of this section and ~~have access~~ directly face ~~to~~ the public sidewalk or street.

(C) Building lobbies are considered active uses, so long as they do not exceed 40 feet or 25 percent of building frontage, whichever is larger.

(D) Public Uses defined in Section 102 are considered active uses except utility installations.

* * * *

SEC. 202.2. LOCATION AND OPERATING CONDITIONS.

* * * *

(f) Residential Uses. The Residential Uses listed below shall be subject to the corresponding conditions:

(1) Senior Housing. ~~In order to~~ To qualify as Senior Housing, as defined in Section 102 of this Code, the following definitions shall apply and shall have the same meaning as the definitions in California Civil Code Sections 51.2, 51.3, and 51.4, as amended from time to time. These definitions shall apply as shall all of the other provisions of Civil Code Sections 51.2, 51.3, and 51.4. Any Senior Housing must also be consistent with the Fair Housing Act, 42 U.S.C. §§ 3601-3631 and the Fair Employment and Housing Act, California Government Code Sections 12900-12996.

* * * *

(D) Requirements. ~~In order to~~ To qualify as Senior Housing, the proposed project must meet all of the following conditions:

* * * *

~~(iv) Location. The proposed project must be within a 1/4 of a mile from a NC 2 (Small Scale Neighborhood Commercial District) zoned area or higher, including named~~

~~Neighborhood Commercial districts, and must be located in an area with adequate access to services, including but not limited to transit, shopping, and medical facilities;~~

(iv) **Recording.** The project sponsor must record a Notice of Special Restriction with the Assessor-Recorder that states all of the above restrictions and any other conditions that the Planning Commission or Department places on the property; and

(v) **Covenants, Conditions, and Restrictions.** If the property will be condominiumized, the project sponsor must provide the Planning Department with a copy of the Covenants, Conditions, and Restrictions ("CC&R") that will be filed with the State.

* * * *

SEC. 204.1. ACCESSORY USES FOR DWELLINGS IN ALL DISTRICTS.

No use shall be permitted as an accessory use to a dwelling unit in any District that involves or requires any of the following:

(a) Any construction features or alterations not residential in character;

(b) The use of more than one-third of the total floor area of the dwelling unit, except in the case of accessory off-street parking and loading or Neighborhood Agriculture as defined by Section 102;

(c) The employment of more than two people who do ~~any person~~ not resident in the dwelling unit, excluding other than a domestic servant, gardener, or janitor, ~~or other person concerned in the operation or maintenance of the dwelling unit except in the case of a Cottage Food Operation, which allows the employment of one employee, not including a family member or household members of the Cottage Food Operation;~~

* * * *

1 **SEC. 206.3. HOUSING OPPORTUNITIES MEAN EQUITY - SAN FRANCISCO**
2 **PROGRAM.**

3 * * * *

4 **(c) HOME-SF Project Eligibility Requirements.** To receive the development
5 bonuses granted under this Section 206.3, a HOME-SF Project must meet all of the following
6 requirements:

7 (1) Except as limited in application by subsection (f): Provide 30% of units in
8 the HOME-SF Project as HOME-SF Units, as defined herein. The HOME-SF Units shall be
9 restricted for the Life of the Project and shall comply with all of the requirements of the
10 Procedures Manual authorized in Section 415 except as otherwise provided herein. Twelve
11 percent of HOME-SF Units that are Owned Units shall have an average affordable purchase
12 price set at 80% of Area Median Income; 9% shall have an average affordable purchase price
13 set at 105% of Area Median Income; and 9% shall have an average affordable purchase price
14 set at 130% of Area Median Income. Twelve percent of HOME-SF Units that are rental units
15 shall have an average affordable rent set at 55% of Area Median Income; 9% shall have an
16 average affordable rent set at 80% of Area Median Income; and 9% shall have an average
17 affordable rent set at 110% of Area Median Income. All HOME-SF Units must be marketed at
18 a price that is at least 20% less than the current market rate for that unit size and
19 neighborhood, and MOHCD shall reduce the Area Median Income levels set forth herein in
20 order to maintain such pricing. As provided for in subsection (e), the Planning Department and
21 MOHCD shall amend the Procedures Manual to provide policies and procedures for the
22 implementation, including monitoring and enforcement, of the HOME-SF Units;

23 ~~(2) Demonstrate to the satisfaction of the Environmental Review Officer that the~~
24 ~~HOME SF Project does not:~~

~~(A) cause a substantial adverse change in the significance of an historic resource as defined by California Code of Regulations, Title 14, Section 15064.5;~~

~~(B) create new shadow in a manner that substantially affects outdoor recreation facilities or other public areas; and~~

~~(C) alter wind in a manner that substantially affects public areas;~~

(32) All HOME-SF units shall be no smaller than the minimum unit sizes set forth by the California Tax Credit Allocation Committee as of May 16, 2017. In addition, notwithstanding any other provision of this Code, HOME-SF projects shall provide a minimum dwelling unit mix of (A) at least 40% two and three bedroom units, including at least 10% three bedroom units, or (B) any unit mix which includes some three bedroom or larger units such that 50% of all bedrooms within the HOME-SF Project are provided in units with more than one bedroom. Larger units should be distributed on all floors, and prioritized in spaces adjacent to open spaces or play yards. Units with two or three bedrooms are encouraged to incorporate family friendly amenities. Family friendly amenities shall include, but are not limited to, bathtubs, dedicated cargo bicycle parking, dedicated stroller storage, open space and yards designed for use by children. HOME-SF Projects are not eligible to modify this requirement under Planning Code Section 328 or any other provision of this Code;

(43) Does not demolish, remove or convert ~~any~~ more than one residential units; and

(54) Includes at the ground floor level active uses, as defined in Section 145.1, at the same square footages as any neighborhood commercial uses demolished or removed, unless the Planning Commission has granted an exception under Section 328.

* * * *

SEC. 206.6. STATE DENSITY BONUS PROGRAM: INDIVIDUALLY REQUESTED.

1 * * * *

2 (c) **Development Bonuses.** Any Individually Requested Density Bonus Project shall,
3 at the project sponsor's request, receive any or all of the following:

4 * * * *

5 (3) **Request for Concessions and Incentives.** In submitting a request for
6 Concessions or Incentives that are not specified in Section 206.5(c)(4), an applicant for an
7 Individually Requested Density Bonus Project must provide documentation described in
8 subsection (d) below in its application. Provided that the Planning Commission delegates authority
9 to review and approve applications for Individually Requested Density Bonus projects, t~~The Planning~~
10 Director Commission shall hold a hearing and shall approve the Concession or Incentive
11 requested unless ~~it~~ the Director makes written findings, based on substantial evidence that:

12 * * * *

13 (e) **Review Procedures.** An application for a Density Bonus, Incentive, Concession,
14 or waiver shall be acted upon concurrently with the application other permits related to the
15 Housing Project. Except as provided in Section 317, an application for any Individually Requested
16 Density Bonus project shall not be subject to any other underlying entitlements related to the proposed
17 housing, such as a Conditional Use Authorization or a Large Project Authorization.

18 (1) Before approving an application for a Density Bonus, Incentive,
19 Concession, or waiver, for any Individually Requested Density Bonus Project, the Planning
20 Director Commission shall make the following findings as applicable.

21 * * * *

22 (2) If the findings required by subsection ~~(#e)~~(1) of this Section cannot be
23 made, the Planning ~~Commission~~ Director may deny an application for a Concession, Incentive,
24 waiver or modification only if ~~it~~ the Director makes one of the following written findings,
25 supported by substantial evidence:

1 * * * *

2
3 **SEC. 207. DWELLING UNIT DENSITY LIMITS.**

4 * * * *

5 (c) **Exceptions to Dwelling Unit Density Limits.** An exception to the calculations
6 under this Section 207 shall be made in the following circumstances:

7 * * * *

8 **(3) Double Density for Senior Housing in RH, RM, RC, and NC**

9 **Districts.** Senior Housing, as defined in and meeting all the criteria and conditions defined in
10 Section 102 of this Code, is permitted up to twice the dwelling unit density otherwise permitted
11 for the District.

12 ~~(A) Projects in RC Districts or within one quarter of a mile from an RC or NC~~
13 ~~2 (Small Scale Neighborhood Commercial District) zoned area or higher, including Named~~
14 ~~Commercial Districts, and located in an area with adequate access to services including but not limited~~
15 ~~to transit, shopping and medical facilities, shall be principally permitted.~~

16 ~~(B) Projects in RH and RM Districts located more than one quarter of a mile~~
17 ~~from an RC or NCD 2 (Small Scale Neighborhood Commercial District) zoned area or higher,~~
18 ~~including Named Commercial Districts, shall require Conditional Use authorization.~~

19 * * * *

20 **(8) Residential Density Exception in RH Districts.**

21 **(A) Density Exception.** Projects located in RH Districts that are not
22 seeking or receiving a density bonus under the provisions of Planning Code
23 Sections 206.5 or 206.6 shall receive an exception from residential density limits in the
24 following amounts ~~for up to four dwelling units per lot, excluding Corner Lots, or up to six dwelling~~
25 ~~units per lot in Corner Lots,~~ not inclusive of any Accessory Dwelling Units as permitted under

1 this Section 207, provided that the project dwelling units meets the requirements set forth in this
2 subsection (c)(8).

3 (i) Up to four units per lot, excluding Corner Lots.

4 (ii) Up to six units for Corner Lots

5 (iii) Up to one Group Housing Room per 415 sq. ft. of lot area in RH-1,
6 RH-1(D), and RH-1(S) zoning districts.

7 **(B) Eligibility of Historic Resources.** To receive the density exception
8 authorized under this subsection (c)(8), a project must demonstrate to the satisfaction of the
9 Environmental Review Officer that it does not cause a substantial adverse change in the
10 significance of an historic resource as defined by California Code of Regulations, Title 14,
11 Section 15064.5, as may be amended from time to time. Permit fees for pre-application
12 Historic Resource Assessments shall be waived for property owners who apply to obtain a
13 density exception under this subsection (c)(8), if they sign an affidavit stating their intent to
14 reside on the property for a period of three years after the issuance of the Certificate of Final
15 Completion and Occupancy for the new dwelling units. Permit fees for Historic Resource
16 Determinations shall not be waived.

17 **(C) Applicable Standards.** ~~Projects utilizing the density exception of this~~
18 ~~subsection (c)(8) and that provide at least four dwelling units shall be subject to a minimum Rear Yard~~
19 ~~requirement of the greater of 30% of lot depth or 15 feet. All other~~ building standards shall apply in
20 accordance with the applicable zoning district as set forth in Section 209.1.

21 **(D) Unit Replacement Requirements.** Projects utilizing the density
22 exception of this subsection (c)(8) shall comply with the requirements of Section 66300(d) of
23 the California Government Code, as may be amended from time to time, including but not
24 limited to requirements to produce at least as many dwelling units as the projects would
25 demolish; to replace all protected units; and to offer existing occupants of any protected units

1 that are lower income households relocation benefits and a right of first refusal for a
2 comparable unit, as those terms are defined therein. In the case of Group Housing, projects
3 utilizing this density exception shall provide at least as many bedrooms as the project would demolish.

4 **(E) Applicability of Rent Ordinance; Regulatory Agreements.** Project
5 sponsors of projects utilizing the density exception of this subsection (c)(8) shall enter into a
6 regulatory agreement with the City, subjecting the new units or Group Housing rooms created
7 pursuant to the exception to the San Francisco Residential Rent Stabilization and Arbitration
8 Ordinance (Chapter 37 of the Administrative Code), as a condition of approval of the density
9 exception ("Regulatory Agreement"). At a minimum, the Regulatory Agreement shall contain
10 the following: (i) a statement that the new units created pursuant to the density exception are
11 not subject to the Costa-Hawkins Rental Housing Act (California Civil Code Sections
12 1954.50 *et seq.*) because, under Section 1954.52(b), the property owner has entered into and
13 agreed to the terms of this agreement with the City in consideration of an exception from
14 residential density limits of up to four dwelling units per lot, or up to six units per lot in Corner
15 Lots, or other direct financial contribution or other form of assistance specified in California
16 Government Code Sections 65915 *et seq.*; (ii) a description of the exception of residential
17 density or other direct financial contribution or form of assistance provided to the property
18 owner; and (iii) a description of the remedies for breach of the agreement and other provisions
19 to ensure implementation and compliance with the agreement. The property owner and the
20 Planning Director (or the Director's designee), on behalf of the City, will execute the
21 Regulatory Agreement, which shall be reviewed and approved by the City Attorney's Office.
22 The Regulatory Agreement shall be executed prior to the City's issuance of the First
23 Construction Document for the project, as defined in Section 107A.13.1 of the San Francisco
24 Building Code. Following execution of the Regulatory Agreement by all parties and approval
25 by the City Attorney, the Regulatory Agreement or a memorandum thereof shall be recorded

1 to the title records in the Office of the Assessor-Recorder against the property and shall be
2 binding on all future owners and successors in interest.

3 **(F) Unit Sizes.** At least one of the dwelling units resulting from the
4 density exception shall have two or more bedrooms or shall have a square footage equal to
5 no less than 1/3 of the floor area of the largest unit on the lot. This provision does not apply to
6 projects where all of the units qualify as Group Housing.

7 ~~(G) **Eligibility.** To receive the density exception authorized under this~~
8 ~~subsection (c)(8), property owners must demonstrate that they have owned the lot for which they are~~
9 ~~seeking the density exception for a minimum of one year prior to the time of the submittal of their~~
10 ~~application. For the purposes of establishing eligibility to receive a density exception according to~~
11 ~~subsection (c)(8)(B), a property owner who has inherited the subject lot, including any inheritance in~~
12 ~~or through a trust, from a blood, adoptive, or step family relationship, specifically from either (i) a~~
13 ~~grandparent, parent, sibling, child, or grandchild, or (ii) the spouse or registered domestic partner of~~
14 ~~such relations, or (iii) the property owner's spouse or registered domestic partner (each an "Eligible~~
15 ~~Predecessor"), may add an Eligible Predecessor's duration of ownership of the subject lot to the~~
16 ~~property owner's duration of ownership of the same lot.~~

17 **(HG) Annual Report on Housing Affordability, Racial Equity, and**
18 **Language Access Goals.** To help the City evaluate whether the implementation of this
19 Section 207(c)(8) comports with the City's housing affordability, racial equity, and language
20 access goals, each year the Planning Department, in consultation with other City departments
21 including the Department of Building Inspection, the Rent Board, and the Office of the
22 Assessor-Recorder, shall prepare a report addressing the characteristics and demographics
23 of the applicants to and participants in the program established in said section; the number of
24 units permitted and constructed through this program; the geographic distribution,
25 affordability, and construction costs of those units; and the number of tenants that vacated or

were evicted from properties as a result of the permitting or construction of units through this program (“Affordability and Equity Report”). The Affordability and Equity Report shall be included and identified in the annual Housing Inventory Report. The Planning Department shall prepare the report utilizing applicant data that has been provided by program applicants voluntarily and anonymously, and separate from the submittal of an application for a density exception. An applicant’s decision to provide or decline to provide the information requested by the Planning Department in order to prepare the report shall have no bearing on the applicant’s receipt of a density exception.

* * * *

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
BUILDING STANDARDS						
Massing and Setbacks						
* * * *						
Front Setback	§§ 130, 131, 132	Required. Based on average of adjacent properties or if subject property has a Legislated Setback. When front setback is based on adjacent properties, in no case shall the required setback be greater than 15 <u>10</u> feet.				

Rear Yard (10)	§§ 130, 134	30% of lot depth, but in no case less than 15 feet.	45% of lot depth or average of adjacent neighbors. If averaged, no less than 25% or 15 feet, whichever is greater.			
<u>Rear Yard</u>	<u>§§ 130, 134</u>	<u>30% of lot depth. but in no case less than 15 feet.</u>				
* * * *						
Miscellaneous						
Large Project Review	§ 253	C required for projects over 40 feet in height.				
RESIDENTIAL STANDARDS AND USES						
* * * *						
Residential Uses						
Residential Density, Dwelling Units (6) (11)	§§ 102, 207	P up to one One unit per lot, or one unit per 3,000 square feet of lot area, with no more than three units per lot.	P up to one unit per lot, or € up to one unit per 3,000 square feet of lot area, with no more than three units per lot.	P up to two units per lot, if the second unit is 600 sq. ft. or less, or € up to one unit per 3,000 square feet of lot area, with no more than three units per lot.	P up to two units per lot, or € up to one unit per 1,500 square feet of lot area.	P up to three units per lot, or € up to one unit per 1,000 square feet of lot area.
* * * *						

Residential Density, Group Housing	§ 208	NP(10)	NP(10)	NP(10)	EP, up to one bedroom for every 415 square feet of lot area.	EP, up to one bedroom for every 275 square feet of lot area.
Homeless Shelter	§§ 102, 208	NP	NP	NP	EP	EP
* * * *						

(10) ~~Projects utilizing the density exception of Section 207(c)(8) and that provide at least four dwelling units shall be subject to a minimum Rear Yard requirement of 30% of lot depth, but in no case less than 15 feet.~~ Group Housing permitted at one room per 415 sq. ft. of lot area according to the provisions in Planning Code Section 207(c)(8).

* * * *

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

* * * *

Table 209.2

ZONING CONTROL TABLE FOR RM DISTRICTS

Zoning Category	§ Reference	RM-1	RM-2	RM-3	RM-4
BUILDING STANDARDS					
Massing and Setbacks					
* * * *					
Front Setback	§§ 130, 131, 132	Based on average of adjacent properties or if subject property has a Legislated Setback. When front setback is based on adjacent			

		properties, in no case shall the required setback be greater than 45 <u>10</u> feet.	
Rear Yard	§§ 130, 134	45 <u>30</u> % of lot depth <i>but in no case</i> <i>less than 15 feet.</i> or average of adjacent neighbors. If averaged, no less than 25% of lot depth or 15 feet, whichever is greater.	25% of lot depth, but in no case less than 15 feet.
* * * *			
Miscellaneous			
<i>Large Project Review</i>	<i>§ 253</i>	<i>C required for buildings over 50 feet in height.</i>	

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

* * * *

Table 209.3

ZONING CONTROL TABLE FOR RESIDENTIAL-COMMERCIAL DISTRICTS

Zoning Category	§ References	RC-3	RC-4
BUILDING STANDARDS			
Massing and Setbacks			
* * * *			

<i>Upper Floor Setbacks</i>	§§ 132.2, 253.2	Upper floor setbacks may be required in the North of Market Residential SUD (§ 132.2) and the Van Ness SUD (§ 253.2).	
* * * *			
Miscellaneous			
<i>Large Project Review Buildings Over 50 Feet in Height</i>	§ 253	€	€ Additional conditions apply in the North of Market Residential SUD (§ 132.2) and the Van Ness SUD (§ 253.2)
* * * *			

SEC. 209.4. RTO (RESIDENTIAL TRANSIT ORIENTED) DISTRICTS.

* * * *

Table 209.4

ZONING CONTROL TABLE FOR RTO DISTRICTS

Zoning Category	§ References	RTO	RTO-M
BUILDING STANDARDS			
Massing and Setbacks			
* * * *			
Rear Yard	§§ 130, 134	45% of lot depth or average of adjacent neighbors. If averaged, no less than 25% 30% of lot depth but in	

		no case less than 15 feet or 15 feet, whichever is greater.
* * * *		
Miscellaneous		
* * * *		
Restriction of Lot Mergers	§ 121.7	Merger of lots creating a lot greater than 5,000 square feet requires Conditional Use authorization.
* * * *		

SEC. 210.3. PDR DISTRICTS.

* * * *

Table 210.3

ZONING CONTROL TABLE FOR PDR DISTRICTS

Zoning Category	§ References	PDR-1-B	PDR-1-D	PDR-1-G	PDR-2
* * * *					
RESIDENTIAL STANDARDS AND USES					
* * * *					
Residential Uses					
* * * *					
Homeless Shelter	§§ 102, 208	€ (19) P	€ (19) P	€ (19) P	€ (19) P

* * * *

~~(19) During a declared shelter crisis, Homeless Shelters that satisfy the provisions of California Government Code Section 8698.4(a)(1) shall be P, principally permitted and may be permanent. Otherwise, Homeless Shelter uses are permitted only with Conditional Use authorization and only if each such use (a) would operate for no more than four years, and (b) would be owned or leased by, operated by, and/or under the management or day-to-day control of the City and County of San Francisco. If such a use is to be located within a building or structure, the building or structure must be either (a) preexisting, having been completed and previously occupied by a use other than a Homeless Shelter, or (b) temporary. Other than qualifying Homeless Shelters constructed during a declared shelter crisis, construction of a permanent structure or building to be used as a Homeless Shelter is not permitted.~~

~~**SEC. 253. REVIEW OF PROPOSED BUILDINGS AND STRUCTURES EXCEEDING A HEIGHT OF 40 FEET IN RH DISTRICTS, OR MORE THAN 50 FEET IN RM AND RC DISTRICTS.**~~

~~(a) Notwithstanding any other provision of this Code to the contrary, in any RH, RM, or RC District, established by the use district provisions of Article 2 of this Code, wherever a height limit of more than 40 feet in a RH District, or more than 50 feet in a RM or RC District, is prescribed by the height and bulk district in which the property is located, any building or structure exceeding 40 feet in height in a RH District, or 50 feet in height in a RM or RC District, shall be permitted only upon approval by the Planning Commission according to the procedures for conditional use approval in Section 303 of this Code; provided, however, that a building over 40 feet in height in a RM or RC District with more than 50 feet of street frontage on the front façade is subject to the conditional use requirement.~~

1 ~~(b) Commission Review of Proposals.~~

2 ~~(1) In reviewing any such proposal for a building or structure exceeding 40 feet in~~
3 ~~height in a RH District, 50 feet in height in a RM or RC District, or 40 feet in a RM or RC District~~
4 ~~where the street frontage of the building is more than 50 feet the Planning Commission shall consider~~
5 ~~the expressed purposes of this Code, of the RH, RM, or RC Districts, and of the height and bulk~~
6 ~~districts, set forth in Sections 101, 209.1, 209.2, 209.3, and 251 hereof, as well as the criteria stated in~~
7 ~~Section 303(c) of this Code and the objectives, policies and principles of the General Plan, and may~~
8 ~~permit a height of such building or structure up to but not exceeding the height limit prescribed by the~~
9 ~~height and bulk district in which the property is located.~~

10 ~~(2) In reviewing a proposal for a building exceeding 50 feet in RM and RC districts, the~~
11 ~~Planning Commission may require that the permitted bulk and required setbacks of a building be~~
12 ~~arranged to maintain appropriate scale on and maximize sunlight to narrow streets (rights of way 40~~
13 ~~feet in width or narrower) and alleys.~~

14
15 ~~**SEC. 253.1. REVIEW OF PROPOSED BUILDINGS AND STRUCTURES IN THE**~~
16 ~~**BROADWAY NEIGHBORHOOD COMMERCIAL DISTRICT.**~~

17 ~~(a) In the 65 A-1 Height and Bulk District, as designated on Sectional Map HT 01 of the~~
18 ~~Zoning Map, any new or expanding building or structure exceeding 40 feet in height shall be permitted~~
19 ~~as a Conditional Use only upon approval by the Planning Commission. The height of the building or~~
20 ~~structure so approved by the Planning Commission shall not exceed 65 feet.~~

21 ~~(b) In authorizing any such proposal for a building or structure exceeding 40 feet in height, the~~
22 ~~City Planning Commission shall find, in addition to the criteria of Section 303(c), that the proposal is~~
23 ~~consistent with the expressed purposes of this Code, of the Broadway Neighborhood Commercial~~
24 ~~District, and of the height and bulk districts, set forth in Sections 101, 714, and 251 of this Code, and~~
25 ~~that the following criteria are met:~~

1 ~~(1) The height of the new or expanding development will be compatible with the~~
2 ~~individual neighborhood character and the height and scale of the adjacent buildings.~~

3 ~~(2) The height and bulk of the new or expanding development will be designed to allow~~
4 ~~maximum sun access to nearby parks, plazas, and major pedestrian corridors.~~

5 ~~(3) The architectural and cultural character and features of existing buildings shall be~~
6 ~~preserved and enhanced. The Historic Preservation Commission or its staff shall review any proposed~~
7 ~~alteration of historic resources and must determine that such alterations comply with the Secretary of~~
8 ~~Interior's Standards for the Treatment of Historic Properties before the City approves any permits to~~
9 ~~alter such buildings. For purposes of this section, "historic resources" shall include Article 10~~
10 ~~Landmarks and buildings located within Article 10 Historic Districts, buildings and districts identified~~
11 ~~in surveys adopted by the City, buildings listed or potentially eligible for individual listing on the~~
12 ~~National or California Registers, and buildings located within listed or potentially eligible National~~
13 ~~Register or California Register historic districts. The Planning Department shall also consult materials~~
14 ~~available through the California Historical Resources Information System (CHRIS) and Inventory to~~
15 ~~determine eligibility.~~

16
17 ~~**SEC. 253.2. REVIEW OF PROPOSED BUILDINGS AND STRUCTURES IN THE VAN**~~
18 ~~**NESS SPECIAL USE DISTRICT.**~~

19 ~~(a) **Setbacks.** In the Van Ness Special Use District, as designated on Sectional Map 2SU of the~~
20 ~~Zoning Map, any new construction exceeding 50 feet in height or any alteration that would cause a~~
21 ~~structure to exceed 50 feet in height shall be permitted only as a conditional use upon approval by the~~
22 ~~Planning Commission according to Section 303 of this Code. When acting on any conditional use~~
23 ~~application pursuant to this Section, the City Planning Commission may impose the following~~
24 ~~requirements in addition to any others deemed appropriate.~~

1 ~~(1) On Van Ness Avenue. The Planning Commission may require a setback of up to 20~~
2 ~~feet at a height of 50 feet or above for all or portions of a building if it determines that this requirement~~
3 ~~is necessary in order to maintain the continuity of the prevailing street wall height established by the~~
4 ~~existing buildings along Van Ness Avenue within two blocks of the proposed building.~~

5 ~~(2) On Pine, Sacramento, Clay, Washington and California Streets. The Planning~~
6 ~~Commission may require a setback of up to 15 feet for all or a portion of a building on any lot abutting~~
7 ~~Pine, Sacramento, Clay, California and Washington Streets which lot is located within the Van Ness~~
8 ~~Special Use District in order to preserve the existing view corridors.~~

9 ~~(3) On Narrow Streets and Alleys. The Planning Commission may require that the~~
10 ~~permitted bulk and required setbacks of a building be arranged to maintain appropriate scale on and~~
11 ~~maximize sunlight to narrow streets (rights of way 40 feet in width or narrower) and alleys.~~

12
13 ~~**SEC. 253.3. REVIEW OF PROPOSED BUILDINGS AND STRUCTURES ABOVE 26**~~
14 ~~**FEET NOT EXCEEDING 40 FEET IN THE NC S/LAKESHORE PLAZA SPECIAL USE**~~
15 ~~**DISTRICT.**~~

16 ~~(a) In the 26-40 X Height and Bulk District, as designated on Sectional Map HT13 of the~~
17 ~~Zoning Map, any new or expanding building or structure exceeding 26 feet in height shall be permitted~~
18 ~~as a Conditional Use only upon approval by the Planning Commission. The height of any building or~~
19 ~~structure so approved by the Planning Commission shall not exceed 40 feet.~~

20 ~~(b) In authorizing any such proposal for a building or structure exceeding 26 feet in height, the~~
21 ~~Planning Commission shall find that, in addition to the criteria of Section 303(c), the proposal is~~
22 ~~consistent with the expressed purposes of this Code, the NC S District, the Lakeshore Plaza Special~~
23 ~~Use District, and the height and bulk districts as set forth respectively in Sections 101, 713, 780 and~~
24 ~~251 of this Code.~~

1 **SEC. 305.1. REQUESTS FOR REASONABLE MODIFICATION – RESIDENTIAL**
2 **USES.**

3 * * * *

4 (d) ~~**Request for Administrative Review Reasonable Modification – No Hearing.**~~ *In an*
5 ~~*effort to*~~ To expedite the processing and resolution of reasonable modification requests, any
6 request under Section 305.1 ~~that is consistent with the criteria in this section~~ may receive
7 administrative review and approval and ~~Requests for modifications that meet the requirements for~~
8 ~~administrative review does~~ not require public notice under Section 306 of this Code.

9 ~~(1) **Parking, Where No Physical Structure Is Proposed.** One parking space may be~~
10 ~~considered for an administrative reasonable modification provided that the parking space is necessary~~
11 ~~to achieve the accommodation and that property does not already include a parking space. Exceptions~~
12 ~~may be considered from rear yard and the front setback requirements if necessary to accommodate the~~
13 ~~parking space. In reviewing an administrative reasonable modification request for parking, the Zoning~~
14 ~~Administrator is authorized to allow the parking space for up to five years, at the end of which period~~
15 ~~the applicant may renew the temporary use for additional five year periods.~~

16 ~~(2) **Access Ramps.** One or more access ramps, defined in Building Code Section 1114A~~
17 ~~may be considered for an administrative reasonable modification provided that the access ramp is~~
18 ~~designed and constructed to meet the accessibility provisions in either the California Building Code or~~
19 ~~the California Historical Building Code and is easily removable when the ramp(s) are no longer~~
20 ~~needed for the requested modification.~~

21 ~~(3) **Elevators.** One elevator, with dimensions defined in Building Code Section 1124A,~~
22 ~~may be considered for an administrative reasonable modification provided that the elevator structure is~~
23 ~~not visible from the public right of way and is set back a minimum of 10 feet from the property line, and~~
24 ~~that the elevator is necessary to access residential uses of the building and to achieve the~~
25 ~~accommodation requested.~~

1 ~~(4) **Additional Habitable Space.** Additional habitable space may be considered for an~~
2 ~~administrative reasonable modification provided that the additional habitable space does not result in~~
3 ~~the addition of a new dwelling unit or require expansion beyond the permitted building envelope.~~

4 ~~(e) **All Other Requests for Reasonable Modification—Zoning Administrator Review and**~~
5 ~~**Approval.**~~

6 ~~(1) **Standard Variance Procedure—With Hearing.** Requests for reasonable~~
7 ~~modifications that do not fall within subsection (d) shall be considered by the Zoning Administrator,~~
8 ~~who will make the final decision through the existing variance process described in Section 305.~~

9 ~~(2) **Public Notice of a Request for Reasonable Modification.** Notice for reasonable~~
10 ~~modifications that fall with subsection (e)(1) are subject to the notice requirements of Section 333 of~~
11 ~~this Code. If the request for reasonable modification is part of a larger application, then the noticing~~
12 ~~can be combined.~~

13 * * * *

15 **SEC. 311. PERMIT REVIEW PROCEDURES.**

16 * * * *

17 **(b) Applicability.** Except as indicated in this subsection (b), all building permit
18 applications in Residential, NC, NCT, and Eastern Neighborhoods Mixed Use Districts for a
19 change of use; establishment of a Micro Wireless Telecommunications Services Facility;
20 establishment of a Formula Retail Use; demolition, new construction, or alteration of buildings;
21 and the removal of an authorized or unauthorized residential unit, shall be subject to the
22 notification and review procedures required by this Section 311. In addition, with the exception
23 of Grandfathered MCDs converting to Cannabis Retail use pursuant to Section 190(a), all
24 building permit applications that would establish Cannabis Retail or Medical Cannabis
25 Dispensary uses, regardless of zoning district, shall be subject to the notification and review

1 procedures required by this Section 311. Notwithstanding the foregoing or any other
2 requirement of this Section 311, a change of use to a Child Care Facility, as defined in
3 Section 102, shall not be subject to the review requirements of this Section 311.

4 Notwithstanding the foregoing or any other requirement of this Section 311, building permit
5 applications to construct an Accessory Dwelling Unit pursuant to Section 207(c)(6) shall not
6 be subject to the notification or review requirements of this Section 311. Notwithstanding the
7 foregoing or any other requirement of this Section 311, a change of use to a principally
8 permitted use in an NC or NCT District, or in a limited commercial use or a limited corner
9 commercial use, as defined in Sections 186 and 231, respectively, shall not be subject to the
10 review or notice requirements of this Section 311. Notwithstanding the foregoing or any other
11 requirement of this Section 311, building permit applications to change any existing
12 Automotive Use to an Electric Vehicle Charging Location shall not be subject to the review or
13 notification requirements of this Section 311. Notwithstanding the foregoing or any other
14 requirement of this Section 311, building permit applications to demolish, construct, or alter Dwelling
15 Units in the Priority Equity Geographies Special Use District shall be subject to the review or
16 notification requirements of this Section 311.

17 * * * *

18 (2) **Alterations.** For the purposes of this Section, an alteration shall be defined
19 as an increase to the exterior dimensions of a building except those features listed in Section
20 136(c)(1) through ~~Section 136(c)(24) and~~ Section 136(c)(26) regardless of whether the feature is
21 located in a required setback. ~~In addition, an alteration in RH, RM, and RTO Districts shall also~~
22 ~~include the removal of more than 75% of a residential building's existing interior wall framing or the~~
23 ~~removal of more than 75% of the area of the existing framing.~~

24 * * * *

1 **SEC. 317. LOSS OF RESIDENTIAL AND UNAUTHORIZED UNITS THROUGH**
2 **DEMOLITION, MERGER, AND CONVERSION.**

3 * * * *

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

5
6 (1) Within the Priority Equity Geographies Special Use District, ~~A~~any application for
7 a permit that would result in the Removal of one or more Residential Units or Unauthorized
8 Units is required to obtain Conditional Use authorization.

9 (2) Outside the Priority Equity Geographies Special Use District, any application for a
10 permit that would result in the Removal of one or more Residential Units or Unauthorized Units is
11 required to obtain Conditional Use authorization unless it meets all the following criteria:

12 (A) The units to be demolished are not tenant occupied and are without a history
13 of evictions under Administrative Code Sections 37.9(a)(8)-(12) or 37.9(a)(14)-(16) within last 5 years;

14 (B) No more than two units that are required to be replaced per subsection (E)
15 below would be removed or demolished;

16 (C) The building proposed for demolition is not an Historic Building as defined
17 in Section 102;

18 (D) The proposed project is adding at least one more unit than would be
19 demolished; and,

20 (E) The project complies with the requirements of Section 66300(d) of the
21 California Government Code, as may be amended from time to time, including but not limited to
22 requirements to replace all protected units, and to offer existing occupants of any protected units that
23 are lower income households relocation benefits and a right of first refusal for a comparable unit, as
24 those terms are defined therein.
25

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

5 (42) The Conditional Use requirement of Subsection (c)(1) and (c)(2) shall
6 apply to (A) any building or site permit issued for Removal of an Unauthorized Unit on or after
7 March 1, 2016, and (B) any permit issued for Removal of an Unauthorized Unit prior to March
8 1, 2016 that has been suspended by the City or in which the applicant's rights have not
9 vested.

10 (53) The Removal of a Residential Unit that has received approval from the
11 Planning Department through administrative approval or the Planning Commission through a
12 Discretionary Review or Conditional Use authorization prior to the effective date of the
13 Conditional Use requirement of Subsection (c)(1) or (c)(2) is not required to apply for an
14 additional approval under this Section. ~~Subsection (c)(1).~~

15 (64) **Exemptions for Unauthorized Dwelling Units.** The Removal of an
16 Unauthorized Unit does not require a Conditional Use authorization pursuant to Subsection
17 (c)(1) or (c)(2) if the Department of Building Inspection has determined that there is no path for
18 legalization under Section 106A.3.1.3 of the Building Code.

19 (75) **Exemptions for Single-Family Residential Buildings.** The Demolition of a
20 Single-Family Residential Building that meets the requirements of Subsection (d)(3) below
21 may be approved by the Department without requiring a Conditional Use authorization
22 pursuant to in Subsection (c)(1) or (c)(2).

23 (86) **Exception for Certain Permits Filed Before February 11, 2020.** An
24 application to demolish a Single-Family Residential Building on a site in a RH-1 or RH-1(D)
25 District that is demonstrably not affordable or financially accessible housing, meaning housing

that has a value greater than 80% than the combined land and structure values of single-family homes in San Francisco as determined by a credible appraisal made within six months of the application to demolish, is exempt from the Conditional Use authorization requirement of Subsection (c)(1) or (c)(2), provided that a complete Development Application was submitted prior to February 11, 2020.

* * * *

SEC. 406. WAIVER, REDUCTION, OR ADJUSTMENT OF DEVELOPMENT PROJECT REQUIREMENTS.

* * * *

(b) Waiver or Reduction, Based on Housing Affordability.

(1) An affordable housing unit shall receive a waiver from the Rincon Hill Community Infrastructure Impact Fee, the Market and Octavia Community Improvements Impact Fee, the Eastern Neighborhoods Infrastructure Impact Fee, the Balboa Park Impact Fee, the Visitacion Valley Community Facilities and Infrastructure Impact Fee, the Transportation Sustainability Fee, the Residential Child Care Impact Fee, the Central South of Market Infrastructure Impact Fee, and the Central South of Market Community Facilities Fee if the affordable housing unit:

(A) is affordable to a household earning up to 120% ~~at or below 80%~~ of the Area Median Income (as published by HUD), including units that qualify as replacement Section 8 units under the HOPE SF program;

(B) will maintain its affordability for a term of no less than 55 years, as evidenced by a restrictive covenant recorded on the property's title; and

(C) the Project sponsor demonstrates to the Planning Department staff that a governmental agency will be enforcing the term of affordability and reviewing performance and service plans as necessary.

~~(B) is subsidized, MOHCD, the San Francisco Housing Authority, the Department of Homelessness and Supportive Housing, and/or the Office of Community Investment and Infrastructure or any future successor agency to those listed herein; and~~

~~(C) is subsidized in a manner which maintains its affordability for a term no less than 55 years, whether it is a rental or ownership opportunity. Project sponsors must demonstrate to the Planning Department staff that a governmental agency will be enforcing the term of affordability and reviewing performance and service plans as necessary.~~

* * * *

(5) This waiver clause shall not be applied to units built as part of a developer's efforts to meet the requirements of the Inclusionary Affordable Housing Program, Sections 415 or 419 of this Code ~~or any units that trigger a Density Bonus under California Government Code Sections 65915-65918.~~

* * * *

SEC. 710. NC-1 – NEIGHBORHOOD COMMERCIAL CLUSTER DISTRICT.

* * * *

Table 710. NEIGHBORHOOD COMMERCIAL CLUSTER DISTRICT NC-1

ZONING CONTROL TABLE

		NC-1
Zoning Category	§ References	Controls
BUILDING STANDARDS		
* * * *		

Miscellaneous		
Lot Size (Per Development)	§§ 102, 121.1	P up to 4,999 square feet; C 5,000 square feet and above
* * * *		

* * * *

SEC. 711. NC-2 – SMALL-SCALE NEIGHBORHOOD COMMERCIAL DISTRICT.

Table 711. SMALL-SCALE NEIGHBORHOOD COMMERCIAL DISTRICT NC-2

ZONING CONTROL TABLE

		NC-2
Zoning Category	§ References	Controls
BUILDING STANDARDS		
* * * *		
Miscellaneous		
Lot Size (Per Development)	§§ 102, 121.1	P up to 9,999 square feet; C 10,000 square feet and above
* * * *		

SEC. 713. NC-S – NEIGHBORHOOD COMMERCIAL SHOPPING CENTER DISTRICT.

* * * *

Table 713. NEIGHBORHOOD COMMERCIAL SHOPPING CENTER DISTRICT

NC-S

ZONING CONTROL TABLE

		NC-S
Zoning Category	§ References	Controls
BUILDING STANDARDS		
Massing and Setbacks		
Height and Bulk Limits.	§§ 102, 105, 106, 250–252, 253.3 , 260, 261.1, 270, 271. See also Height and Bulk District Maps	Varies, but generally 40-X. Lakeshore Plaza SUD requires C for buildings above 26 feet (1). See Height and Bulk Map Sheets HT02-05, HT07, and HT10-13 for more information. Height sculpting required on Alleys per § 261.1.
* * * *		

SEC. 714. BROADWAY NEIGHBORHOOD COMMERCIAL DISTRICT.

* * * *

**Table 714. BROADWAY NEIGHBORHOOD COMMERCIAL
DISTRICT
ZONING CONTROL TABLE**

		Broadway NCD
Zoning Category	§ References	Controls
BUILDING STANDARDS		

Massing and Setbacks

Height and Bulk Limits.	§§ 102, 105, 106, 250–252, 253.1 , 260, 261.1, 270, 271. See also Height and Bulk District Maps	40-X and 65-A. In 65-A Districts, P up to 40 ft., C 40 to 65 feet See Height and Bulk Map Sheet HT01 for more information. Height sculpting required on Alleys per § 261.1.
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SEC. 754. MISSION STREET NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT.

* * * *

Table 754. MISSION STREET NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT

ZONING CONTROL TABLE

		Mission Street NCT
Zoning Category	§ References	Controls
BUILDING STANDARDS		
Massing and Setbacks		

Height and Bulk Limits.	§§ 102, 105, 106, 250–252, 253.4 , 260, 261.1, 270, 271. See also Height and Bulk District Maps	Varies. See Height and Bulk Map Sheet HT07 for more information. Buildings above 65 feet require C. Height sculpting required on Alleys per § 261.1.
* * * *		

SEC. 810. CHINATOWN COMMUNITY BUSINESS DISTRICT.

* * * *

Table 810

CHINATOWN COMMUNITY BUSINESS DISTRICT ZONING CONTROL TABLE

		Chinatown Community Business District
Zoning Category	§ References	Controls
BUILDING STANDARDS		
* * * *		
Miscellaneous		
Lot Size (Per Development)	§ 121.3	P up to 5,000 sq. ft.; C 5,001 sq. ft. & above (1)
* * * *		

SEC. 811. CHINATOWN VISITOR RETAIL DISTRICT.

* * * *

Table 811

CHINATOWN VISITOR RETAIL DISTRICT ZONING CONTROL TABLE

		Chinatown Visitor Retail District
Zoning Category	§ References	Controls
BUILDING STANDARDS		
* * * *		
Miscellaneous		
<i>Lot Size (Per Development)</i>	<i>§ 121.3</i>	<i>P up to 5,000 sq. ft.; C 5,001 sq. ft. & above</i>
* * * *		

SEC. 812. CHINATOWN RESIDENTIAL NEIGHBORHOOD COMMERCIAL DISTRICT.

* * * *

Table 812

CHINATOWN RESIDENTIAL NEIGHBORHOOD COMMERCIAL DISTRICT
ZONING CONTROL TABLE

		Chinatown Residential Neighborhood Commercial District
Zoning Category	§ References	Controls
BUILDING STANDARDS		
* * * *		

Miscellaneous		
Lot Size (Per Development)	§ 121.3	P up to 5,000 sq. ft.; C 5,001 sq. ft. & above
* * * *		

Section 4. Amendment to Specific Zoning Control Tables. Zoning Controls Tables 714, 715, 716, 717, 718, 719, 724, 725, 727, 728, 729, 730, 742, 750, 756, 763, are hereby amended identically to the amendment of Zoning Control Table 710 in Section 3 of this ordinance, to remove the zoning control under Miscellaneous, Lot Size (Per Development) as follows:

* * * *

ZONING CONTROL TABLE

Zoning Category	§ References	Controls
BUILDING STANDARDS		
* * * *		
Miscellaneous		
Lot Size (Per Development)	§§ 102, 121.1	P up to 4,999 square feet; C 5,000 square feet and above
* * * *		

Section 5. Amendment to Specific Zoning Control Tables. Zoning Controls Tables 712, 720, 721, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 743, 744, 745, 751,

752, 753, 754, 755, 757, 758, 759, 760, 761, 762, 764, are hereby amended identically to the amendment of Zoning Control Table 711 in Section 3 of this ordinance, to remove the zoning control under Miscellaneous, Lot Size (Per Development), as follows:

* * * *

ZONING CONTROL TABLE

Zoning Category	§ References	Controls
BUILDING STANDARDS		
* * * *		
Miscellaneous		
Lot Size (Per Development)	§§ 102, 121.1	P up to 9,999 square feet; C 10,000 square feet and above
* * * *		

Section 6. Pursuant to Sections 106 and 302(c) of the Planning Code, Sheets SU01, SU02, SU07, SU08, SU09, SU10, SU11, SU12, SU13 of the Zoning Map of the City and County of San Francisco are hereby amended, as follows:

Description of Property	Special Use District Hereby Approved
Starting at the southwestern corner of the City and County of San Francisco heading north along the Pacific Ocean to Sloat Blvd.;	Priority Equity Geographies Special Use District

1	Sloat Blvd. to Skyline Blvd.; Skyline Blvd. to	
2	Lake Merced Blvd.; Lake Merced Blvd. to	
3	Middlefield Rd.; Middlefield Rd. to	
4	Eucalyptus Dr.; Eucalyptus Dr. to 19th Ave.;	
5	19th Ave. to Junipero Serra Blvd.; Junipero	
6	Serra Blvd to Holloway Ave.; Holloway Ave.	
7	to Ashton Ave; Ashton Ave to Ocean Ave;	
8	Ocean Ave to Mission St; Mission St. to	
9	Avalon Ave.; Avalon Ave. to Vienna St.;	
10	Vienna St. to Excelsior Ave.; Excelsior Ave.	
11	to Prague St.; a straight line from Prague St.	
12	through McLaren Park to Burrows St.;	
13	Burrows St. to Madison St.; Madison St. to	
14	Silver Ave.; Silver Ave. to Mission St.;	
15	Mission St. to Alemany Blvd.; the northern	
16	most portion of Alemany Blvd until Industrial	
17	St.; Industrial St. to Oakdale Ave.; Oakdale	
18	Ave. to Phelps St.; Phelps St. to Jerrold	
19	Ave.; Jerrold Ave to 3rd St.; 3rd St. to Evans	
20	Ave.; Evans Ave. to Newhall St.; Newhall St.	
21	to Fairfax Ave.; Fairfax Ave. to Keith St.;	
22	Keith St. to Evans Ave.; Evan Ave. to	
23	Jennings St.; A straight line along Jennings	
24	St. to the shoreline; following the shoreline	
25	south until Arelious Walker Dr.; Arelious	

1	Walker Dr. to Gilman Ave.; Gilman Ave. to	
2	Bill Walsh Way; Bill Walsh Way to Ingerson	
3	Ave.; Ingerson Ave. to Griffith St.; Griffith St.	
4	to Jamestown Ave.; Jamestown Ave. to 3rd.	
5	St.; 3rd St. to Bayshore Blvd.; Bayshore	
6	Blvd. to southernmost boundary of the City	
7	and County of San Francisco. The above	
8	area shall exclude the following area:	
9	Starting at the intersection of Harvard St.	
10	and Burrow St. heading east to Cambridge	
11	St.; Cambridge St. to Felton St.; Felton St. to	
12	Hamilton St.; Hamilton St. to Woolsey St.;	
13	Woolsey St. to Goettingen St.; Goettingen	
14	St. to Mansell St.; Mansell St. to University	
15	St.; University St. to Wayland St.; Wayland	
16	St. to Yale St.; Yale St. to Mc. Laren Park; a	
17	straight line from Yale St. to Cambridge St.;	
18	Cambridge St. to Wayland St.; Wayland St.	
19	to Oxford St.; Oxford St. to Bacon St.; Bacon	
20	St. to Harvard St.; Harvard St. to Burrows St.	
21		
22	Starting on Cesar Chavez St. at the	
23	intersection of Valencia Street, heading	
24	eastward to Harrison St.; Harrison St. to	
25	23rd St.; 23rd St. to Highway 101; following	

1	Highway 101 south to Cesar Chaves St.;	
2	Cesar Chavez St. to Vermont St.; Vermont	
3	St. to 26th St.; 26th St. to Connecticut St.;	
4	Connecticut St. to 25th St.; 25th St. to	
5	Highway 280; following Highway 280 north	
6	to 20th St.; 20th St. to Arkansas St.;	
7	Arkansas St. to 22nd St.; 22nd St to the	
8	western side of Highway 101; following the	
9	western side of Highway 101 north to 17th	
10	St.; 17th St. to Vermont St.; Vermont St. to	
11	Division St.; Division St. to Townsend St.;	
12	Townsend St. to 6th St.; 6th St. to Brannan	
13	St.; Brannan St. to 5th St.; 5th St. to	
14	Townsend St.; Townsend St. to 3rd St.; 3rd	
15	St. to Howard St.; Howard St. to 4th St.; 4th	
16	St. to Market St.; Market St. to Drum St.;	
17	Drum St. to Sacramento St.; Sacramento St.	
18	to Battery St.; Battery St. to Pacific St.;	
19	Pacific St. to Sansome St.; Sansome St. to	
20	Vallejo St.; Vallejo St. to Kearny St.; Kearny	
21	St. to Filbert St.; Filbert St. to Columbus	
22	Ave.; Columbus Ave. to Mason St.; Mason	
23	St. to Washington St.; Washington St. to	
24	Powell St.; Powell St. to California St.;	
25	California St. to Stockton St.; Stockton St. to	

<p> 1 Bush St.; Bush St. to Van Ness Ave.; Van 2 Ness Ave. to O'Farrell St./Starr King Way; 3 Starr King Way to Gough St.; Gough St. to 4 Sutter St.; Sutter St. to Baker St.; Baker St. 5 to St Joseph's Ave.; St. Joseph's Ave. to 6 Turk Blvd.; Turk Blvd. to Scott St.; Scott St. 7 to McAllister St.; McAllister St. to Steiner St.; 8 Steiner St. to Fulton St.; Fulton St. to Gough 9 St.; Gough St. to McAllister St.; Mc Allister 10 St. to Van Ness Ave.; Van Ness Ave. to 11 Market St.; Market St. to Dolores St.; 12 Dolores St. to 17th St.; 17th St. to Valencia 13 St.; Valencia St. to Cesar Chavez St. 14 15 Starting on Chestnut St. at the intersection 16 of Columbus, heading eastward to the 17 Embarcadero; The Embarcadero to Taylor 18 St.; Taylor St. to Jefferson St.; Jefferson St. 19 to Leavenworth St.; Leavenworth St. to 20 North Point St.; North Point St. to Columbus 21 St.; Columbus St. to Chestnut St. 22 23 </p>	
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24 Section 7. Effective Date. This ordinance shall become effective 30 days after
25 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 8. 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:
DAVID CHIU, City Attorney

By: /s/
ANDREA RUIZ-ESQUIDE
Deputy City Attorney

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LEGISLATIVE DIGEST

[Planning Code, Zoning Map - Housing Production]

Ordinance amending the Planning Code to encourage housing production, by 1) streamlining construction of housing citywide, but outside of Priority Equity Geographies, as defined; 2) streamlining development of housing on large lots 3) allowing construction of buildings to the allowable height limit; 4) streamlining review of State Density Bonus projects; 5) streamlining construction of additional units in lower density zoning districts; 6) streamlining process for senior housing; 7) exempting certain affordable housing projects from development fees; 8) amending rear yard, front setback, lot frontage and minimum lot size requirements; 9) amending residential open space requirements; 10) allowing additional uses on the ground floor in residential buildings; 11) allowing homeless shelters and group housing in residential districts; 12) expanding the eligibility for the Housing Opportunities Mean Equity - San Francisco (HOME - SF) program and density exceptions in residential districts; and 13) allowing administrative review of reasonable accommodations; amending the Zoning Map to create the Priority Equity Geographies Special Use District; affirming the Planning Department's determination under the California Environmental Quality Act; and making public necessity, convenience, and welfare findings under Planning Code, Section 302, and findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

Existing Law

The Planning Code sets forth different zoning districts throughout the City, where different uses are permitted, conditionally permitted, or prohibited, and where various controls (such as height, bulk, setbacks, etc.) apply. It also contains permit application, noticing, and hearing requirements, as well as appeal procedures, as applicable, for different permits and entitlements.

The Zoning Map is a component of the Planning Code, and it contains maps and figures that depict zoning regulations spatially, showing how land can be used in areas of San Francisco called "zoning districts" (also known as "zones" or "use districts").

Amendments to Current Law

This ordinance amends the Planning Code to implement a series of process reforms with the goal to encourage housing production. For instance:

- The ordinance exempts housing demolition Citywide, but outside of Priority Equity Geographies, from the currently existing Conditional Use (CU) authorization requirement, if some conditions are met. Priority Equity Geographies are areas that have been identified in the San Francisco Department of Public Health's Community Health Needs Assessment as Areas of Vulnerability. The ordinance maps the Priority Equity Geographies in a Special Use District (SUD).
- It exempts expansion and new construction projects from neighborhood notice in areas outside of the Priority Equity Geographies SUD.
- It deletes the Planning Code requirement for a CU authorization for large lot developments (usually 10,000 sq. ft. or greater).
- It deletes the CU authorization requirement for projects to exceed a specified height in certain districts, even if the height limit allows for a greater height. By removing the CU requirement, the ordinance allows construction of buildings to the permitted height limit.
- It provides that if the Planning Commission delegates approval authority to the Planning Director, State Density Bonus (SDB) projects can be approved without a Commission hearing, regardless of any other requirements in the Planning Code.
- It allows construction of more units than currently principally permitted in larger lots in residential (RH-1, RH-2, and RH-3) districts, based on the lot area, removing the current CU requirement.
- It deletes the requirement that in order for senior housing projects to take advantage of double density allowances, they must be located within a quarter mile of a mid-sized Neighborhood Commercial District, or obtain a CU authorization.
- It expands development fee waivers to apply to 100% affordable housing projects with units affordable to up to 120% of the Area Medium Income, regardless of the funding source, and to 100% affordable SDB projects.
- It reduces and standardizes rear yard, front setback, lot frontage, and minimum lot size requirements.
- It simplifies residential open space requirements.
- It allows additional uses on the ground floor in residential buildings.
- It makes homeless shelters and group housing permitted in residential districts.
- It expands the eligibility for the Housing Opportunities Mean Equity – San Francisco (HOME – SF) program and density exceptions in residential districts, by removing some of the applicability thresholds for each of these programs.
- It allows for administrative review of reasonable accommodations.

The ordinance also amends the Zoning Map, to create the Priority Equity Geographies SUD.

Background Information

The ordinance contains findings explaining its intent to implement the 2022 Housing Element Update.

FILE NO. 230446

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[Planning and Subdivision Codes, Zoning Map - Housing Production]

Ordinance amending the Planning Code to encourage housing production by (1) exempting, under certain conditions, specified housing projects from the notice and review procedures of Section 311 and the Conditional Use requirement of Section 317, in areas outside of Priority Equity Geographies, which are identified in the Housing Element as areas or neighborhoods with a high density of vulnerable populations, and areas outside RH (Residential House) Districts within the Family Housing Opportunity Special Use District; (2) removing the Conditional Use requirement for several types of housing projects, including housing developments on large lots in areas outside the Priority Equity Geographies Special Use District, projects to build to the allowable height limit, projects that build additional units in lower density zoning districts, and senior housing projects that seek to obtain double density, subject to certain exceptions in RH Districts in the Family Housing Opportunity Special Use District; (3) amending rear yard, front setback, lot frontage, minimum lot size, and residential open space requirements in specified districts, subject to certain exceptions in RH Districts in the Family Housing Opportunity Special Use District; (4) allowing additional uses on the ground floor in residential buildings, homeless shelters, and group housing in residential districts, and administrative review of reasonable accommodations; (5) expanding the eligibility for the Housing Opportunities Mean Equity – San Francisco (HOME – SF) program and density exceptions in residential districts; (6) exempting certain affordable housing projects from certain development fees; (7) authorizing the Planning Director to approve State Density Bonus projects, subject to delegation from the Planning Commission; and (8) making conforming amendments to other sections of the Planning Code; amending the Zoning Map to create the Priority Equity

Geographies Special Use District; amending the Subdivision Code to update the condominium conversion requirements for projects utilizing residential density exceptions in RH Districts; affirming the Planning Department's determination under the California Environmental Quality Act; and making public necessity, convenience, and welfare findings under Planning Code, Section 302, and findings of consistency with the General Plan and the eight priority policies of Planning Code, Section 101.1.

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. ____ and is incorporated herein by reference. The Board affirms this determination.

(b) On _____, the Planning Commission, in Resolution No. _____, adopted findings that the actions contemplated in this ordinance are consistent, on balance, 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. _____, and is incorporated herein by reference.

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

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

5 Section 2. General Background and Findings.

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

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

16 (c) According to the Planning Department’s 2020 Housing Inventory, the cost of
17 housing in San Francisco has increased dramatically since the Great Recession of 2008-
18 2009, with the median sale price for a two-bedroom house more than tripling from 2011 to
19 2021, from \$493,000 to \$1,580,000. This includes a 9% increase from 2019 to 2020 alone,
20 even in the face of the COVID-19 pandemic. The median rental price for a two-bedroom
21 apartment saw similar although slightly smaller increases, nearly doubling from \$2,570 to
22 \$4,500 per month, from 2011 to 2019, before declining in 2020 due to the pandemic.

23 (d) These housing cost trends come after decades of underproduction of housing in
24 the Bay Area, according to the Planning Department’s 2019 Housing Affordability Strategies
25 Report. The City’s Chief Economist has estimated that approximately 5,000 new market-rate

1 housing units per year would be required to keep housing prices in San Francisco constant
2 with the general rate of inflation.

3 (e) Moreover, San Francisco will be challenged to meet increased Regional Housing
4 Needs Allocation (“RHNA”) goals in this 2023-2031 Housing Element cycle, which total 82,069
5 units over eight years, (46,598 of which must be affordable to extremely-low, very-low, low-,
6 and moderate-income households), more than 2.5 times the goal of the previous eight-year
7 cycle. The importance of meeting these goals to address housing needs is self-evident. In
8 addition, under relatively new State laws like Senate Bill 35 (2017), failure to meet the 2023-
9 2031 RHNA housing production goals would result in limitations on San Francisco’s control
10 and discretion over certain projects.

11 (f) On January 31, 2023, the City adopted the 2022 Update of the Housing Element of
12 the General Plan (“2022 Housing Element”), as required by state law. The 2022 Housing
13 Element is San Francisco’s first housing plan that is centered on racial and social equity. It
14 articulates San Francisco’s commitment to recognizing housing as a right, increasing housing
15 affordability for low-income households and communities of color, opening small and mid-rise
16 multifamily buildings across all neighborhoods, and connecting housing to neighborhood
17 services like transportation, education, and economic opportunity.

18 (g) The 2022 Housing Element includes goals, objectives, policies and implementing
19 programs that seek to guide development patterns and the allocation of resources to San
20 Francisco neighborhoods. Generally, it intends to shift an increased share of the San
21 Francisco’s projected future housing growth to transit corridors and low-density residential
22 districts within “Well-Resourced Neighborhoods” (which are areas identified by the state as
23 neighborhoods that provide strong economic, health, and educational outcomes for its
24 residents), while aiming to prevent the potential displacement and adverse racial and social
25 equity impacts of zoning changes, planning processes, or public and private investments for

1 populations and in areas that may be vulnerable to displacement, such as “Priority Equity
2 Geographies” (identified in the Department of Public Health’s Community Health Needs
3 Assessment as Areas of Vulnerability).

4 (h) Among other policies, the 2022 Housing Element commits the City to remove
5 governmental constraints on housing development, maintenance and improvement,
6 specifically in Well-Resourced Neighborhoods and in areas outside of Priority Equity
7 Geographies, as well as to reduce costs and administrative processes for affordable housing
8 projects, small and multifamily housing, and to simplify and standardize processes and permit
9 procedures. Among many other obligations, the 2022 Housing Element requires that the City
10 remove Conditional Use Authorization requirements for code compliant projects, eliminate
11 hearing requirements, and modify standards and definitions to permit more types of housing
12 across the City, in Well-Resourced Neighborhoods and outside of Priority Equity
13 Geographies. This ordinance advances those goals.

14
15 Section 3. The Planning Code is hereby amended by deleting Sections 121.1, 121.3,
16 132.2, ~~253~~, 253.1, 253.2, and 253.3, revising Sections 102, 121, 121.7, 132, 134, 135, 140,
17 145.1, 202.2, 204.1, 206.3, 206.6, 207, 209.1, 209.2, 209.3, 209.4, 210.3, ~~253~~, 305.1, 311,
18 317, 406, ~~710, 711~~, 713, 714, ~~722, 723, 750~~, 754, 810, 811, and 812, and adding new
19 Sections 121.1 and 121.3, and Section 249.97, to read as follows:

20
21 **SEC. 102.DEFINITIONS.**

22 * * * *

23 **Dwelling Unit.** A Residential Use defined as a room or suite of two or more rooms that is de-
24 signed for, or is occupied by, one family doing its own cooking therein and having only one
25 kitchen. A Dwelling Unit shall also include “employee housing” when providing accommodations for

six or fewer employees, as provided in State Health and Safety Code §17021.5. A housekeeping room as defined in the Housing Code shall be a Dwelling Unit for purposes of this Code. For the purposes of this Code, a Live/Work Unit, as defined in this Section, shall not be considered a Dwelling Unit.

* * * *

Height (of a building or structure). The vertical distance by which a building or structure rises above a certain point of measurement. See Section 260 of this Code for how height is measured.

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

- *It is individually designated as a landmark under Article 10;*
- *It is listed as a contributor to an historic district listed in Article 10;*
- *It is a Significant or Contributory Building under Article 11, with a Category I, II, III or IV rating;*
- *It has been listed or has been determined eligible for listing in the California Register of Historical Resources; or,*
- *It has been listed or has been determined eligible for listing in the National Register of Historic Places.*

* * * *

SEC. 121. MINIMUM LOT WIDTH AND AREA.

* * * *

(b) **Subdivisions and Lot Splits.** Subdivisions and lot splits shall be governed by the Subdivision Code of the City and County of San Francisco and by the Subdivision Map Act of

California. In all such cases the procedures and requirements of said Code and said Act shall be followed, including the requirement for consistency with the General Plan of the City and County of San Francisco. ~~Where the predominant pattern of residential development in the immediate vicinity exceeds the minimum standard for lot width or area, or the minimum standards for both lot width and area, set forth below in this Section, any new lot created by a subdivision or lot split under the Subdivision Code shall conform to the greater established standards, provided that in no case shall the required lot width be more than 33 feet or the required lot area be more than 4,000 square feet.~~

In RH districts in the Family Housing Opportunity Special Use District, where the predominant pattern of residential development in the immediate vicinity exceeds the minimum standard for lot width or area, or exceeds the minimum standards for both lot width and area, set forth below in this Section 121, any new lot created by a subdivision or lot split under the Subdivision Code shall conform to the greater established standard(s), provided that in no case shall the required lot width be more than 33 feet or the required lot area be more than 4,000 square feet.

* * * *

(d) **Minimum Lot Width.** The minimum lot width shall be ~~20 feet.~~~~as follows:~~ as follows:

~~(1) In RH-1(D) Districts: 33 feet;~~

~~(2) In all other zoning use districts: 25 feet.~~

1) In RH-1(D) Districts in the Family Housing Opportunity Special Use District (Section 249.94): 33 feet;

(2) In all other RH Districts in the Family Housing Opportunity Special Use District: 25 feet;

(3) In all other zoning use districts: 20 feet.

(e) **Minimum Lot Area.** The minimum lot area shall be ~~1,200 sq. ft.~~ ~~as follows:~~ as follows:

1 ~~(1) In RH-1(D) Districts: 4,000 square feet;~~

2 ~~(2) In all other zoning use districts: 2,500 square feet; except that the minimum lot~~
3 ~~area for any lot having its street frontage entirely within 125 feet of the intersection of two streets that~~
4 ~~intersect at an angle of not more than 135 degrees shall be 1,750 square feet.~~

5 (1) In RH-1(D) Districts in the Family Housing Opportunity Special Use District
6 (Section 249.94): 4,000 square feet;

7 (2) In all other RH Districts in the Family Housing Opportunity Special Use
8 District: 2,500 square feet; except that the minimum lot area for any lot having its street
9 frontage entirely within 125 feet of the intersection of two streets that intersect at an angle of
10 not more than 135 degrees shall be 1,750 square feet.

11 (3) In all other zoning use districts: 1,200 square feet.

12 ~~(f) Conditional Uses. Notwithstanding the foregoing requirements of this Section 121 as to lot~~
13 ~~width, lot area and width of lot frontage, in any zoning use district other than an RH-1(D) District the~~
14 ~~City Planning Commission may permit one or more lots of lesser width to be created, with each lot~~
15 ~~containing only a one-family dwelling and having a lot area of not less than 1,500 square feet,~~
16 ~~according to the procedures and criteria for conditional use approval in Section 303 of this Code.~~

17 (f) Conditional Uses. Notwithstanding the foregoing requirements of this Section 121
18 as to lot width, lot area, and width of lot frontage, in any RH District in the Family Housing
19 Opportunity Special Use District, other than an RH-1(D) District, the Planning Commission
20 may permit one or more lots of lesser width to be created, with each lot containing only a one-
21 family dwelling and having a lot area of not less than 1,500 square feet, according to the
22 procedures and criteria for conditional use approval in Section 303 of this Code.

23
24 ~~**SEC. 121.1. DEVELOPMENT OF LARGE LOTS, NEIGHBORHOOD COMMERCIAL**~~
25 ~~**DISTRICTS.**~~

(a) ~~**Purpose.** In order to promote, protect, and maintain a scale of development that is appropriate to each district and compatible with adjacent buildings, new construction or significant enlargement of existing buildings on lots of the same size or larger than the square footage stated in the table below shall be permitted only as Conditional Uses.~~

<i>District</i>	<i>Lot Size Limits</i>
<i>North Beach</i>	<i>2,500 sq. ft.</i>
<i>Pacific Avenue</i>	
<i>Polk Street</i>	
<i>NC 1, NCT 1</i>	<i>5,000 sq. ft.</i>
<i>24th Street Mission</i>	
<i>24th Street Noe Valley</i>	
<i>Broadway</i>	
<i>Castro Street</i>	
<i>Cole Valley</i>	
<i>Glen Park</i>	
<i>Haight Street</i>	
<i>Inner Clement Street</i>	
<i>Inner Sunset</i>	
<i>Irving Street</i>	
<i>Judah Street</i>	
<i>Lakeside Village</i>	
<i>Noriega Street</i>	

1	<i>Outer Clement Street</i>	
2	<i>Sacramento Street</i>	
3	<i>Taraval Street</i>	
4	<i>Union Street</i>	
5	<i>Upper Fillmore Street</i>	
6	<i>West Portal Avenue</i>	
7		
8	<i>NC 2, NCT 2</i>	<i>10,000 sq. ft.</i>
9	<i>NC 3, NCT 3</i>	
10	<i>Bayview</i>	
11	<i>Cortland Avenue</i>	
12	<i>Divisadero Street</i>	
13	<i>Excelsior Outer Mission Street</i>	
14	<i>Fillmore Street</i>	
15	<i>Folsom Street</i>	
16	<i>Geary Boulevard</i>	
17	<i>Hayes Gough</i>	
18	<i>Inner Balboa Street</i>	
19	<i>Inner Taraval Street</i>	
20	<i>Japantown</i>	
21	<i>Lower Haight Street</i>	
22	<i>Lower Polk Street</i>	
23		
24		
25		

1	<i>Mission Bernal</i>	
2	<i>Mission Street</i>	
3	<i>Ocean Avenue</i>	
4	<i>Outer Balboa Street</i>	
5	<i>Regional Commercial District</i>	
6	<i>San Bruno Avenue</i>	
7	<i>SoMa</i>	
8	<i>Upper Market Street</i>	
9	<i>Valencia Street</i>	
10	<i>NC S</i>	<i>Not Applicable</i>

13 ~~(b) **Design Review Criteria.** In addition to the criteria of Section 303(c) of this Code, the City~~
14 ~~Planning Commission shall consider the extent to which the following criteria are met:~~

15 ~~(1) The mass and facade of the proposed structure are compatible with the existing~~
16 ~~scale of the district.~~

17 ~~(2) The facade of the proposed structure is compatible with design features of adjacent~~
18 ~~facades that contribute to the positive visual quality of the district.~~

19 ~~(3) Where 5,000 or more gross square feet of Non Residential space is proposed, that~~
20 ~~the project provides commercial spaces in a range of sizes, including one or more spaces of 1,000~~
21 ~~gross square feet or smaller, to accommodate a diversity of neighborhood business types and business~~
22 ~~sizes.~~

SEC. 121.1. DEVELOPMENT OF LARGE LOTS IN NEIGHBORHOOD COMMERCIAL DISTRICTS LOCATED IN THE PRIORITY EQUITY GEOGRAPHIES SPECIAL USE DISTRICT.

(a) Purpose. In order to promote, protect, and maintain a scale of development that is appropriate to each district and compatible with adjacent buildings, new construction or significant enlargement of existing buildings on lots of the same size or larger than the square footage stated in the Neighborhood Commercial Districts located in the Priority Equity Geographies Special Use District established under Section 249.97 shown in the table below shall be permitted only as Conditional Uses.

<u>District</u>	<u>Lot Size Limits</u>
<u>North Beach (*)</u>	<u>2,500 sq. ft.</u>
<u>Polk Street (*)</u>	
<u>NC-1, NCT-1 (*)</u>	<u>5,000 sq. ft.</u>
<u>24th Street-Mission</u>	
<u>NC-2, NCT-2 (*)</u>	<u>10,000 sq. ft.</u>
<u>NC-3, NCT-3 (*)</u>	
<u>Bayview</u>	
<u>Divisadero Street (*)</u>	
<u>Excelsior Outer Mission Street</u>	
<u>Fillmore Street (*)</u>	
<u>Folsom Street</u>	
<u>Hayes-Gough</u>	

1	<u>Lower Polk Street</u>	
2	<u>Mission Street</u>	
3	<u>San Bruno Avenue</u>	
4	<u>SoMa</u>	
5	<u>Upper Market Street</u>	
6	<u>Valencia Street (*)</u>	

8 (*) These districts are located at least partially in the Priority Equity Geographies
9 Special Use District established under Section 249.97. The controls in this Section 121.1
10 shall apply to those areas of these districts that are within the Priority Equity Geographies
11 SUD. The controls in this Section 121.1 shall not apply to portions of any Neighborhood
12 Commercial District that are outside the Priority Equity Geographies SUD.

13 (b) **Design Review Criteria.** In addition to the criteria of Section 303(c) of this Code,
14 the Planning Commission shall consider the extent to which the following criteria are met:

15 (1) The mass and facade of the proposed structure are compatible with the
16 existing scale of the district.

17 (2) The facade of the proposed structure is compatible with design features of
18 adjacent facades that contribute to the positive visual quality of the district.

19 (3) Where 5,000 or more gross square feet of Non-Residential space is
20 proposed, the project provides commercial spaces in a range of sizes, including one or more
21 spaces of 1,000 gross square feet or smaller, to accommodate a diversity of neighborhood
22 business types and business sizes.

23 ***SEC. 121.3. DEVELOPMENT OF LARGE LOTS, CHINATOWN MIXED-USE***
24 ***DISTRICTS.***

~~In order to promote, protect, and maintain a scale of development which is appropriate to each Mixed Use District and complementary to adjacent buildings, new construction or enlargement of existing buildings on lots larger than the square footage stated in the table below shall be permitted as conditional uses subject to the provisions set forth in Section 303.~~

<i>District</i>	<i>Lot Size Limits</i>
<i>Chinatown Community Business</i>	<i>5,000 sq. ft.</i>
<i>Chinatown Residential/Neighborhood Commercial</i>	
<i>Chinatown Visitor Retail</i>	

~~In addition to the criteria of Section 303(c), the Planning Commission shall consider the following criteria:~~

~~(1) The mass and facade of the proposed structure are compatible with the existing scale of the district.~~

~~(2) The facade of the proposed structure is consistent with design features of adjacent facades that contribute to the positive visual quality of the district.~~

SEC. 121.3. DEVELOPMENT OF LARGE LOTS, CHINATOWN MIXED USE DISTRICTS.

(a) In order to promote, protect, and maintain a scale of development which is appropriate to each Mixed Use District and complementary to adjacent buildings, new construction or enlargement of existing buildings on lots larger than the square footage stated in the table below shall be permitted as conditional uses subject to the provisions set forth in Section 303.

<u>District</u>	<u>Lot Size Limits</u>
<u>Chinatown Community Business</u>	<u>5,000 sq. ft.</u>
<u>Chinatown Residential/Neighborhood Commercial</u>	
<u>Chinatown Visitor Retail</u>	

(b) In addition to the criteria of Section 303(c), the Planning Commission shall consider the following criteria:

(1) The mass and facade of the proposed structure are compatible with the existing scale of the district.

(2) The facade of the proposed structure is consistent with design features of adjacent facades that contribute to the positive visual quality of the district.

SEC. 121.7. RESTRICTION OF LOT MERGERS IN CERTAIN DISTRICTS AND ON PEDESTRIAN-ORIENTED STREETS.

* * * *

(b) **Controls.** Merger of lots is regulated as follows:

~~(1) **RTO Districts.** In RTO Districts, merger of lots creating a lot greater than 5,000 square feet shall not be permitted except according to the procedures and criteria in subsection (d) below.~~

(1) **RTO Districts.** In RTO Districts within the Priority Equity Geographies Special Use District established under Section 249.97, merger of lots creating a lot greater than 5,000 square feet shall not be permitted except according to the procedures and criteria in subsection (d) below.

(212)

NCT, NC, and Mixed-Use Districts. In those NCT, NC, and Mixed Use Districts listed below, merger of lots resulting in a lot with a single street frontage greater than that stated in the table below on the specified streets or in the specified Districts is prohibited except according to the procedures and criteria in subsections (c) and (d) below.

(223)

WMUO District. Merger of lots in the WMUO zoning district resulting in a lot with a street frontage between 100 and 200 feet along Townsend Street is permitted so long as a publicly-accessible through-block pedestrian alley at least 20 feet in width and generally conforming to the design standards of Section 270.2(e)(5)-(12) of this Code is provided as a result of such merger.

(434)

Mission Street NCT District. In the Mission Street NCT District, projects that propose lot mergers resulting in street frontages on Mission Street greater than 50 feet shall provide at least one non-residential space of no more than 2,500 square feet on the ground floor fronting Mission Street.

(545)

Ocean Avenue NCT District. In the Ocean Avenue NCT District, projects that propose lot mergers resulting in street frontages greater than 50 feet are permitted to create corner lots only, and shall require a conditional use authorization.

* * * *

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

The following requirements for minimum front setback areas shall apply to every building in all RH, RTO, and RM Districts, in order to relate the setbacks provided to the existing front setbacks of adjacent buildings. Buildings in RTO Districts which have more than 75 feet of street frontage are additionally subject to the Ground Floor Residential Design Guidelines, as adopted and periodically amended by the Planning Commission. Planned Unit

1 Developments or PUDs, as defined in Section 304, shall also provide landscaping in required
2 setbacks in accord with Section 132(g).

3 (a) **Basic Requirement.** Where one or both ~~of the~~ buildings adjacent to the subject
4 property have front setbacks along a Street or Alley, any building or addition constructed,
5 reconstructed, or relocated on the subject property shall be set back **as follows:**

6 **(1) In RH Districts in the Family Housing Opportunity Special Use District**
7 **(Section 249.94): the average of the two adjacent front setbacks, except as provided in**
8 **subsection (d) below. If only one of the adjacent buildings has a front setback, or if there is**
9 **only one adjacent building, then the required setback for the subject property shall be equal to**
10 **one-half the front setback of such adjacent building;**

11 **(2) In all other zoning use districts:** ~~no less than the depth of the adjacent building~~
12 ~~with the shortest front setback, except as provided in subsection (c). the average of the two adjacent~~
13 ~~front setbacks. If only one of the adjacent buildings has a front setback, or if there is only one adjacent~~
14 ~~building, then the required setback for the subject property shall be equal to one-half the front setback~~
15 ~~of such adjacent building.~~

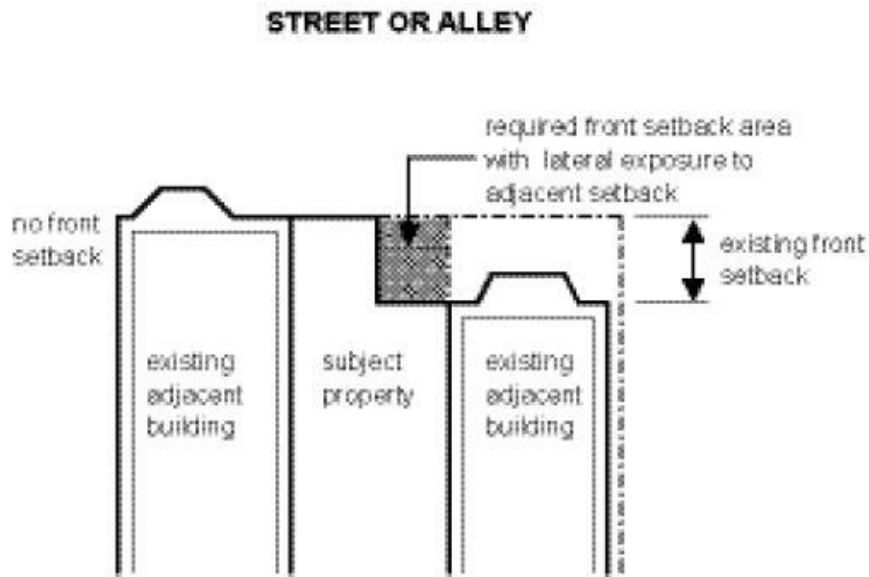
16 **(3)** In any case in which the lot constituting the subject property is separated
17 from the lot containing the nearest building by an undeveloped lot or lots for a distance of 50
18 feet or less parallel to the Street or Alley, such nearest building shall be deemed to be an
19 “adjacent building,” but a building on a lot so separated for a greater distance shall not be
20 deemed to be an “adjacent building.” **[Note to publisher: Delete diagram that follows this text].**

21 ~~(b) **Alternative Method of Averaging.** If, under the rules stated in subsection (a) above, an~~
22 ~~averaging is required between two adjacent front setbacks, or between one adjacent setback and~~
23 ~~another adjacent building with no setback, the required setback on the subject property may~~
24 ~~alternatively be averaged in an irregular manner within the depth between the setbacks of the two~~
25 ~~adjacent buildings, provided that the area of the resulting setback shall be at least equal to the product~~

1 ~~of the width of the subject property along the Street or Alley times the setback depth required by~~
2 ~~subsections (a) and (c) of this Section 132; and provided further, that all portions of the resulting~~
3 ~~setback area on the subject property shall be directly exposed laterally to the setback area of the~~
4 ~~adjacent building having the greater setback. In any case in which this alternative method of averaging~~
5 ~~has been used for the subject property, the extent of the front setback on the subject property for~~
6 ~~purposes of subsection (c) below relating to subsequent development on an adjacent site shall be~~
7 ~~considered to be as required by subsection (a) above, in the form of a single line parallel to the Street~~
8 ~~or Alley~~ [Note to publisher: Delete diagram that follows this text].

9 **(b) Alternative Method of Averaging.** If, under the rules stated in subsection (a)
10 above, an averaging is required between two adjacent front setbacks, or between one
11 adjacent setback and another adjacent building with no setback, the required setback on the
12 subject property may alternatively be averaged in an irregular manner within the depth
13 between the setbacks of the two adjacent buildings, provided that the area of the resulting
14 setback shall be at least equal to the product of the width of the subject property along the
15 Street or Alley times the setback depth required by subsections (a) and (c) of this Section 132;
16 and provided further, that all portions of the resulting setback area on the subject property
17 shall be directly exposed laterally to the setback area of the adjacent building having the
18 greater setback. In any case in which this alternative method of averaging has been used for
19 the subject property, the extent of the front setback on the subject property for purposes of
20 subsection (c) below relating to subsequent development on an adjacent site shall be
21 considered to be as required by subsection (a) above, in the form of a single line parallel to

the Street or Alley. [Note to publisher: The diagram that follows is a reproduction of the diagram that appears below Section 132(b) in the current version of the Planning Code.]



(be) **Method of Measurement.** The extent of the front setback of each adjacent building shall be taken as the horizontal distance from the property line along the Street or Alley to the building wall closest to such property line, excluding all projections from such wall, all decks and garage structures and extensions, and all other obstructions.

(cd) **Applicability to Special Lot Situations.**

* * * *

(de) **Maximum Requirements.** The maximum required front setback in any of the cases described in this Section 132 shall be as follows:

(1) In RH Districts in the Family Housing Opportunity Special Use District (Section 249.94): 15 feet from the property line along the Street or Alley, or 15% of the average depth of the lot from such Street or Alley, whichever results in the lesser requirement. Where a lot faces on a Street or Alley less than or equal to 40 feet in width, the maximum

1 required setback shall be 10 feet from the property line or 15% of the average depth of the lot
2 from such Street or Alley, whichever results in the lesser requirement.

3 (2) In all other zoning use districts, except as otherwise provided in this Code:
4 ~~15 10~~ feet from the property line along the Street or Alley, except in cases where more than
5 75% of the properties on the subject block face have a setback of 15 feet or greater, and both
6 parcels adjacent to the parcel property have a front setback of 15 feet or greater, in which
7 case the maximum front setback shall be 15 feet, or 15% of the average depth of the lot from
8 such Street or Alley, whichever results in the lesser requirement. Where a lot faces on a Street or Alley
9 less than or equal to 40 feet in width, the maximum required setback shall be ten feet from the property
10 line or 15% of the average depth of the lot from such Street or Alley, whichever results in the lesser
11 requirement.

12 (3) The required setback for lots located within the Bernal Heights Special Use
13 District is set forth in Section 242 of this Code.

14 * * * *

15
16 ***SEC. 132.2. SETBACKS IN THE NORTH OF MARKET RESIDENTIAL SPECIAL USE***
17 ***DISTRICT.***

18 (a) ~~General.~~ In order to maintain the continuity of a predominant street wall along the street,
19 setbacks of the upper portion of a building which abuts a public sidewalk may be required of buildings
20 located within the boundaries of the North of Market Residential Special Use District, as shown on
21 Sectional Map 1Sub of the Zoning Map, as a condition of approval of conditional use authorization
22 otherwise required by Section 253 of this Code for building in RC Districts which exceed 50 feet in
23 height.

1 ~~(b) **Procedures.** A setback requirement may be imposed in accordance with the provisions set~~
2 ~~forth below pursuant to the procedures for conditional use authorization set forth in Section 303 of this~~
3 ~~Code.~~

4 ~~(c) **Setback Requirement.** In order to maintain the continuity of the prevailing streetwall along~~
5 ~~a street or alley, a setback requirement may be imposed as a condition of approval of an application~~
6 ~~for conditional use authorization for a building in excess of 50 feet in height, as required by Section~~
7 ~~253 of this Code. If the applicant can demonstrate that the prevailing streetwall height on the block on~~
8 ~~which the proposed project is located, as established by existing cornice lines, is in excess of 50 feet,~~
9 ~~then the Commission may impose a maximum setback of up to 20 feet applicable to the portion of the~~
10 ~~building which exceeds the established prevailing streetwall height; provided, however, that if the~~
11 ~~applicant demonstrates that the prevailing streetwall height is in excess of 68 feet, the maximum~~
12 ~~setback requirement which may be imposed is 16 feet. If the applicant can demonstrate that a building~~
13 ~~without a setback would not disrupt the continuity of the prevailing streetwall along the street, then the~~
14 ~~Planning Commission may grant approval of the conditional use authorization without imposing a~~
15 ~~setback requirement as a condition thereof.~~

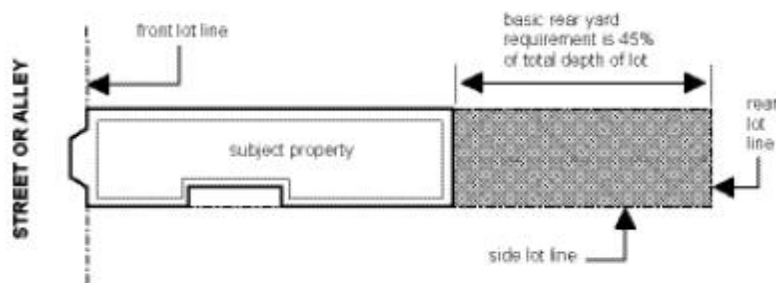
16
17 **SEC. 134. REAR YARDS IN R, RC, NC, C, SPD, M, MUG, WMUG, MUO, MUR, UMU,**
18 **RED, AND RED-MX DISTRICTS.**

19 * * * *

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

22 (1) In RH, RM-1, RM-2, RTO, RTO-M Zoning Districts, the basic rear yard shall be
23 equal to 30% of the total depth of the lot on which the building is situated, but in no case less than 15
24 feet, unless otherwise provided in subsection (c)(2).

1 (2) In RH-2 and RH-3 Districts in the Family Housing Opportunity Special Use
2 District (Section 249.94), the minimum rear yard depth shall be equal to 45% of the total depth
3 of the lot on which the building is situated, unless a reduction in this requirement is permitted
4 by subsection (k) below or otherwise provided in Section 249.94(d). [Note to publisher: The
5 diagram that follows is a reproduction of the diagram that appears below Section 134(c)(3) in
6 the current Planning Code.]



14 (23) In all other Zoning Districts not listed in subsection (c)(1), the rear yard shall be
15 equal to 25% of the total depth of the lot on which the building is situated, but in no case less than 15
16 feet.

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

18 (1) ~~**RH-1(D), RH-1, and RH-1(S) Districts.**~~ For buildings that submit a development
19 application on or after January 15, 2019, the minimum rear yard depth shall be equal to 30% of the
20 total depth of the lot on which the building is situated, but in no case less than 15 feet. Exceptions are
21 permitted on Corner Lots and through lots abutting properties with buildings fronting both streets, as
22 described in subsection (f) below. For buildings that submitted a development application prior to
23 January 15, 2019, the minimum rear yard depth shall be determined based on the applicable law on the
24 date of submission.
25

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

~~(A) For buildings containing only SRO Units in the Eastern Neighborhoods Mixed Use Districts, the minimum rear yard depth shall be equal to 25% of the total depth of the lot on which the building is situated, but the required rear yard of SRO buildings not exceeding a height of 65 feet shall be reduced in specific situations as described in subsection (c) below.~~

~~(B) To the extent the lot coverage requirements of Section 249.78 apply to a project, those requirements shall control, rather than the requirements of this Section 134.~~

~~(C1)~~ **RH-1(D), RH-1, RH-1(S), RM-3, RM-4, RTO, NC-1, NCT-1, Inner Sunset, Outer Clement Street, Cole Valley, Haight Street, Lakeside Village, Sacramento Street, 24th Street-Noe Valley, Pacific Avenue, and West Portal Avenue Districts.** Rear yards shall be provided at grade level and at each succeeding level or story of the building.

~~(D2)~~ **NC-2, NCT-2, Ocean Avenue, Inner Balboa Street, Outer Balboa Street, Castro Street, Cortland Avenue, Divisadero Street NCT, Excelsior-Outer Mission Street, Inner Clement Street, Upper Fillmore Street, Lower Haight Street, Judah Street, Noriega Street, North Beach, San Bruno Avenue, Taraval Street, Inner Taraval Street, Union Street, Valencia Street, 24th Street-Mission, Glen Park, Regional Commercial District and Folsom Street Districts.** Rear yards shall be provided at the second story, and at each succeeding story of the building, and at the First Story if it contains a Dwelling Unit.

* * * *

~~(E3)~~ **RC-3, RC-4, NC-3, NCT-3, Bayview, Broadway, Fillmore Street, Geary Boulevard, Hayes-Gough, Japantown, SoMa NCT, Mission Bernal, Mission Street, Polk Street, Lower Polk Street, Pacific Avenue, C, M, SPD, MUR, MUG, MUO, and UMU**

1 **Districts.** Rear yards shall be provided at the lowest story containing a Dwelling Unit, and at
2 each succeeding level or story of the building. In the Hayes-Gough NCT, lots fronting the east
3 side of Octavia Boulevard between Linden and Market Streets (Central Freeway Parcels L, M,
4 N, R, S, T, U, and V) are not required to provide rear yards at any level of the building,
5 provided that the project fully meets the usable open space requirement for Dwelling Units
6 pursuant to Section 135 of this Code, the exposure requirements of Section 140, and gives
7 adequate architectural consideration to the light and air needs of adjacent buildings given the
8 constraints of the project site.

9 ~~(F4)~~ **Upper Market Street NCT.** Rear yards shall be provided at the grade
10 level, and at each succeeding story of the building. For buildings in the Upper Market Street
11 NCT that do not contain Residential Uses and that do not abut adjacent lots with an existing
12 pattern of rear yards or mid-block open space, the Zoning Administrator may waive or reduce
13 this rear yard requirement pursuant to the procedures of subsection (h).

14 ~~(G5)~~ **RED, RED-MX and WMUG Districts.** Rear yards shall be provided at the
15 ground level for any building containing a Dwelling Unit, and at each succeeding level or story
16 of the building.

17 ~~(3) RH-2, RH-3, RTO, RTO-M, RM-1 and RM-2 Districts, and the Pacific Avenue NC District.~~
18 ~~The minimum rear yard depth shall be equal to 45% of the total depth of the lot on which the building~~
19 ~~is situated, except to the extent that a reduction in this requirement is permitted by subsection (e)~~
20 ~~below. Rear yards shall be provided at grade level and at each succeeding level or story of the~~
21 ~~building. In RH-2, RH-3, RTO, RTO-M, RM-1, and RM-2 Districts, exceptions are permitted on Corner~~
22 ~~Lots and through lots abutting a property with buildings fronting on both streets, as described in~~
23 ~~subsection (f) below.~~ [Note to publisher: delete diagram that follows this text]

24 ~~(de)~~ **Permitted Obstructions.** Only those obstructions specified in Section 136 of this
25 Code shall be permitted in a required rear yard, and no other obstruction shall be constructed,

placed, or maintained within any such yard. No motor vehicle, trailer, boat, or other vehicle shall be parked or stored within any such yard, except as specified in Section 136.

~~(e) Reduction of Requirements in RH-2, RH-3, RTO, RTO-M, RM-1,,2 and RM-2 Districts.~~

~~The rear yard requirement stated in subsection subsection2 (e)(3) above and as stated in subsection subsection2 (e)(2)(A) above for SRO buildings located in the Eastern Neighborhoods Mixed Use Districts not exceeding a height of 65 feet, shall be reduced in specific situations as described in this subsection (e), based upon conditions on adjacent lots. Except for those SRO buildings referenced above in this subsection (e) whose rear yard can be reduced in the circumstances described in subsection (e) to a 15-foot minimum, under no circumstances shall the minimum rear yard be thus reduced to less than a depth equal to 25% of the total depth of the lot on which the building is situated, or to less than 15 feet, whichever is greater.~~

~~(1) General Rule.~~ ~~In such districts, the forward edge of the required rear yard shall be reduced to a line on the subject lot, parallel to the rear lot line of such lot, which is an average between the depths of the rear building walls of the two adjacent buildings. Except for SRO buildings, in any case in which a rear yard requirement is thus reduced, the last 10 feet of building depth thus permitted on the subject lot shall be limited to a height of 30 feet, measured as prescribed by Section 260 of this Code, or to such lesser height as may be established by Section 261 of this Code.~~

~~(2) Alternative Method of Averaging.~~ ~~If, under the rule stated in subsection (e)(1) above, a reduction in the required rear yard is permitted, the reduction may alternatively be averaged in an irregular manner; provided that the area of the resulting reduction shall be no more than the product of the width of the subject lot along the line established by subsection (e)(1) above times the reduction in depth of rear yard permitted by subsection (e)(1); and provided further that all portions of the open area on the part of the lot to which the rear yard reduction applies shall be directly exposed laterally to the open area behind the adjacent building having the lesser depth of its rear building wall.~~

1 **~~(3) Method of Measurement.~~** *For purposes of this subsection (e), an “adjacent*
2 *building” shall mean a building on a lot adjoining the subject lot along a side lot line. In all cases the*
3 *location of the rear building wall of an adjacent building shall be taken as the line of greatest depth of*
4 *any portion of the adjacent building which occupies at least one-half the width between the side lot*
5 *lines of the lot on which such adjacent building is located, and which has a height of at least 20 feet*
6 *above grade, or two Stories, whichever is less, excluding all permitted obstructions listed for rear yards*
7 *in Section 136 of this Code. Where a lot adjoining the subject lot is vacant, or contains no Dwelling or*
8 *Group Housing structure, or is located in an RH-1(D), RH-1, RH-1(S), RM-3, RM-4, RC, RED, RED-*
9 *MX, MUG, WMUG, MUR, UMU, SPD, RSD, SLR, SLI, SSO, NC, C, M, or P District, such adjoining*
10 *lot shall, for purposes of the calculations in this subsection (e), be considered to have an adjacent*
11 *building upon it whose rear building wall is at a depth equal to 75% of the total depth of the subject lot.*

12 **~~(4) Applicability to Special Lot Situations.~~** *In the following special lot situations, the*
13 *general rule stated in subsection (e)(1) above shall be applied as provided in this subsection (e)(4), and*
14 *the required rear yard shall be reduced if conditions on the adjacent lot or lots so indicate and if all*
15 *other requirements of this Section 134 are met.* [Note to publisher: delete the three diagrams that
16 follow this text]

17 **~~(A) Corner Lots and Lots at Alley Intersections.~~** *On a Corner Lot as defined in*
18 *Section 102 of this Code, or a lot at the intersection of a Street and an Alley or two Alleys, the forward*
19 *edge of the required rear yard shall be reduced to a line on the subject lot which is at the depth of the*
20 *rear building wall of the one adjacent building.*

21 **~~(B) Lots Abutting Properties with Buildings that Front on Another Street or~~**
22 **~~Alley.~~** *In the case of any lot that abuts along one of its side lot lines upon a lot with a building that*
23 *fronts on another Street or Alley, the lot on which it so abuts shall be disregarded, and the forward*
24 *edge of the required rear yard shall be reduced to a line on the subject lot which is at the depth of the*
25 *rear building wall of the one adjacent building fronting on the same Street or Alley. In the case of any*

1 ~~lot that abuts along both its side lot lines upon lots with buildings that front on another Street or Alley;~~
2 ~~both lots on which it so abuts shall be disregarded, and the minimum rear yard depth for the subject lot~~
3 ~~shall be equal to 25% of the total depth of the subject lot, or 15 feet, whichever is greater.~~ [Note to
4 publisher: delete the two diagrams that follow this text]

5 (f) **Second Building on Corner Lots and Through Lots ~~Abutting Properties with~~**
6 **~~Buildings Fronting on Both Streets~~ in RH, RTO, RTO-M, RM-1, and RM-2 Districts.** Where a
7 lot is a Corner Lot, or is a through lot having both its front and its rear lot line along Streets,
8 Alleys, or a Street and an Alley, ~~and where an adjoining lot contains a residential or other lawful~~
9 ~~structure that fronts at the opposite end of the lot,~~ the subject ~~through~~ lot may ~~also~~ have two
10 buildings ~~according to such established pattern,~~ each fronting at one end of the lot, provided that
11 all the other requirements of this Code are met. In such cases, the rear yard required by this
12 Section 134 for the subject lot shall be located in the central portion of the lot, between the
13 two buildings on such lot, ~~and the depth of the rear wall of each building from the Street or Alley on~~
14 ~~which it fronts shall be established by the average of the depths of the rear building walls of the~~
15 ~~adjacent buildings fronting on that Street or Alley, or where there is only one adjacent building, by the~~
16 ~~depth of that building.~~ In no case shall the total minimum rear yard for the subject lot be thus
17 reduced to less than a depth equal to 30% of the total depth of the subject lot or to less than
18 15 feet, whichever is greater; provided, however, that the Zoning Administrator may reduce
19 the total depth to 20% pursuant to Section 307(I) of this Code if the reduction is for the sole
20 purpose of constructing an Accessory Dwelling Unit under Section 207(c)(4), and provided
21 further that the reduction/waiver is in consideration of the property owner entering into a
22 Regulatory Agreement pursuant to Section 207(c)(4)(H) subjecting the ADU to the San
23 Francisco Rent Stabilization and Arbitration Ordinance. For buildings fronting on a Narrow
24 Street as defined in Section 261.1 of this Code, the additional height limits of Section 261.1
25 shall apply. Furthermore, in all cases in which this subsection (f) is applied, the requirements

1 of Section 132 of this Code for front setback areas shall be applicable along both Street or
2 Alley frontages of the subject through lot.

3 **(g) Reduction of Requirements in C-3 Districts.** In C-3 Districts, an exception to
4 the rear yard requirements of this Section 134 may be allowed, in accordance with the
5 provisions of Section 309, provided that the building location and configuration assure
6 adequate light and air to windows within the residential units and to the usable open space
7 provided.

8 * * * *

9 (h) **Corner Lots and Lots at Alley Intersections.** On a Corner Lot as defined in Section 102 of
10 this Code, or on a lot at the intersection of a Street and an Alley of at least 25 feet in width, the
11 required rear yard may be substituted with an open area equal to the basic rear yard requirement
12 outlined in subsection (c) above at the same levels as the required rear yard in an interior corner of the
13 lot, an open area between two or more buildings on the lot, or an inner court, as defined by this Code,
14 provided that the Zoning Administrator determines that all of the criteria described below in this
15 Section 134 are met.

16 (1) Each horizontal dimension of the open area shall be a minimum of 15 feet.

17 (2) The open area shall be wholly or partially contiguous to the existing midblock open
18 space formed by the rear yards of adjacent properties.

19 (3) The open area will provide for the access to light and air to and views from
20 adjacent properties.

21 (4) The proposed new or expanding structure will provide for access to light and air
22 from any existing or new residential uses on the subject property.

23 The provisions of this subsection (h) shall not restrict the discretion of the Zoning Administrator
24 from imposing such additional conditions as the Zoning Administrator deems necessary to further the
25 purposes of this Section 134.

1 ~~(h) **Modification of Requirements in NC Districts.** The rear yard requirements in NC~~
2 ~~Districts may be modified or waived in specific situations as described in this subsection (h).~~

3 ~~(1) **General.** The rear yard requirement in NC Districts may be modified or waived by~~
4 ~~the Zoning Administrator pursuant to the procedures which are applicable to variances, as set forth in~~
5 ~~Sections 306.1 through 306.5 and 308.2, if all of the following criteria are met:~~

6 ~~(A) **Residential Uses** are included in the new or expanding development and a~~
7 ~~comparable amount of usable open space is provided elsewhere on the lot or within the development~~
8 ~~where it is more accessible to the residents of the development; and~~

9 ~~(B) **The proposed new or expanding structure** will not significantly impede the~~
10 ~~access of light and air to and views from adjacent properties; and~~

11 ~~(C) **The proposed new or expanding structure** will not adversely affect the~~
12 ~~interior block open space formed by the rear yards of adjacent properties.~~

13 ~~(2) **Corner Lots and Lots at Alley Intersections.** On a Corner Lot as defined in Section~~
14 ~~102 of this Code, or on a lot at the intersection of a Street and an Alley of at least 25 feet in width, the~~
15 ~~required rear yard may be substituted with an open area equal to 25% of the lot area which is located~~
16 ~~at the same levels as the required rear yard in an interior corner of the lot, an open area between two~~
17 ~~or more buildings on the lot, or an inner court, as defined by this Code, provided that the Zoning~~
18 ~~Administrator determines that all of the criteria described below in this subsection (h)(2) are met.~~

19 ~~(A) **Each horizontal dimension of the open area** shall be a minimum of 15 feet.~~

20 ~~(B) **The open area** shall be wholly or partially contiguous to the existing~~
21 ~~midblock open space formed by the rear yards of adjacent properties.~~

22 ~~(C) **The open area** will provide for the access to light and air to and views from~~
23 ~~adjacent properties.~~

24 ~~(D) **The proposed new or expanding structure** will provide for access to light~~
25 ~~and air from any existing or new residential uses on the subject property.~~

1 ~~The provisions of this subsection (h)(2) shall not preclude such additional conditions as are~~
2 ~~deemed necessary by the Zoning Administrator to further the purposes of this Section 134.~~

3 * * * *

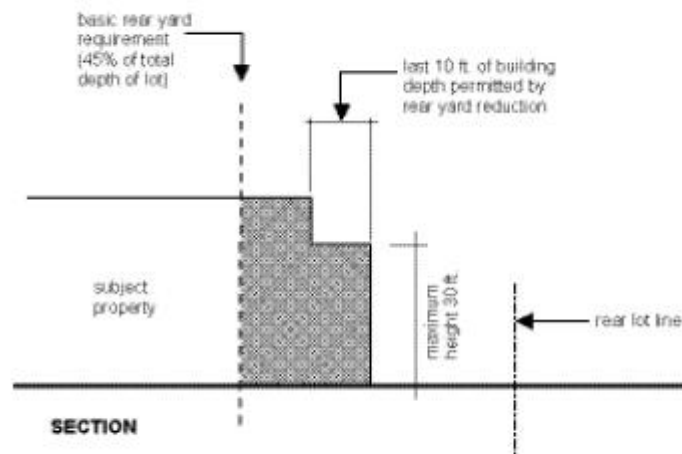
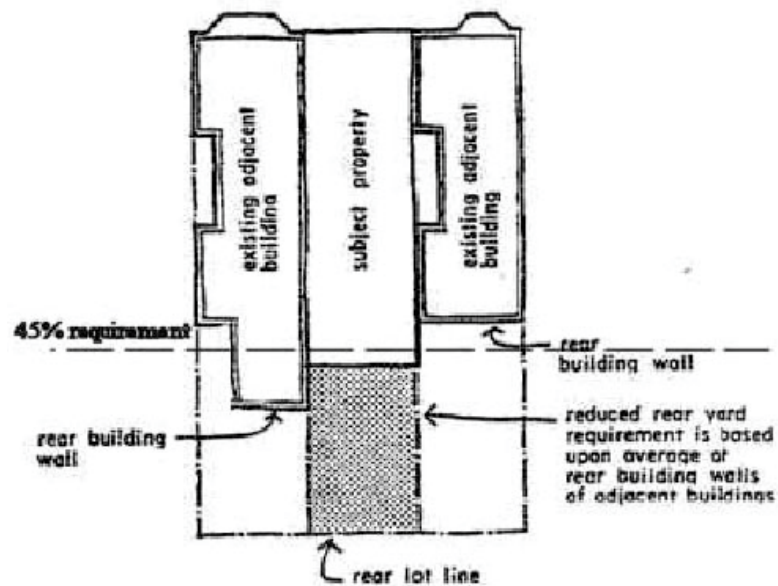
4 **(k) Reduction of Requirements in RH-2 and RH-3 Districts in the Family Housing**
5 **Opportunity Special Use District.** The rear yard requirement stated in subsection (c)(2)
6 above shall be reduced in specific situations as described in this subsection (k), based upon
7 conditions on adjacent lots. Under no circumstances shall the minimum rear yard be thus
8 reduced to less than a depth equal to 25% of the total depth of the lot on which the building is
9 situated, or to less than 15 feet, whichever is greater.

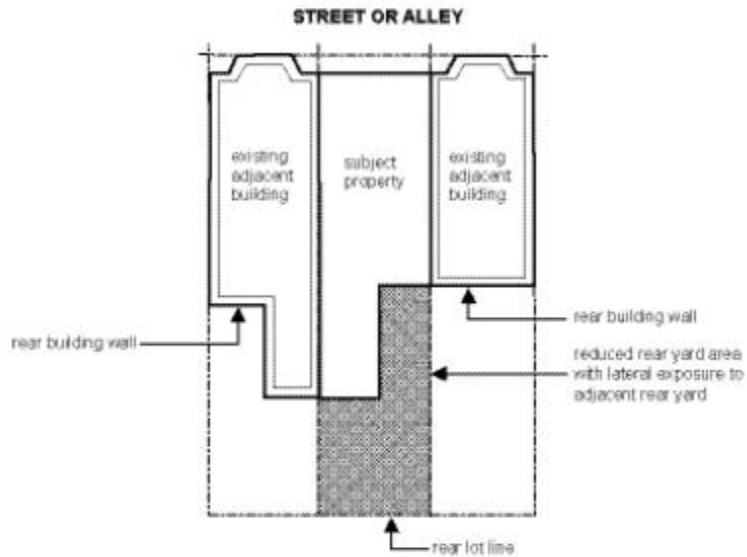
10 **(1) General Rule.** In RH-2 and RH-3 Districts in the Family Housing
11 Opportunity Special Use District, the forward edge of the required rear yard shall be reduced
12 to a line on the subject lot, parallel to the rear lot line of such lot, which is an average between
13 the depths of the rear building walls of the two adjacent buildings. The last 10 feet of building
14 depth thus permitted on the subject lot shall be limited to a height of 30 feet, measured as
15 prescribed by Section 260 of this Code, or to such lesser height as may be established by
16 Section 261 of this Code.

17 **(2) Alternative Method of Averaging.** If, under the rule stated in subsection
18 (k)(1) above, a reduction in the required rear yard is permitted, the reduction may alternatively
19 be averaged in an irregular manner; provided that the area of the resulting reduction shall be
20 no more than the product of the width of the subject lot along the line established by
21 subsection (k)(1) above times the reduction in depth of rear yard permitted by subsection
22 (k)(1); and provided further that all portions of the open area on the part of the lot to which the
23 rear yard reduction applies shall be directly exposed laterally to the open area behind the
24 adjacent building having the lesser depth of its rear building wall.

1 **(3) Method of Measurement.** For purposes of this subsection (k), an “adjacent
2 building” shall mean a building on a lot adjoining the subject lot along a side lot line. In all
3 cases, the location of the rear building wall of an adjacent building shall be taken as the line of
4 greatest depth of any portion of the adjacent building which occupies at least one-half the
5 width between the side lot lines of the lot on which such adjacent building is located, and
6 which has a height of at least 20 feet above grade, or two Stories, whichever is less, excluding
7 all permitted obstructions listed for rear yards in Section 136 of this Code. Where a lot
8 adjoining the subject lot is vacant, or contains no Dwelling or Group Housing structure, or is
9 located in an RH-1(D), RH-1, RH-1(S), RM-3, RM-4, RC, RED, RED-MX, MUG, WMUG,
10 MUR, UMU, SPD, RSD, SLR, SLI, SSO, NC, C, M, or P District, such adjoining lot shall, for
11 purposes of the calculations in this subsection (k), be considered to have an adjacent building
12 upon it whose rear building wall is at a depth equal to 75% of the total depth of the subject lot.

13 **(4) Applicability to Special Lot Situations.** In the following special lot
14 situations, the general rule stated in subsection (k)(1) above shall be applied as provided in
15 this subsection (k)(4), and the required rear yard shall be reduced if conditions on the
16 adjacent lot or lots so indicate and if all other requirements of this Section 134 are met. [Note
17 to publisher: The three diagrams that follow are reproductions of the three diagrams that
18 appear below subsection 134(e)(4) of the current Planning Code.]

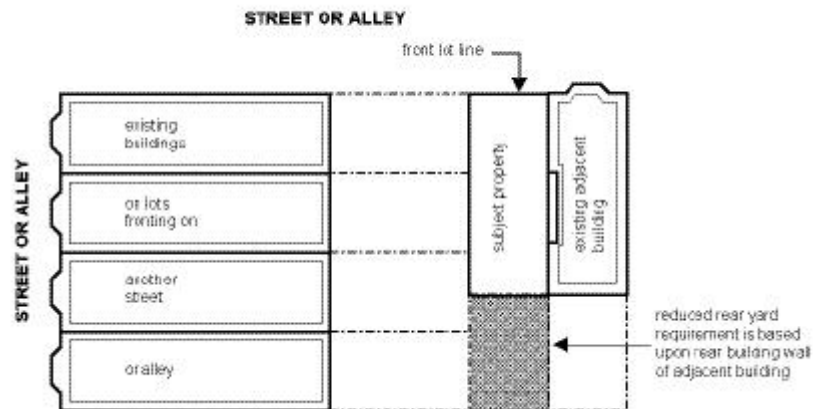
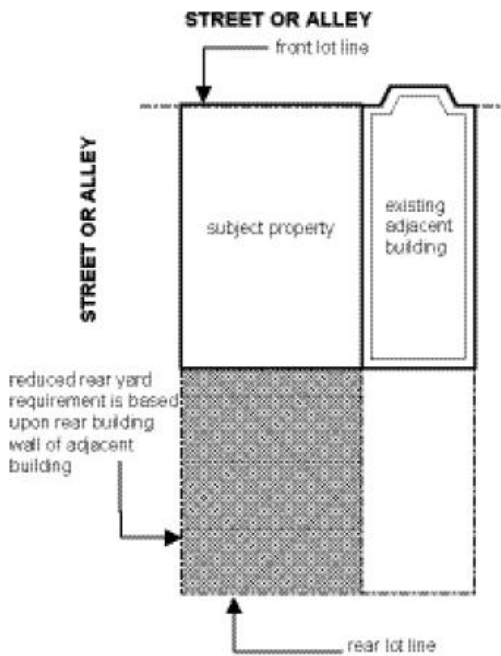




(A) **Corner Lots and Lots at Alley Intersections.** On a Corner Lot as defined in Section 102 of this Code, or a lot at the intersection of a Street and an Alley or two Alleys, the forward edge of the required rear yard shall be reduced to a line on the subject lot which is at the depth of the rear building wall of the one adjacent building.

(B) **Lots Abutting Properties with Buildings that Front on Another Street or Alley.** In the case of any lot that abuts along one of its side lot lines upon a lot with a building that fronts on another Street or Alley, the lot on which it so abuts shall be disregarded, and the forward edge of the required rear yard shall be reduced to a line on the subject lot which is at the depth of the rear building wall of the one adjacent building fronting on the same Street or Alley. In the case of any lot that abuts along both its side lot lines upon lots with buildings that front on another Street or Alley, both lots on which it so abuts shall be disregarded, and the minimum rear yard depth for the subject lot shall be equal to 25% of the

1 total depth of the subject lot, or 15 feet, whichever is greater. [Note to publisher: The two
2 diagrams that follow are reproductions of the two diagrams that appear below subsection
3 134(e)(4)(B) of the current Planning Code.]



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

3 * * * *

4 **(f) Private Usable Open Space: Additional Standards.**

5 **(1) Minimum Dimensions and Minimum Area.** Any space credited as private
6 usable open space shall have a minimum horizontal dimension of as follows:

7 **(A) In RH Districts in the Family Housing Opportunity Special Use**
8 **District (Section 249.94):** six feet and a minimum area of 36 feet if located on a deck,
9 balcony, porch, or roof, and a minimum horizontal dimension of 10 feet and a minimum area
10 of 100 square feet if located on open ground, a terrace, or the surface of an inner or outer
11 court, except as otherwise provided in Section 249.94(d).

12 **(B) In all other zoning use districts:** ~~three~~ six feet and a minimum area of
13 ~~36~~ 27 square feet if located on a deck, balcony, porch or roof, and shall have a minimum
14 horizontal dimension of 10 feet and a minimum area of 100 square feet if located on open
15 ground, a terrace or the surface of an inner or outer court.

16 **(2) Exposure.** ~~In order to~~ To be credited as private usable open space, an area
17 must be kept open in the following manner:

18 **(A)** For decks, balconies, porches and roofs, at least 30 percent of the
19 perimeter must be unobstructed except for necessary railings.

20 **(B)** In addition, the area credited on a deck, balcony, porch or roof must
21 either face a street, face or be within a rear yard, or face or be within some other space which
22 at the level of the private usable open space meets the minimum dimension and area
23 requirements for common usable open space as specified in Paragraph 135(g)(1) below.

24 * * * *

(C) Areas within inner and outer courts, as defined by this Code, must either conform to the standards of ~~Subparagraph~~ Subsection (f)(2)(B) ~~above~~ or Subsection (g)(2). ~~be so arranged that the height of the walls and projections above the court on at least three sides (or 75 percent of the perimeter, whichever is greater) is such that no point on any such wall or projection is higher than one foot for each foot that such point is horizontally distant from the opposite side of the clear space in the court, regardless of the permitted obstruction referred to in Subsection 135(c) above.~~

* * * *

(g) Common Usable Open Space: Additional Standards.

(1) Minimum Dimensions and Minimum Area. Any space credited as common usable open space shall be at least 15 feet in every horizontal dimension and shall have a minimum area of 300 square feet.

(2) Use of Inner Courts. The area of an inner court, as defined by this Code, may be credited as common usable open space, if the enclosed space is not less than 20 feet in every horizontal dimension and 400 square feet in area; ~~and if (regardless of the permitted obstructions referred to in Subsection 135(c) above) the height of the walls and projections above the court on at least three sides (or 75 percent of the perimeter, whichever is greater) is such that no point on any such wall or projection is higher than one foot for each foot that such point is horizontally distant from the opposite side of the clear space in the court.~~ Exceptions from these requirements for certain qualifying historic buildings may be permitted, subject to the requirements and procedures of Section 307(h) of this Code.

* * * *

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

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

(1) A public street, public alley at least 20 feet in width, side yard at least 25 feet in width, or rear yard meeting the requirements of this Code; provided, that if such windows are on an outer court whose width is less than 25 feet, the depth of such court shall be no greater than its width; or

(2) An open area (whether an inner court or a space between separate buildings on the same lot) which is unobstructed (except for fire escapes not projecting more than necessary for safety and in no case more than four feet six inches, chimneys, and those obstructions permitted in ~~§~~subsections 136(c)(14), (15), (16), (19), (20) and (29) of this Code) and is no less than 25 feet in every horizontal dimension for the floor at which the Dwelling Unit in question is located. In RH Districts in the Family Housing Special Use District (Section 249.94), such horizontal dimension shall increase by five feet at each subsequent floor, except as otherwise provided in Section 249.94(d). ~~and the floor immediately above it, with an increase of five feet in every horizontal dimension at each subsequent floor, except for SRO buildings in the Eastern Neighborhoods Mixed Use Districts, which are not required to increase five feet in every horizontal dimension until the fifth floor of the building.~~

* * * *

SEC. 145.1. STREET FRONTAGES IN NEIGHBORHOOD COMMERCIAL, RESIDENTIAL-COMMERCIAL, COMMERCIAL, AND MIXED USE DISTRICTS.

* * * *

1 **(b) Definitions.**

2 * * * *

3 (2) **Active Use.** An "active use" shall mean any principal, conditional, or
4 accessory use that by its nature does not require non-transparent walls facing a public street
5 or involves the storage of goods or vehicles.

6 (A) Residential uses are considered active uses above the ground floor;
7 on the ground floor, residential uses are considered active uses only if more than 50 percent
8 of the linear residential street frontage at the ground level features walk-up dwelling units that
9 provide direct, individual pedestrian access to a public sidewalk, and are consistent with the
10 Ground Floor Residential Design Guidelines, as adopted and periodically amended by the
11 Planning Commission.

12 (B) Spaces accessory to residential uses, such as fitness rooms, ~~or~~
13 community rooms, laundry rooms, lobbies, mail rooms, or bike rooms, are considered active uses
14 only if they meet the intent of this section and ~~have access~~ directly face ~~to~~ the public sidewalk or
15 street.

16 (C) Building lobbies are considered active uses, so long as they do not
17 exceed 40 feet or 25 percent of building frontage, whichever is larger.

18 (D) Public Uses defined in Section 102 are considered active uses
19 except utility installations.

20 * * * *

21
22 **SEC. 202.2. LOCATION AND OPERATING CONDITIONS.**

23 * * * *

24 (f) **Residential Uses.** The Residential Uses listed below shall be subject to the
25 corresponding conditions:

1 **(1) Senior Housing.** ~~In order to~~ To qualify as Senior Housing, as defined in
2 Section 102 of this Code, the following definitions shall apply and shall have the same
3 meaning as the definitions in California Civil Code Sections 51.2, 51.3, and 51.4, as amended
4 from time to time. These definitions shall apply as shall all of the other provisions of Civil Code
5 Sections 51.2, 51.3, and 51.4. Any Senior Housing must also be consistent with the Fair
6 Housing Act, 42 U.S.C. §§ 3601-3631 and the Fair Employment and Housing Act, California
7 Government Code Sections 12900-12996.

8 * * * *

9 **(D) Requirements.** ~~In order to~~ To qualify as Senior Housing, the
10 proposed project must meet all of the following conditions:

11 * * * *

12 ~~(iv) Location. The proposed project must be within a 1/4 of a mile from a~~
13 ~~NC-2 (Small Scale Neighborhood Commercial District) zoned area or higher, including named~~
14 ~~Neighborhood Commercial districts, and must be located in an area with adequate access to services,~~
15 ~~including but not limited to transit, shopping, and medical facilities;~~

16 **(iv) Recording.** The project sponsor must record a Notice of
17 Special Restriction with the Assessor-Recorder that states all of the above restrictions and
18 any other conditions that the Planning Commission or Department places on the property; and

19 **(vi) Covenants, Conditions, and Restrictions.** If the property
20 will be condominiumized, the project sponsor must provide the Planning Department with a
21 copy of the Covenants, Conditions, and Restrictions ("CC&R") that will be filed with the State.

22 * * * *

23
24 **SEC. 204.1. ACCESSORY USES FOR DWELLINGS IN ALL DISTRICTS.**
25

1 No use shall be permitted as an accessory use to a dwelling unit in any District that
2 involves or requires any of the following:

3 (a) Any construction features or alterations not residential in character;

4 (b) The use of more than one-third of the total floor area of the dwelling unit, except
5 in the case of accessory off-street parking and loading or Neighborhood Agriculture as defined
6 by Section 102;

7 (c) The employment of more than two people who do ~~any person~~ not resident in the
8 dwelling unit, excluding other than a domestic worker ~~servant~~, gardener, or janitor, ~~or other person~~
9 ~~concerned in the operation or maintenance of the dwelling unit except in the case of a Cottage Food~~
10 ~~Operation, which allows the employment of one employee, not including a family member or household~~
11 ~~members of the Cottage Food Operation;~~

12 * * * *

13
14 **SEC. 206.3. HOUSING OPPORTUNITIES MEAN EQUITY - SAN FRANCISCO**
15 **PROGRAM.**

16 * * * *

17 (c) **HOME-SF Project Eligibility Requirements.** To receive the development
18 bonuses granted under this Section 206.3, a HOME-SF Project must meet all of the following
19 requirements:

20 (1) Except as limited in application by subsection (f): Provide 30% of units in
21 the HOME-SF Project as HOME-SF Units, as defined herein. The HOME-SF Units shall be
22 restricted for the Life of the Project and shall comply with all of the requirements of the
23 Procedures Manual authorized in Section 415 except as otherwise provided herein. Twelve
24 percent of HOME-SF Units that are Owned Units shall have an average affordable purchase
25 price set at 80% of Area Median Income; 9% shall have an average affordable purchase price

1 set at 105% of Area Median Income; and 9% shall have an average affordable purchase price
2 set at 130% of Area Median Income. Twelve percent of HOME-SF Units that are rental units
3 shall have an average affordable rent set at 55% of Area Median Income; 9% shall have an
4 average affordable rent set at 80% of Area Median Income; and 9% shall have an average
5 affordable rent set at 110% of Area Median Income. All HOME-SF Units must be marketed at
6 a price that is at least 20% less than the current market rate for that unit size and
7 neighborhood, and MOHCD shall reduce the Area Median Income levels set forth herein in
8 order to maintain such pricing. As provided ~~for~~ in subsection (e), the Planning Department and
9 MOHCD shall amend the Procedures Manual to provide policies and procedures for the
10 implementation, including monitoring and enforcement, of the HOME-SF Units;

11 ~~(2) Demonstrate to the satisfaction of the Environmental Review Officer that the~~
12 ~~HOME-SF Project does not:~~

13 ~~(A) cause a substantial adverse change in the significance of an historic~~
14 ~~resource as defined by California Code of Regulations, Title 14, Section 15064.5;~~

15 ~~(B) create new shadow in a manner that substantially affects outdoor recreation~~
16 ~~facilities or other public areas; and~~

17 ~~(C) alter wind in a manner that substantially affects public areas;~~

18 (32) All HOME-SF units shall be no smaller than the minimum unit sizes set
19 forth by the California Tax Credit Allocation Committee as of May 16, 2017. In addition,
20 notwithstanding any other provision of this Code, HOME-SF projects shall provide a minimum
21 dwelling unit mix of (A) at least 40% two and three bedroom units, including at least 10% three
22 bedroom units, or (B) any unit mix which includes some three bedroom or larger units such
23 that 50% of all bedrooms within the HOME-SF Project are provided in units with more than
24 one bedroom. Larger units should be distributed on all floors, and prioritized in spaces
25 adjacent to open spaces or play yards. Units with two or three bedrooms are encouraged to

1 incorporate family friendly amenities. Family friendly amenities shall include, but are not
2 limited to, bathtubs, dedicated cargo bicycle parking, dedicated stroller storage, open space
3 and yards designed for use by children. HOME-SF Projects are not eligible to modify this
4 requirement under Planning Code Section 328 or any other provision of this Code;

5 (43) Does not demolish, remove or convert ~~any~~ more than one residential unit;
6 and

7 (54) Includes at the ground floor level active uses, as defined in Section 145.1,
8 at the same square footages as any neighborhood commercial uses demolished or removed,
9 unless the Planning Commission has granted an exception under Section 328.

10 * * * *

11
12 **SEC. 206.6. STATE DENSITY BONUS PROGRAM: INDIVIDUALLY REQUESTED.**

13 * * * *

14 (c) **Development Bonuses.** Any Individually Requested Density Bonus Project shall,
15 at the project sponsor's request, receive any or all of the following:

16 * * * *

17 (3) **Request for Concessions and Incentives.** In submitting a request for
18 Concessions or Incentives that are not specified in Subsection 206.5(c)(4), an applicant for an
19 Individually Requested Density Bonus Project must provide documentation described in
20 subsection (d) below in its application. Provided that the Planning Commission delegates authority
21 to review and approve applications for Individually Requested Density Bonus projects, ~~The Planning~~
22 ~~Director Commission shall hold a hearing and~~ shall approve the Concession or Incentive
23 requested unless ~~it~~ the Director makes written findings, based on substantial evidence that:

24 * * * *

1 (e) **Review Procedures.** Except as provided in Section 317 or where a Conditional Use
2 Authorization is required to permit a non-residential use, an application for any Individually Requested
3 Density Bonus project shall not be subject to any other underlying entitlement approvals related to the
4 proposed housing, such as a Conditional Use Authorization or a Large Project Authorization. If an
5 entitlement is otherwise required, Aan application for a Density Bonus, Incentive, Concession, or
6 waiver shall be acted upon concurrently with the application for the required entitlement ~~other~~
7 ~~permits related to the Housing Project.~~

8 (1) Before approving an application for a Density Bonus, Incentive,
9 Concession, or waiver, for any Individually Requested Density Bonus Project, the Planning
10 Commission or Director shall make the following findings as applicable.

11 * * * *

12 (2) If the findings required by subsection (~~ae~~)(1) of this Section cannot be
13 made, the Planning Commission or Director may deny an application for a Concession,
14 Incentive, waiver or modification only if ~~it~~ the Director makes one of the following written
15 findings, supported by substantial evidence:

16 * * * *

18 **SEC. 207. DWELLING UNIT DENSITY LIMITS.**

19 * * * *

20 (c) **Exceptions to Dwelling Unit Density Limits.** An exception to the calculations
21 under this Section 207 shall be made in the following circumstances:

22 * * * *

23 (3) **Double Density for Senior Housing in RH, RM, RC, and NC**
24 **Districts.** Senior Housing, as defined in and meeting all the criteria and conditions defined in
25

Section 102 of this Code, is permitted up to twice the dwelling unit density otherwise permitted for the District.

~~(A) Projects in RC Districts or within one-quarter of a mile from an RC or NC-2 (Small Scale Neighborhood Commercial District) zoned area or higher, including Named Commercial Districts, and located in an area with adequate access to services including but not limited to transit, shopping and medical facilities, shall be principally permitted.~~

~~(B) Projects in RH and RM Districts located more than one-quarter of a mile from an RC or NCD-2 (Small Scale Neighborhood Commercial District) zoned area or higher, including Named Commercial Districts, shall require Conditional Use authorization.~~

* * * *

(8) Residential Density Exception in RH Districts.

(A) Density Exception. Projects located in RH Districts that are not seeking or receiving a density bonus under the provisions of Planning Code Section 206.5 or 206.6 shall receive an exception from residential density limits in the following amounts for up to four dwelling units per lot, excluding Corner Lots, or up to six dwelling units per lot in Corner Lots, not inclusive of any Accessory Dwelling Units as permitted under this Section 207, provided that the project dwelling units meet the requirements set forth in this subsection (c)(8):

(i) Up to four units per lot, excluding Corner Lots.

(ii) Up to six units for Corner Lots

(iii) Up to one Group Housing Room per 415 sq. ft. of lot area in RH-1, RH-1(D), and RH-1(S) zoning districts.

(B) Eligibility of Historic Resources. To receive the density exception authorized under this subsection (c)(8), a project must demonstrate to the satisfaction of the Environmental Review Officer that it does not cause a substantial adverse change in the

1 significance of an historic resource as defined by California Code of Regulations, Title 14,
2 Section 15064.5, as may be amended from time to time. Permit fees for pre-application
3 Historic Resource Assessments shall be waived for property owners who apply to obtain a
4 density exception under this subsection (c)(8), if they sign an affidavit stating their intent to
5 reside on the property for a period of three years after the issuance of the Certificate of Final
6 Completion and Occupancy for the new dwelling units. Permit fees for Historic Resource
7 Determinations shall not be waived.

8 **(C) Applicable Standards.** ~~Projects utilizing the density exception of this~~
9 ~~subsection (c)(8) and that provide at least four dwelling units shall be subject to a minimum Rear Yard~~
10 ~~requirement of the greater of 30% of lot depth or 15 feet. All other~~ building standards shall apply in
11 accordance with the applicable zoning district as set forth in Section 209.1.

12 **(D) Unit Replacement Requirements.** Projects utilizing the density
13 exception of this subsection (c)(8) shall comply with the requirements of Section 66300(d) of
14 the California Government Code, as may be amended from time to time, including but not
15 limited to requirements to produce at least as many dwelling units as the projects would
16 demolish; to replace all protected units; and to offer existing occupants of any protected units
17 that are lower income households relocation benefits and a right of first refusal for a
18 comparable unit, as those terms are defined therein. In the case of Group Housing, projects
19 utilizing this density exception shall provide at least as many bedrooms as the project would demolish.

20 **(E) Applicability of Rent Ordinance; Regulatory Agreements.** Project
21 sponsors of projects utilizing the density exception of this subsection (c)(8) shall enter into a
22 regulatory agreement with the City, subjecting the new units or Group Housing rooms created
23 pursuant to the exception to the San Francisco Residential Rent Stabilization and Arbitration
24 Ordinance (Chapter 37 of the Administrative Code), as a condition of approval of the density
25 exception ("Regulatory Agreement"). At a minimum, the Regulatory Agreement shall contain

1 the following: (i) a statement that the new units created pursuant to the density exception are
2 not subject to the Costa-Hawkins Rental Housing Act (California Civil Code Sections
3 1954.50 *et seq.*) because, under Section 1954.52(b), the property owner has entered into and
4 agreed to the terms of this agreement with the City in consideration of an exception from
5 residential density limits of up to four dwelling units per lot, or up to six units per lot in Corner
6 Lots, or other direct financial contribution or other form of assistance specified in California
7 Government Code Sections 65915 *et seq.*; (ii) a description of the exception of residential
8 density or other direct financial contribution or form of assistance provided to the property
9 owner; and (iii) a description of the remedies for breach of the agreement and other provisions
10 to ensure implementation and compliance with the agreement. The property owner and the
11 Planning Director (or the Director's designee), on behalf of the City, will execute the
12 Regulatory Agreement, which shall be reviewed and approved by the City Attorney's Office.
13 The Regulatory Agreement shall be executed prior to the City's issuance of the First
14 Construction Document for the project, as defined in Section 107A.13.1 of the San Francisco
15 Building Code. Following execution of the Regulatory Agreement by all parties and approval
16 by the City Attorney, the Regulatory Agreement or a memorandum thereof shall be recorded
17 to the title records in the Office of the Assessor-Recorder against the property and shall be
18 binding on all future owners and successors in interest.

19 **(F) Unit Sizes.** At least one of the dwelling units resulting from the
20 density exception shall have two or more bedrooms or shall have a square footage equal to
21 no less than 1/3 of the floor area of the largest unit on the lot. *This provision does not apply to*
22 *projects where all of the units qualify as Group Housing.*

23 ~~**(G) Eligibility.** To receive the density exception authorized under this~~
24 ~~*subsection (c)(8), property owners must demonstrate that they have owned the lot for which they are*~~
25 ~~*seeking the density exception for a minimum of one year prior to the time of the submittal of their*~~

~~application. For the purposes of establishing eligibility to receive a density exception according to subsection (c)(8)(B), a property owner who has inherited the subject lot, including any inheritance in or through a trust, from a blood, adoptive, or step family relationship, specifically from either (i) a grandparent, parent, sibling, child, or grandchild, or (ii) the spouse or registered domestic partner of such relations, or (iii) the property owner's spouse or registered domestic partner (each an "Eligible Predecessor"), may add an Eligible Predecessor's duration of ownership of the subject lot to the property owner's duration of ownership of the same lot.~~

(HG) Annual Report on Housing Affordability, Racial Equity, and Language Access Goals. To help the City evaluate whether the implementation of this Section 207(c)(8) comports with the City's housing affordability, racial equity, and language access goals, each year the Planning Department, in consultation with other City departments including the Department of Building Inspection, the Rent Board, and the Office of the Assessor-Recorder, shall prepare a report addressing the characteristics and demographics of the applicants to and participants in the program established in said section; the number of units permitted and constructed through this program; the geographic distribution, affordability, and construction costs of those units; and the number of tenants that vacated or were evicted from properties as a result of the permitting or construction of units through this program ("Affordability and Equity Report"). The Affordability and Equity Report shall be included and identified in the annual Housing Inventory Report. The Planning Department shall prepare the report utilizing applicant data that has been provided by program applicants voluntarily and anonymously, and separate from the submittal of an application for a density exception. An applicant's decision to provide or decline to provide the information requested by the Planning Department in order to prepare the report shall have no bearing on the applicant's receipt of a density exception.

* * * *

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
BUILDING STANDARDS						
Massing and Setbacks						
* * * *						
Front Setback in the Family Housing Opportunity Special Use District	§§ 130, 131, 132	Required. Based on average of adjacent properties or if subject property has a Legislated Setback. When front setback is based on adjacent properties, in no case shall the required setback be greater than 15 feet.				
Front Setback in all other Zoning Use Districts	§§ 130, 131, 132	Required. Based on average of adjacent properties or if subject property has a Legislated Setback. When front setback is based on adjacent properties, in no case shall the required setback be greater than 15 10 feet.				
Rear Yard (10)	§§ 130, 134	30% of lot depth, but in no case less than 15 feet.		45% of lot depth or average of adjacent neighbors. If averaged, no less than 25% or 15 feet, whichever is greater.		
Rear Yard in the Family Housing Opportunity Special Use District (12)	§§ 130, 134, 249.94	30% of lot depth, but in no case less than 15 feet.		45% of lot depth or average of adjacent neighbors. If averaged, no less than 25% or 15 feet, whichever is greater.		
Rear Yard in all other Zoning Use Districts	§§ 130, 134	30% of lot depth, but in no case less than 15 feet.				

* * * *						
Miscellaneous						
Large Project Review	§ 253	C required for projects over 40 feet in height.				
Large Project Review	§ 253	C required for projects over 40 feet in height in RH Districts in the Family Housing Opportunity Special Use District (Section 249.94), except as otherwise provided in Section 249.94(f).				
* * * *						
RESIDENTIAL STANDARDS AND USES						
* * * *						
Residential Uses						
Residential Density, Dwelling Units in the Family Housing Opportunity Special Use District (12)	§§ 102, 207, 249.94	P up to one unit per lot.	P up to one unit per lot, C up to one unit per 3,000 square feet of lot area, with no more than three units per lot.	P up to two units per lot, if the second unit is 600 sq. ft. or less, C up to one unit per 3,000 square feet of lot area, with no more than three units per lot.	P up to two units per lot, C up to one unit per 1,500 square feet of lot area.	P up to three units per lot, C up to one unit per 1,000 square feet of lot area.
Residential Density, Dwelling Units in all other Zoning Use Districts (6) (11)	§§ 102, 207	P up to one unit per lot, or one unit per 3,000 square feet of lot	P up to one unit per lot, or C up to one unit per 3,000	P up to two units per lot, if the second unit is 600 sq. ft. or less, or C	P up to two units per lot, or C up to one unit per 1,500 square feet of lot area.	P up to three units per lot, or C up to one unit per 1,000 square feet of lot area.

		area, with no more than three units per lot.	square feet of lot area, with no more than three units per lot.	up to one unit per 3,000 square feet of lot area, with no more than three units per lot.		
* * * *						
Residential Density, Group Housing in the Family Housing Opportunity Special Use District (12)	§ 208, 249.94	NP	NP	NP	C, up to one bedroom for every 415 square feet of lot area.	C, up to one bedroom for every 275 square feet of lot area.
Residential Density, Group Housing in all other Zoning Use Districts	§ 208	NP(10)	NP(10)	NP(10)	CP, up to one bedroom for every 415 square feet of lot area.	CP, up to one bedroom for every 275 square feet of lot area.
Homeless Shelter	§§ 102, 208	NP	NP	NP	CP	CP
* * * *						

(10) ~~Projects utilizing the density exception of Section 207(c)(8) and that provide at least four dwelling units shall be subject to a minimum Rear Yard requirement of 30% of lot depth, but in no case less than 15 feet. Group Housing permitted at one room per 415 sq. ft. of lot area according to the provisions in Planning Code Section 207(c)(8).~~

* * * *

(12) Except as otherwise provided in Section 249.94(d).

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

* * * *

Table 209.2

ZONING CONTROL TABLE FOR RM DISTRICTS

Zoning Category	§ Reference s	RM-1	RM-2	RM-3	RM-4
BUILDING STANDARDS					
Massing and Setbacks					
* * * *					
Front Setback	§§ 130, 131, 132	Based on average of adjacent properties or if subject property has a Legislated Setback. When front setback is based on adjacent properties, in no case shall the required setback be greater than 45 <u>10</u> feet.			
Rear Yard	§§ 130, 134	45 <u>30</u> % of lot depth <i>but in no case less than 15 feet.</i> or average of adjacent neighbors. If averaged, no less than 25% of lot depth or 15 feet, whichever is greater.		25% of lot depth, but in no case less than 15 feet.	
* * * *					
Miscellaneous					

<i>Large Project Review</i>	<i>§ 253</i>	<i>C required for buildings over 50 feet in height.</i>
<i>* * * *</i>		

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

** * * **

Table 209.3

ZONING CONTROL TABLE FOR RESIDENTIAL-COMMERCIAL DISTRICTS

Zoning Category	§ References	RC-3	RC-4
BUILDING STANDARDS			
Massing and Setbacks			
* * * *			
Upper Floor Setbacks	§§ 132.2, 253.2	Upper floor setbacks may be required in the North of Market Residential SUD (§ 132.2) and the Van Ness SUD (§ 253.2).	
* * * *			
Miscellaneous			
Large Project Review Buildings Over 50 Feet in Height	§ 253	€	€ Additional conditions apply in the North of Market Residential SUD (§ 132.2) and the Van Ness SUD (§ 253.2)

* * * *

SEC. 209.4. RTO (RESIDENTIAL TRANSIT ORIENTED) DISTRICTS.

* * * *

Table 209.4

ZONING CONTROL TABLE FOR RTO DISTRICTS

Zoning Category	§ References	RTO	RTO-M
BUILDING STANDARDS			
Massing and Setbacks			
* * * *			
Rear Yard	§§ 130, 134	45% of lot depth or average of adjacent neighbors. If averaged, no less than 25% 30% of lot depth but in no case less than 15 feet or 15 feet, whichever is greater.	
* * * *			
Miscellaneous			
* * * *			
Restriction of Lot Mergers	§ 121.7	Merger of lots creating a lot greater than 5,000 square feet requires Conditional Use authorization.	
* * * *			

SEC. 210.3. PDR DISTRICTS.

* * * *

Table 210.3

ZONING CONTROL TABLE FOR PDR DISTRICTS

Zoning Category	§ References	PDR-1-B	PDR-1-D	PDR-1-G	PDR-2
* * * *					
RESIDENTIAL STANDARDS AND USES					
* * * *					
Residential Uses					
* * * *					
Homeless Shelter	§§ 102, 208	C (19) <u>P</u>	C (19) <u>P</u>	C (19) <u>P</u>	C (19) <u>P</u>
* * * *					

~~(19) During a declared shelter crisis, Homeless Shelters that satisfy the provisions of California Government Code Section 8698.4(a)(1) shall be P, principally permitted and may be permanent. Otherwise, Homeless Shelter uses are permitted only with Conditional Use authorization and only if each such use (a) would operate for no more than four years, and (b) would be owned or leased by, operated by, and/or under the management or day-to-day control of the City and County of San Francisco. If such a use is to be located within a building or structure, the building or structure must be either (a) preexisting, having been completed and previously occupied by a use other than a Homeless Shelter, or (b) temporary. Other than qualifying Homeless Shelters constructed during a declared~~

1 ~~shelter crisis, construction of a permanent structure or building to be used as a Homeless Shelter is not~~
2 ~~permitted.~~

3
4 **SEC. 249.97. PRIORITY EQUITY GEOGRAPHIES SPECIAL USE DISTRICT.**

5 **(a) General.** A Special Use District entitled the Priority Equity Geographies Special Use
6 District (SUD) is hereby established, the boundaries of which are designated on Sectional Maps SU01,
7 SU02, SU07, SU08, SU09, SU10, SU11, SU12, and SU13, of the Zoning Maps of the City and County
8 of San Francisco.

9 **(b) Purpose.** The Priority Equity Geographies SUD is comprised of areas or neighborhoods
10 with a higher density of vulnerable populations. The 2022 Update of the Housing Element of the
11 General Plan (2022 Housing Element) identifies several neighborhoods in the City that qualify as
12 Priority Equity Geographies, based on the Department of Public Health's Community Health Needs
13 Assessment. The 2022 Housing Element encourages targeted direct investment in these areas, and
14 identifies them as requiring improved access to well-paid jobs and business ownership; where the City
15 needs to expand permanently affordable housing investment; where zoning changes must be tailored to
16 serve the specific needs of the communities that live there; and where programs that stabilize
17 communities and meet community needs need to be prioritized. The purpose of the Priority Equity
18 Geographies SUD is to help implement the goals and policies outlined in the 2022 Housing Element.

19 **(c) Controls.** In addition to all other applicable provisions of the Planning Code, the specific
20 controls applicable in the Priority Equity Geographies SUD are set forth in Sections 311 and 317.

21
22 **SEC. 253. REVIEW OF PROPOSED BUILDINGS AND STRUCTURES EXCEEDING A**
23 **HEIGHT OF 40 FEET IN RH DISTRICTS, OR MORE THAN 50 FEET IN RM AND RC**
24 **DISTRICTS.**

1 ~~(a) Notwithstanding any other provision of this Code to the contrary, in any RH, RM, or RC~~
2 ~~District, established by the use district provisions of Article 2 of this Code, wherever a height limit of~~
3 ~~more than 40 feet in a RH District, or more than 50 feet in a RM or RC District, is prescribed by the~~
4 ~~height and bulk district in which the property is located, any building or structure exceeding 40 feet in~~
5 ~~height in a RH District, or 50 feet in height in a RM or RC District, shall be permitted only upon~~
6 ~~approval by the Planning Commission according to the procedures for conditional use approval in~~
7 ~~Section 303 of this Code; provided, however, that a building over 40 feet in height in a RM or RC~~
8 ~~District with more than 50 feet of street frontage on the front façade is subject to the conditional use~~
9 ~~requirement.~~

10 ~~(b) **Commission Review of Proposals.**~~

11 ~~(1) In reviewing any such proposal for a building or structure exceeding 40 feet in~~
12 ~~height in a RH District, 50 feet in height in a RM or RC District, or 40 feet in a RM or RC District~~
13 ~~where the street frontage of the building is more than 50 feet the Planning Commission shall consider~~
14 ~~the expressed purposes of this Code, of the RH, RM, or RC Districts, and of the height and bulk~~
15 ~~districts, set forth in Sections 101, 209.1, 209.2, 209.3, and 251 hereof, as well as the criteria stated in~~
16 ~~Section 303(c) of this Code and the objectives, policies and principles of the General Plan, and may~~
17 ~~permit a height of such building or structure up to but not exceeding the height limit prescribed by the~~
18 ~~height and bulk district in which the property is located.~~

19 ~~(2) In reviewing a proposal for a building exceeding 50 feet in RM and RC districts, the~~
20 ~~Planning Commission may require that the permitted bulk and required setbacks of a building be~~
21 ~~arranged to maintain appropriate scale on and maximize sunlight to narrow streets (rights-of-way 40~~
22 ~~feet in width or narrower) and alleys.~~

1 **SEC. 253. REVIEW OF PROPOSED BUILDINGS AND STRUCTURES EXCEEDING**
2 **A HEIGHT OF 40 FEET IN RH DISTRICTS IN THE FAMILY HOUSING OPPORTUNITY**
3 **SPECIAL USE DISTRICT.**

4 (a) Notwithstanding any other provision of this Code to the contrary, in any RH District
5 in the Family Housing Opportunity Special Use District (Section 249.94), established by the
6 use district provisions of Article 2 of this Code, wherever a height limit of more than 40 feet is
7 prescribed by the height and bulk district in which the property is located, any building or
8 structure exceeding 40 feet in height shall be permitted only upon approval by the Planning
9 Commission according to the procedures for conditional use approval in Section 303 of this
10 Code.

11 (b) **Commission Review of Proposals.** In reviewing any such proposal for a
12 building or structure exceeding 40 feet in height in a RH District in the Family Housing
13 Opportunity Special Use District, the Planning Commission shall consider the expressed
14 purposes of this Code, of the RH Districts, and of the height and bulk districts, set forth in
15 Sections 101, 209.1, 209.2, 209.3, and 251 hereof, as well as the criteria stated in Section
16 303(c) of this Code and the objectives, policies, and principles of the General Plan, and may
17 permit a height of such building or structure up to but not exceeding the height limit prescribed
18 by the height and bulk district in which the property is located.

19
20 **SEC. 253.1. REVIEW OF PROPOSED BUILDINGS AND STRUCTURES IN THE**
21 **BROADWAY NEIGHBORHOOD COMMERCIAL DISTRICT.**

22 ~~(a) In the 65-A-1 Height and Bulk District, as designated on Sectional Map HT-01 of the~~
23 ~~Zoning Map, any new or expanding building or structure exceeding 40 feet in height shall be permitted~~
24 ~~as a Conditional Use only upon approval by the Planning Commission. The height of the building or~~
25 ~~structure so approved by the Planning Commission shall not exceed 65 feet.~~

1 ~~(b) In authorizing any such proposal for a building or structure exceeding 40 feet in height, the~~
2 ~~City Planning Commission shall find, in addition to the criteria of Section 303(c), that the proposal is~~
3 ~~consistent with the expressed purposes of this Code, of the Broadway Neighborhood Commercial~~
4 ~~District, and of the height and bulk districts, set forth in Sections 101, 714, and 251 of this Code, and~~
5 ~~that the following criteria are met:~~

6 ~~(1) The height of the new or expanding development will be compatible with the~~
7 ~~individual neighborhood character and the height and scale of the adjacent buildings.~~

8 ~~(2) The height and bulk of the new or expanding development will be designed to allow~~
9 ~~maximum sun access to nearby parks, plazas, and major pedestrian corridors.~~

10 ~~(3) The architectural and cultural character and features of existing buildings shall be~~
11 ~~preserved and enhanced. The Historic Preservation Commission or its staff shall review any proposed~~
12 ~~alteration of historic resources and must determine that such alterations comply with the Secretary of~~
13 ~~Interior's Standards for the Treatment of Historic Properties before the City approves any permits to~~
14 ~~alter such buildings. For purposes of this section, "historic resources" shall include Article 10~~
15 ~~Landmarks and buildings located within Article 10 Historic Districts, buildings and districts identified~~
16 ~~in surveys adopted by the City, buildings listed or potentially eligible for individual listing on the~~
17 ~~National or California Registers, and buildings located within listed or potentially eligible National~~
18 ~~Register or California Register historic districts. The Planning Department shall also consult materials~~
19 ~~available through the California Historical Resources Information System (CHRIS) and Inventory to~~
20 ~~determine eligibility.~~

21
22 **~~SEC. 253.2. REVIEW OF PROPOSED BUILDINGS AND STRUCTURES IN THE VAN~~**
23 **~~NESS SPECIAL USE DISTRICT.~~**

24 ~~(a) Setbacks. In the Van Ness Special Use District, as designated on Sectional Map 2SU of the~~
25 ~~Zoning Map, any new construction exceeding 50 feet in height or any alteration that would cause a~~

1 ~~structure to exceed 50 feet in height shall be permitted only as a conditional use upon approval by the~~
2 ~~Planning Commission according to Section 303 of this Code. When acting on any conditional use~~
3 ~~application pursuant to this Section, the City Planning Commission may impose the following~~
4 ~~requirements in addition to any others deemed appropriate:~~

5 ~~(1) **On Van Ness Avenue.** The Planning Commission may require a setback of up to 20~~
6 ~~feet at a height of 50 feet or above for all or portions of a building if it determines that this requirement~~
7 ~~is necessary in order to maintain the continuity of the prevailing street wall height established by the~~
8 ~~existing buildings along Van Ness Avenue within two blocks of the proposed building.~~

9 ~~(2) **On Pine, Sacramento, Clay, Washington and California Streets.** The Planning~~
10 ~~Commission may require a setback of up to 15 feet for all or a portion of a building on any lot abutting~~
11 ~~Pine, Sacramento, Clay, California and Washington Streets which lot is located within the Van Ness~~
12 ~~Special Use District in order to preserve the existing view corridors.~~

13 ~~(3) **On Narrow Streets and Alleys.** The Planning Commission may require that the~~
14 ~~permitted bulk and required setbacks of a building be arranged to maintain appropriate scale on and~~
15 ~~maximize sunlight to narrow streets (rights-of-way 40 feet in width or narrower) and alleys.~~

16
17 ~~**SEC. 253.3. REVIEW OF PROPOSED BUILDINGS AND STRUCTURES ABOVE 26**~~
18 ~~**FEET NOT EXCEEDING 40 FEET IN THE NC-S/LAKESHORE PLAZA SPECIAL USE**~~
19 ~~**DISTRICT.**~~

20 ~~(a) **In the 26-40-X Height and Bulk District, as designated on Sectional Map HT13 of the**~~
21 ~~**Zoning Map, any new or expanding building or structure exceeding 26 feet in height shall be permitted**~~
22 ~~**as a Conditional Use only upon approval by the Planning Commission. The height of any building or**~~
23 ~~**structure so approved by the Planning Commission shall not exceed 40 feet.**~~

24 ~~(b) **In authorizing any such proposal for a building or structure exceeding 26 feet in height, the**~~
25 ~~**Planning Commission shall find that, in addition to the criteria of Section 303(c), the proposal is**~~

1 ~~consistent with the expressed purposes of this Code, the NC S District, the Lakeshore Plaza Special~~
2 ~~Use District, and the height and bulk districts as set forth respectively in Sections 101, 713, 780 and~~
3 ~~251 of this Code.~~

4
5 **SEC. 305.1. REQUESTS FOR REASONABLE MODIFICATION – RESIDENTIAL**
6 **USES.**

7 * * * *

8 (d) ~~Request for Administrative Review Reasonable Modification—No Hearing.~~ In an
9 effort to **To** expedite the processing and resolution of reasonable modification requests, any
10 request ~~under Section 305.1 that is consistent with the criteria in this section~~ may receive
11 administrative review and approval and ~~Requests for modifications that meet the requirements for~~
12 ~~administrative review does~~ not require public notice under Section 306 of this Code.

13 (1) ~~Parking, Where No Physical Structure Is Proposed.~~ One parking space may be
14 considered for an administrative reasonable modification provided that the parking space is necessary
15 to achieve the accommodation and that property does not already include a parking space. Exceptions
16 may be considered from rear yard and the front setback requirements if necessary to accommodate the
17 parking space. In reviewing an administrative reasonable modification request for parking, the Zoning
18 Administrator is authorized to allow the parking space for up to five years, at the end of which period
19 the applicant may renew the temporary use for additional five-year periods.

20 (2) ~~Access Ramps.~~ One or more access ramps, defined in Building Code Section 1114A
21 may be considered for an administrative reasonable modification provided that the access ramp is
22 designed and constructed to meet the accessibility provisions in either the California Building Code or
23 the California Historical Building Code and is easily removable when the ramp(s) are no longer
24 needed for the requested modification.

1 ~~(3) **Elevators.** One elevator, with dimensions defined in Building Code Section 1124A,~~
2 ~~may be considered for an administrative reasonable modification provided that the elevator structure is~~
3 ~~not visible from the public right of way and is set back a minimum of 10 feet from the property line, and~~
4 ~~that the elevator is necessary to access residential uses of the building and to achieve the~~
5 ~~accommodation requested.~~

6 ~~(4) **Additional Habitable Space.** Additional habitable space may be considered for an~~
7 ~~administrative reasonable modification provided that the additional habitable space does not result in~~
8 ~~the addition of a new dwelling unit or require expansion beyond the permitted building envelope.~~

9 ~~(e) **All Other Requests for Reasonable Modification—Zoning Administrator Review and**~~
10 ~~**Approval.**~~

11 ~~(1) **Standard Variance Procedure—With Hearing.** Requests for reasonable~~
12 ~~modifications that do not fall within subsection (d) shall be considered by the Zoning Administrator,~~
13 ~~who will make the final decision through the existing variance process described in Section 305.~~

14 ~~(2) **Public Notice of a Request for Reasonable Modification.** Notice for reasonable~~
15 ~~modifications that fall with subsection (e)(1) are subject to the notice requirements of Section 333 of~~
16 ~~this Code. If the request for reasonable modification is part of a larger application, then the noticing~~
17 ~~can be combined.~~

18 **(f) Determination.**

19 **(1) Zoning Administrator Authority.** The Zoning Administrator is authorized
20 to consider and act on requests for reasonable modification, ~~whether under Subsection (d) or~~
21 ~~Subsection (e).~~ The Zoning Administrator may conditionally approve or deny a request. In
22 considering requests for reasonable modification under this Section 305.1, the Zoning
23 Administrator shall consider the factors in ~~Subsection (f)(2).~~

24 **(2) Criteria for Modification.** When reviewing a request for reasonable
25 modification, the Zoning Administrator shall consider whether:

1 (A) the requested modification is requested by or on the behalf of one or
2 more individuals with a disability protected under federal and state fair housing laws;

3 (B) the requested modification will directly enable the individual to
4 access the individual's residence;

5 (C) the requested modification is necessary to provide the individual with
6 a disability an equal opportunity to use and enjoy a dwelling;

7 (D) there are alternatives to the requested modification that would
8 provide an equivalent level of benefit;

9 (E) the requested modification will not impose an undue financial or
10 administrative burden on the City as "undue financial or administrative burden" is defined
11 under federal and state fair housing laws.

12 (F) the requested modification will, under the specific facts of the case,
13 result in a fundamental alteration in the nature of the Planning Code or General Plan, as
14 "fundamental alteration" is defined under federal and state fair housing laws.

15 (G) the requested modification will, under the specific facts of the case,
16 result in a direct threat to the health or safety of others or cause substantial physical damage
17 to the property of others.

18 (3) **Residential Design Guideline Review.** If the proposed project is in a zoning
19 district that requires residential design guideline review, the Department shall complete the
20 design review and make appropriate recommendations, while also accommodating the
21 reasonable modification. Approvals are subject to compliance with all other applicable zoning
22 or building regulations.

23 (4) **Historic Resource Review.** If the proposed project would affect a building that
24 is listed in or eligible for listing in a local, state, or federal historic resource register, then the
25 modifications, either through the administrative reasonable modification process or the

1 standard reasonable modification variance procedure, will be reviewed by the Planning
2 Department's Historic Preservation Technical Specialists to ensure conformance with the
3 Secretary of the Interior Standards for the Rehabilitation of Historic Properties.

4 (5) **Written Decision.** Upon issuing a written decision either granting or denying the
5 requested modification in whole or in part, the Zoning Administrator shall forthwith transmit a
6 copy thereof to the applicant. The action of the Zoning Administrator shall be final and shall
7 become effective 10 days after the date of the written decision except upon the filing of a valid
8 appeal to the Board of Appeals as provided in Section 308.2.

9 (g) **Fees.** The Department may charge time and materials costs incurred if required
10 to recover the Department's costs for providing services. The fee for a reasonable
11 modification request is the fee for a variance set forth in Section 352(b) of this Code. If an
12 applicant can demonstrate financial hardship, the Department may waive or reduce the fee
13 pursuant to Section 350(j) 352(e)(2) of this Code.

14 **SEC. 311. PERMIT REVIEW PROCEDURES.**

15 (a) Purpose. The purpose of this Section 311 is to establish procedures for reviewing
16 building permit applications within the Priority Equity Geographies SUD (Section 249.97) and RH
17 Districts in the Family Housing Opportunity Special Use District (Section 249.94) to determine
18 compatibility of the proposal with the neighborhood and for providing notice to property
19 owners and residents on the site and neighboring the site of the proposed project and to
20 interested neighborhood organizations, so that concerns about a project may be identified and
21 resolved during the review of the permit.

22 (b) Applicability. Within the Priority Equity Geographies SUD and RH Districts in the
23 Family Housing Opportunity Special Use District ~~Except as indicated in this subsection (b), all~~
24 building permit applications in Residential, NC, NCT, and Eastern Neighborhoods Mixed Use
25 Districts for ~~a change of use; establishment of a Micro Wireless Telecommunications Services Facility;~~

1 ~~establishment of a Formula Retail Use;~~ demolition, new construction, or alteration of buildings;
2 ~~and the removal of an authorized or unauthorized residential unit,~~ shall be subject to the notification
3 and review procedures required by this Section 311. ~~In addition, with the exception of~~
4 ~~Grandfathered MCDs converting to Cannabis Retail use pursuant to Section 190(a), all building permit~~
5 ~~applications that would establish Cannabis Retail or Medical Cannabis Dispensary uses, regardless of~~
6 ~~zoning district, shall be subject to the notification and review procedures required by this Section 311.~~
7 ~~Notwithstanding the foregoing or any other requirement of this Section 311, a change of use to a Child~~
8 ~~Care Facility, as defined in Section 102, shall not be subject to the review requirements of this Section~~
9 ~~311.~~ Notwithstanding the foregoing or any other requirement of this Section 311, building
10 permit applications to construct an Accessory Dwelling Unit pursuant to Section 207(c)(6)
11 shall not be subject to the notification or review requirements of this Section 311.

12 ~~Notwithstanding the foregoing or any other requirement of this Section 311, a change of use to a~~
13 ~~principally permitted use in an NC or NCT District, or in a limited commercial use or a limited corner~~
14 ~~commercial use, as defined in Sections 186 and 231, respectively, shall not be subject to the review or~~
15 ~~notice requirements of this Section 311. Notwithstanding the foregoing or any other requirement of this~~
16 ~~Section 311, building permit applications to change any existing Automotive Use to an Electric Vehicle~~
17 ~~Charging Location shall not be subject to the review or notification requirements of this Section 311.~~

18 ~~(1) Change of Use. Subject to the foregoing provisions of subsection (b), for the~~
19 ~~purposes of this Section 311, a change of use is defined as follows:~~

20 ~~(A) Residential, NC, and NCT Districts. For all Residential, NC, and NCT~~
21 ~~Districts, a change of use is defined as a change to, or the addition of, any of the following land uses as~~
22 ~~defined in Section 102 of this Code: Adult Business, Bar, Cannabis Retail, General Entertainment,~~
23 ~~Group Housing, Limited Restaurant, Liquor Store, Massage Establishment, Medical Cannabis~~
24 ~~Dispensary, Nighttime Entertainment, Outdoor Activity Area, Post-Secondary Educational Institution,~~
25 ~~Private Community Facility, Public Community Facility, Religious Institution, Residential Care~~

1 ~~Facility, Restaurant, School, Tobacco Paraphernalia Establishment, Trade School, and Wireless~~
2 ~~Telecommunications Facility. A change of use from a Restaurant to a Limited Restaurant shall not be~~
3 ~~subject to the provisions of this Section 311. Any accessory massage use in the Ocean Avenue~~
4 ~~Neighborhood Commercial Transit District shall be subject to the provisions of this Section 311. A~~
5 ~~change of use to a principally permitted use in an NC or NCT District, or in a limited commercial use~~
6 ~~or a limited corner commercial use, as defined in Sections 186 and 231, respectively, shall not be~~
7 ~~subject to the provisions of this Section 311.~~

8 (i) ~~Exception. Notwithstanding subsection 311(b)(1)(A), in the~~
9 ~~geographic areas identified in subsection 311(b)(1)(A)(ii), building permit applications for a change of~~
10 ~~use to the following uses shall be excepted from the provisions of subsections 311(d) and 311(e): Bar,~~
11 ~~General Entertainment, Limited Restaurant, Liquor Store, Massage Establishment, Nighttime~~
12 ~~Entertainment, Outdoor Activity Area, Private Community Facility, Public Community Facility,~~
13 ~~Restaurant, and Tobacco Paraphernalia Establishment.~~

14 (ii) ~~Subsection 311(b)(1)(A)(i) shall apply to Neighborhood Commercial~~
15 ~~Districts and Limited Commercial Uses in the following geographic areas:~~

16 ~~Area 1: shall comprise all of that portion of the City and County~~
17 ~~commencing at the point of the intersection of the shoreline of the Pacific Ocean and a straight line~~
18 ~~extension of Lincoln Way, and proceeding easterly along Lincoln Way to 17th Avenue, and proceeding~~
19 ~~southerly along 17th Avenue to Judah Street, and proceeding westerly along Judah Street to 19th~~
20 ~~Avenue, and proceeding southerly along 19th Avenue to Sloat Boulevard, and proceeding westerly~~
21 ~~along Sloat Boulevard, and following a straight line extension of Sloat Boulevard to the shoreline of~~
22 ~~the Pacific Ocean and proceeding northerly along said line to the point of commencement.~~

23 ~~Area 2: shall comprise all of that portion of the City and County~~
24 ~~commencing at the point of the intersection of Junipero Serra Boulevard and Brotherhood Way, and~~
25 ~~proceeding northerly along the eastern edge of Junipero Serra Boulevard to Garfield Street, and~~

1 ~~proceeding easterly along Garfield Street to Grafton Avenue, and continuing easterly along Grafton~~
2 ~~Avenue to Mount Vernon Avenue, and proceeding easterly along Mount Vernon Avenue to Hawth~~
3 ~~Street, and proceeding northerly along Hawth Street to Geneva Avenue, and proceeding easterly along~~
4 ~~Geneva Avenue to Interstate 280, and proceeding northerly along Interstate 280 to the straight line~~
5 ~~extension of Tingley Street, and proceeding southerly along said line to Tingley Street, and proceeding~~
6 ~~southerly along Tingley Street to Alemany Boulevard, and proceeding easterly along Alemany~~
7 ~~Boulevard to Congdon Street, and proceeding southerly along Congdon Street to Silver Avenue, and~~
8 ~~proceeding easterly along Silver Avenue to Madison Street, and proceeding southerly along Madison~~
9 ~~Street to Burrows Street, and proceeding westerly along Burrows Street to Prague Street, and~~
10 ~~proceeding southerly along Prague Street to Persia Avenue, and proceeding westerly along Persia~~
11 ~~Avenue to Athens Street, and proceeding southerly along Athens Street to Geneva Avenue, and~~
12 ~~proceeding easterly along Geneva Avenue to the intersection of Geneva Avenue and Carter Street, and~~
13 ~~proceeding westerly along the southeastern boundary of Census Tract 0263.02, Block 3005 to the San~~
14 ~~Francisco/San Mateo county border, and proceeding westerly along the San Francisco/San Mateo~~
15 ~~county border to Saint Charles Avenue, and proceeding northerly along Saint Charles Avenue to~~
16 ~~Interstate 280, and proceeding northeasterly along Interstate 280 to a northerly straight line extension~~
17 ~~to Orizaba Avenue, and proceeding northerly along said line to Alemany Boulevard, and proceeding~~
18 ~~westerly along Alemany Boulevard to Brotherhood Way, and proceeding westerly along Brotherhood~~
19 ~~Way to the point of commencement.~~

20 ~~(iii) Exception for the Ocean Avenue Neighborhood Commercial Transit~~
21 ~~District. Notwithstanding subsection 311(b)(1)(A), building permit applications in the Ocean Avenue~~
22 ~~Neighborhood Commercial Transit District for a change of use to the following uses shall be excepted~~
23 ~~from the provisions of subsections 311(d) and 311(e): General Entertainment, Limited Restaurant,~~
24 ~~Nighttime Entertainment, Outdoor Activity Area, Private Community Facility, Public Community~~
25 ~~Facility, Restaurant, and Tobacco Paraphernalia Establishment.~~

1 ~~(B) Eastern Neighborhood Mixed Use Districts. In all Eastern Neighborhood~~
2 ~~Mixed Use Districts a change of use shall be defined as a change in, or addition of, a new land use~~
3 ~~category. A “land use category” shall mean those categories used to organize the individual land uses~~
4 ~~that appear in the use tables, immediately preceding a group of individual land uses, including but not~~
5 ~~limited to the following: Residential Use; Institutional Use; Retail Sales and Service Use; Assembly;~~
6 ~~Recreation, Arts and Entertainment Use; Office Use; Live/Work Units Use; Motor Vehicle Services~~
7 ~~Use; Vehicle Parking Use; Industrial Use; Home and Business Service Use; or Other Use.~~

8 (2) **Alterations.** For the purposes of this Section 311, an alteration shall be
9 defined as an increase to the exterior dimensions of a building except those features listed in
10 Section 136(c)(1) through ~~Section 136(c)(24) and~~ 136(c)(26), regardless of whether the feature is
11 located in a required setback. ~~In addition, an alteration in RH, RM, and RTO Districts shall also~~
12 ~~include the removal of more than 75% of a residential building’s existing interior wall framing or the~~
13 ~~removal of more than 75% of the area of the existing framing.~~

14 ~~(3) Micro Wireless Telecommunications Services Facilities. Building permit~~
15 ~~applications for the establishment of a Micro Wireless Telecommunications Services Facility, other~~
16 ~~than a Temporary Wireless Telecommunications Services Facility, shall be subject to the review~~
17 ~~procedures required by this Section. Pursuant to Section 205.2, applications for Temporary Wireless~~
18 ~~Telecommunications Facilities to be operated for commercial purposes for more than 90 days shall~~
19 ~~also be subject to the review procedures required by this Section.~~

20 * * * *

21
22 **SEC. 317. LOSS OF RESIDENTIAL AND UNAUTHORIZED UNITS THROUGH**
23 **DEMOLITION, MERGER, AND CONVERSION.**

24 * * * *

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

(1) Within the Priority Equity Geographies Special Use District (Section 249.97) and RH Districts in the Family Housing Opportunity Special Use District (Section 249.94),

Any application for a permit that would result in the Removal of one or more Residential Units or Unauthorized Units is required to obtain Conditional Use authorization.

(2) Outside the Priority Equity Geographies Special Use District and RH Districts in the Family Housing Opportunity Special Use District, any application for a permit that would result in the Removal of one or more Residential Units or Unauthorized Units is required to obtain Conditional Use authorization unless it meets all the following criteria:

(A) The units to be demolished are not tenant occupied and are without a history of evictions under Administrative Code Sections 37.9(a)(8)-(12) or 37.9(a)(14)-(16) within the last five years, and have not been vacated within the past five years pursuant to a Buyout Agreement, as defined in Administrative Code Section 37.9E, as it may be amended from time to time;

(B) No more than two units that are required to be replaced per subsection (E) of this Section 317 would be removed or demolished that are;

(i) subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of lower- or very low-income within the past five years; or

(ii) subject to limits on rent increases under the Residential Rent Stabilization and Arbitration Ordinance (Chapter 37 of the Administrative Code) within the past five years; or

(iii) rented by lower- or very low-income households within the past five years;

1 (C) The building proposed for demolition is not an Historic Building as defined
2 in Section 102. For the purposes of this subsection (c)(2)(C), an "Historic Building" shall also
3 include any building located in an historic district listed in Article 10;

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

6 (E) The proposed project complies with the requirements of Section 66300(d) of
7 the California Government Code, as may be amended from time to time, including but not limited to
8 requirements to replace all protected units, and to offer existing occupants of any protected units that
9 are lower income households relocation benefits and a right of first refusal for a comparable unit, as
10 those terms are defined therein;

11 (F) The project sponsor certifies under penalty of perjury that any units to
12 be demolished are not tenant occupied and are without a history of evictions under
13 Administrative Code Sections 37.9(a)(8)-(12) or 37.9(a)(14)-(16) within last five years, and
14 have not been vacated within the past five years pursuant to a Buyout Agreement, as defined
15 in Administrative Code Section 37.9E, as it may be amended from time to time, regardless of
16 whether the Buyout Agreement was filed with the Rent Board pursuant to Administrative Code
17 Section 37.9E(h);

18 (G) The project sponsor has conducted one pre-application meeting prior
19 to filing a development application. The Planning Department shall not accept a development
20 application without confirmation that the project sponsor has held at least one pre-application
21 meeting conforming to the requirements of this subsection (c)(2)(G) and any additional
22 procedures the Planning Department may establish. The project sponsor shall provide mailed
23 notice of the pre-application meeting to the individuals and neighborhood organizations
24 specified in Planning Code Section 333(e)(2)(A) and (C); and

(H) If the proposed project is located in a Residential, House (RH) zoning district, the project's resulting units will meet the unit configuration requirements of Section 249.94(c)(4).

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

(42) The Conditional Use requirement of Ssubsubsections (c)(1) and (c)(2) shall apply to (A) any building or site permit issued for Removal of an Unauthorized Unit on or after March 1, 2016, and (B) any permit issued for Removal of an Unauthorized Unit prior to March 1, 2016 that has been suspended by the City or in which the applicant's rights have not vested.

(53) The Removal of a Residential Unit that has received approval from the Planning Department through administrative approval or the Planning Commission through a Discretionary Review or Conditional Use authorization prior to the effective date of the Conditional Use requirement of ~~Subsections~~ (c)(1) or (c)(2) is not required to apply for an additional approval under *this Section 317. Subsection (c)(1).*

(64) **Exemptions for Unauthorized Dwelling Units.** The Removal of an Unauthorized Unit does not require a Conditional Use authorization pursuant to § subsection § (c)(1) or (c)(2) if the Department of Building Inspection has determined that there is no path for legalization under Section 106A.3.1.3 of the Building Code.

(75) **Exemptions for Single-Family Residential Buildings.** The Demolition of a Single-Family Residential Building that meets the requirements of S~~sub~~subsection (d)(3) below may be approved by the Department without requiring a Conditional Use authorization pursuant to in subsection (c)(1) or (c)(2).

1 (86) **Exception for Certain Permits Filed Before February 11, 2020.** An
2 application to demolish a Single-Family Residential Building on a site in a RH-1 or RH-1(D)
3 District that is demonstrably not affordable or financially accessible housing, meaning housing
4 that has a value greater than 80% than the combined land and structure values of single-
5 family homes in San Francisco as determined by a credible appraisal made within six months
6 of the application to demolish, is exempt from the Conditional Use authorization requirement
7 of ~~§~~subsections (c)(1) or (c)(2), provided that a complete Development Application was
8 submitted prior to February 11, 2020.

9
10 * * * *

11
12 **SEC. 406. WAIVER, REDUCTION, OR ADJUSTMENT OF DEVELOPMENT**
13 **PROJECT REQUIREMENTS.**

14 * * * *

15 (b) Waiver or Reduction, Based on Housing Affordability.

16 (1) An affordable housing unit shall receive a waiver from the Rincon Hill
17 Community Infrastructure Impact Fee, the Market and Octavia Community Improvements
18 Impact Fee, the Eastern Neighborhoods Infrastructure Impact Fee, the Balboa Park Impact
19 Fee, the Visitacion Valley Community Facilities and Infrastructure Impact Fee, the
20 Transportation Sustainability Fee, the Residential Child Care Impact Fee, the Central South of
21 Market Infrastructure Impact Fee, and the Central South of Market Community Facilities Fee if
22 ~~the affordable housing unit:~~

23 (A) the affordable housing unit is affordable to a household earning up to
24 120% ~~at or below~~ 80% of the Area Median Income (as published by HUD), including units that
25 qualify as replacement Section 8 units under the HOPE SF program;

1 (B) the affordable housing unit will maintain its affordability for a term of no
2 less than 55 years, as evidenced by a restrictive covenant recorded on the property's title;

3 (C) the Project sponsor demonstrates to the Planning Department staff that a
4 governmental agency will be enforcing the term of affordability and reviewing performance and service
5 plans as necessary, and

6 (D) all construction workers employed in the construction of the development
7 that includes the affordable housing unit are paid at least the general prevailing rate of per diem wages
8 for the type of work and geographic location of the development, as determined by the Director of
9 Industrial Relations pursuant to Sections 1773 and 1773.9 of the Labor Code, except that apprentices
10 registered in programs approved by the Chief of the Division of Apprenticeship Standards may be paid
11 at least the applicable apprentice prevailing rate under the terms and conditions of Labor Code Section
12 1777.5.

13 ~~(B) is subsidized, MOHCD, the San Francisco Housing Authority, the~~
14 ~~Department of Homelessness and Supportive Housing, and/or the Office of Community Investment and~~
15 ~~Infrastructure or any future successor agency to those listed herein; and~~

16 ~~(C) is subsidized in a manner which maintains its affordability for a term no~~
17 ~~less than 55 years, whether it is a rental or ownership opportunity. Project sponsors must demonstrate~~
18 ~~to the Planning Department staff that a governmental agency will be enforcing the term of affordability~~
19 ~~and reviewing performance and service plans as necessary.~~

20 * * * *

21 (5) This waiver clause shall not be applied to units built as part of a developer's
22 efforts to meet the requirements of the Inclusionary Affordable Housing Program,
23 Sections 415 or 419 of this Code ~~or any units that trigger a Density Bonus under California~~
24 ~~Government Code Sections 65915-65918.~~

25 * * * *

SEC. 710. NC-1 – NEIGHBORHOOD COMMERCIAL CLUSTER DISTRICT.

* * * *

Table 710. NEIGHBORHOOD COMMERCIAL CLUSTER DISTRICT NC-1

ZONING CONTROL TABLE

		NC-1
Zoning Category	§ References	Controls
BUILDING STANDARDS		
* * * *		
Miscellaneous		
<i>Lot Size (Per Development)</i> <u>Lot Size (Per Development)</u>	<u>§§ 102, 121.1</u> <u>§§ 102, 121.1</u>	<i>P up to 4,999 square feet; C 5,000 square feet and above</i> <u>P(2)</u>
* * * *		

* * * *

(2) ~~[Note deleted.]~~ C for 5,000 square feet and above if located within the Priority Equity Geographies Special Use District established under Section 249.97.

* * * *

SEC. 711. NC-2 – SMALL-SCALE NEIGHBORHOOD COMMERCIAL DISTRICT.

Table 711. SMALL-SCALE NEIGHBORHOOD COMMERCIAL DISTRICT NC-2

ZONING CONTROL TABLE

		NC-2
Zoning Category	§ References	Controls

BUILDING STANDARDS		
* * * *		
Miscellaneous		
<i>Lot Size (Per Development)</i> <u>Lot Size (Per Development)</u>	§§ 102, 121.1 <u>§§ 102, 121.1</u>	<i>P up to 9,999 square feet; C 10,000 square feet and above</i> <u>P(2)</u>
* * * *		

* * * *

(2) [Note deleted.] C for 10,000 square feet and above if located within the Priority Equity Geographies Special Use District established under Section 249.97.

* * * *

SEC. 713. NC-S – NEIGHBORHOOD COMMERCIAL SHOPPING CENTER DISTRICT.

* * * *

**Table 713. NEIGHBORHOOD COMMERCIAL SHOPPING CENTER DISTRICT
NC-S
ZONING CONTROL TABLE**

		NC-S
Zoning Category	§ References	Controls
BUILDING STANDARDS		
Massing and Setbacks		

Height and Bulk Limits.	§§ 102, 105, 106, 250–252, 253.3 , 260, 261.1, 270, 271. See also Height and Bulk District Maps	Varies, but generally 40-X. Lakeshore Plaza SUD requires C for buildings above 26 feet (1). See Height and Bulk Map Sheets HT02-05, HT07, and HT10-13 for more information. Height sculpting required on Alleys per § 261.1.
* * * *		

SEC. 714. BROADWAY NEIGHBORHOOD COMMERCIAL DISTRICT.

* * * *

**Table 714. BROADWAY NEIGHBORHOOD COMMERCIAL
DISTRICT
ZONING CONTROL TABLE**

		Broadway NCD
Zoning Category	§ References	Controls
BUILDING STANDARDS		
Massing and Setbacks		
Height and Bulk Limits.	§§ 102, 105, 106, 250–252, 253.1 , 260, 261.1, 270, 271. See also Height and Bulk District Maps	40-X and 65-A. In 65-A Districts, P up to 40 ft., C 40 to 65 feet See Height and Bulk Map Sheet HT01 for more

		information. Height sculpting required on Alleys per § 261.1.
* * * *		

SEC. 722. NORTH BEACH NEIGHBORHOOD COMMERCIAL DISTRICT.

* * * *

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

		North Beach NCD
Zoning Category	§ References	Controls
BUILDING STANDARDS		
* * * *		
Miscellaneous		
Lot Size (Per Development)	§§ 102, 121.1	P up to 2,499 square feet; C 2,500 square feet and above <u>(16)</u>

* * * *

(15) P where existing use is any Automotive Use.

(16) C for 2,500 square feet and above if located within the Priority Equity Geographies Special Use District established under Section 249.97.

SEC. 723. POLK STREET NEIGHBORHOOD COMMERCIAL DISTRICT.

* * * *

Table 723. POLK STREET NEIGHBORHOOD COMMERCIAL DISTRICT

ZONING CONTROL TABLE

		Polk Street NCD
Zoning Category	§ References	Controls
BUILDING STANDARDS		
* * * *		
Miscellaneous		
Lot Size (Per Development)	§§ 102, 121.1	P up to 2,499 square feet; C 2,500 square feet and above <u>(12)</u>

* * * *

(11) P where existing use is any Automotive Use.

(12) C for 2,500 square feet and above if located within the Priority Equity Geographies Special Use District established under Section 249.97.

SEC. 750. NCT-1 – NEIGHBORHOOD COMMERCIAL TRANSIT CLUSTER DISTRICT.

* * * *

Table 750. NEIGHBORHOOD COMMERCIAL TRANSIT CLUSTER DISTRICT NCT-1

ZONING CONTROL TABLE

		NCT-1
Zoning Category	§ References	Controls
BUILDING STANDARDS		
* * * *		
Miscellaneous		

Lot Size (Per Development)	§§ 102, 121.1	P up to 4,999 square feet; C 5,000 square feet and above <u>(12)</u>
----------------------------	---------------	--

* * * *

(11) P where existing use is any Automotive Use.

(12) C for 5,000 square feet and above if located within the Priority Equity Geographies Special Use District established under Section 249.97.

SEC. 754. MISSION STREET NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT.

* * * *

Table 754. MISSION STREET NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT

ZONING CONTROL TABLE

		Mission Street NCT
Zoning Category	§ References	Controls
BUILDING STANDARDS		
Massing and Setbacks		
Height and Bulk Limits.	§§ 102, 105, 106, 250–252, 253.4 , 260, 261.1, 270, 271. See also Height and Bulk District Maps	Varies. See Height and Bulk Map Sheet HT07 for more information. <i>Buildings above 65 feet require C.</i> Height sculpting required on Alleys per § 261.1.

* * * *

SEC. 810. CHINATOWN COMMUNITY BUSINESS DISTRICT.

* * * *

Table 810

CHINATOWN COMMUNITY BUSINESS DISTRICT ZONING CONTROL TABLE

		Chinatown Community Business District
Zoning Category	§ References	Controls
BUILDING STANDARDS		
* * * *		
Miscellaneous		
<i>Lot Size (Per Development)</i> <u>Lot Size (Per Development)</u>	<i>§ 121.3</i> <u>§ 121.3</u>	<i>P up to 5,000 sq. ft.; C 5,001 sq. ft. & above (1)</i> <u>P up to 5,000 sq. ft.; C 5,001 sq. ft. & above (1)</u>
* * * *		

SEC. 811. CHINATOWN VISITOR RETAIL DISTRICT.

* * * *

Table 811

CHINATOWN VISITOR RETAIL DISTRICT ZONING CONTROL TABLE

		Chinatown Visitor Retail District
Zoning Category	§ References	Controls
BUILDING STANDARDS		

* * * *		
Miscellaneous		
<i>Lot Size (Per Development)</i>	<i>§ 121.3</i>	<i>P up to 5,000 sq. ft.; C 5,001 sq. ft. & above</i>
<u>Lot Size (Per Development)</u>	<u>§ 121.3</u>	<u>P up to 5,000 sq. ft.; C 5,001 sq. ft. & above</u>
* * * *		

SEC. 812. CHINATOWN RESIDENTIAL NEIGHBORHOOD COMMERCIAL DISTRICT.

* * * *

Table 812

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

		Chinatown Residential Neighborhood Commercial District
Zoning Category	§ References	Controls
BUILDING STANDARDS		
* * * *		
Miscellaneous		
<i>Lot Size (Per Development)</i>	<i>§ 121.3</i>	<i>P up to 5,000 sq. ft.; C 5,001 sq. ft. & above</i>
	<u>§ 121.3</u>	<u>P up to 5,000 sq. ft.; C 5,001 sq. ft. & above</u>

<u>Lot Size (Per Development)</u>		
* * * *		

Section 4. Amendment to Specific Zoning Control Tables. Zoning Controls Tables 714, 715, 716, 717, 718, 719, 724, 725, 727, 728, 729, 730, 742, and 756 are hereby amended identically to the amendment of Zoning Control Table 710 in Section 3 of this ordinance, to remove the zoning control under Miscellaneous, Lot Size (Per Development) as follows:

* * * *		
ZONING CONTROL TABLE		
Zoning Category	§ References	Controls
BUILDING STANDARDS		
* * * *		
Miscellaneous		
<i>Lot Size (Per Development)</i>	§§ 102, 121.1	P up to 4,999 square feet; C 5,000 square feet and above
* * * *		

Section 5. Amendment to Specific Zoning Control Tables. Zoning Controls Tables ~~712, 720, 721, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 743, 744, 745, 751, 752, 753, 754, 755, 757, and 758, 759, 760, 761, 762, and 764~~ are hereby amended

identically to the amendment of Zoning Control Table 711 in Section 3 of this ordinance, to remove the zoning control under Miscellaneous, Lot Size (Per Development), as follows:

* * * *

ZONING CONTROL TABLE

Zoning Category	§ References	Controls
BUILDING STANDARDS		
* * * *		
Miscellaneous		
<i>Lot Size (Per Development)</i>	<i>§§ 102, 121.1</i>	<i>P up to 9,999 square feet; C 10,000 square feet and above</i>
* * * *		

Section 6. Amendment to Specific Zoning Control Tables. Zoning Controls Tables 712, 751, 752, 759, 760, and 762 are hereby amended identically to the amendment of Zoning Control Table 711 in Section 3 of this ordinance, to amend the zoning control under Miscellaneous, Lot Size (Per Development) to identify “P” as the zoning control and include the note (“C for 10,000 square feet and above if located within the Priority Equity Geographies Special Use District established under Section 249.97.”), as shown below, provided that the note shall be numbered as appropriate for each table, as follows:

ZONING CONTROL TABLE

Zoning Category	§ References	Controls
BUILDING STANDARDS		

* * * *		
Miscellaneous		
Lot Size (Per Development)	§§ 102, 121.1	P(1)
* * * *		

(1) C for 10,000 square feet and above if located within the Priority Equity Geographies Special Use District established under Section 249.97.

Zoning Control Table	Note #
712	14
751	10
752	11
759	11
760	7
762	10

Section 76. Pursuant to Sections 106 and 302(c) of the Planning Code, Sheets SU01, SU02, SU07, SU08, SU09, SU10, SU11, SU12SU13 of the Zoning Map of the City and County of San Francisco are hereby amended, as follows:

Description of Property	Special Use District Hereby Approved
Area 1 of the SUD is comprised of the following boundaries: Starting at the southwestern corner of the City and County	Priority Equity Geographies Special Use District

1 of San Francisco heading north along the
2 Pacific Ocean to Sloat Blvd.; Sloat Blvd. to
3 Skyline Blvd.; Skyline Blvd. to Lake Merced
4 Blvd.; Lake Merced Blvd. to Middlefield
5 Dr.; Middlefield Dr. to Eucalyptus Dr.;
6 Eucalyptus Dr. to 19th Ave.; 19th Ave. south
7 until the intersection of Cardenas Ave and
8 Cambon Dr., then flowing Cambon Dr. south
9 to Felix Ave.; following a straight line from
10 Felix Ave. to 19th Ave. and then following a
11 line north to Junipero Serra Blvd.; Junipero
12 Serra Blvd to Holloway Ave.; Holloway Ave.
13 to Ashton Ave.; Ashton Ave. to Lake View
14 Ave.; Lake View Ave. to Capitola Ave.;
15 Capitola Ave. to Grafton Ave.; Grafton Ave.
16 to Mt. Vernon Ave.; Mt. Vernon Ave. to
17 Howth St.; Howth St. to Ocean Ave.; Ocean
18 Ave. to Alemany Blvd.; the northern most
19 portion of Alemany Blvd. until Industrial St.;
20 Industrial St. to Oakdale Ave.; Oakdale Ave.
21 to Phelps St.; Phelps St. to Jerrold Ave.;
22 Jerrold Ave. to 3rd St.; 3rd St. to Evans Ave.;
23 Evans Ave. to Newhall St.; Newhall St. to
24 Fairfax Ave.; Fairfax Ave. to Keith St.; Keith
25 St. to Evans Ave.; Evan Ave. to Jennings

1 St.; following Jennings St. in a north easterly
 2 direction to its end and then a straight line to
 3 the shoreline; following the shoreline south
 4 until Arelious Walker Dr.; Arelious Walker Dr.
 5 to Gilman Ave.; Gilman Ave. to Bill Walsh
 6 Way; Bill Walsh Way to Ingerson Ave.;
 7 Ingerson Ave. to Hawes St.; Hawes St. to
 8 Jamestown Ave.; Jamestown Ave. to 3rd.
 9 St.; 3rd St. to Bayshore Blvd.; Bayshore
 10 Blvd. to southernmost boundary of the City
 11 and County of San Francisco. The above
 12 area shall exclude the following area:
 13 Starting at the intersection of Harvard St.
 14 and Burrow St. heading east to Cambridge
 15 St.; Cambridge St. to Felton St.; Felton St. to
 16 Hamilton St.; Hamilton St. to Woolsey St.;
 17 Woolsey St. to Goettingen St.; Goettingen
 18 St. to Mansell St.; Mansell St. to Brussels
 19 St.; Brussels St. to Ward St.; Ward St. to
 20 Ankeny St.; Ankeny St. to Hamilton St.;
 21 Hamilton St. to Mansell St.; Mansell St. to
 22 University St.; University St. to Wayland St.;
 23 Wayland St. to Yale St.; Yale St. to McLaren
 24 Park; a straight line from Yale St. to
 25 Cambridge St.; Cambridge St. to Wayland

1 St.; Wayland St. to Oxford St.; Oxford St. to
2 Bacon St.; Bacon St. to Harvard St.; Harvard
3 St. to Burrows St.

4
5 Area 2 of the SUD is comprised of the
6 following boundaries: Starting on Cesar
7 Chavez St. at the intersection of Valencia
8 Street, heading eastward to Harrison St.;
9 ~~Harrison St. to 23rd St.; 23rd St. to Highway~~
10 ~~101; following Highway 101 south to Cesar~~
11 ~~Chaves St.; Cesar Chavez St. to Vermont~~
12 St.; Vermont St. to 26th St.; 26th St. to
13 Connecticut St.; Connecticut St. to 25th St.;
14 25th St. to Highway 280; following Highway
15 280 north to 20th St.; 20th St. to Arkansas
16 St.; Arkansas St. to 22nd St.; 22nd St to the
17 western side of Highway 101; following the
18 western side of Highway 101 north to 17th
19 St.; 17th St. to Vermont St.; Vermont St. to
20 Division St.; Division St. to Townsend St.;
21 Townsend St. to 6th St.; 6th St. to Brannan
22 St.; Brannan St. to 5th St.; 5th St. to
23 Townsend St.; Townsend St. to 3rd St.; 3rd
24 St. to Howard St.; Howard St. to 4th St.; 4th
25 St. to Market St.; Market St. to Drumm St.;

1	<u>Drumm</u> St. to Sacramento St.; Sacramento
2	St. to Battery St.; Battery St. to Pacific
3	<u>Ave</u> St.; Pacific <u>Ave</u> St. to Sansome St.;
4	Sansome St. to Vallejo St.; Vallejo St. to
5	Kearny St.; Kearny St. to Filbert St.; Filbert
6	St. to Columbus Ave.; Columbus Ave. to
7	Mason St.; Mason St. to Washington St.;
8	Washington St. to Powell St.; Powell St. to
9	California St.; California St. to Stockton St.;
10	Stockton St. to Bush St.; Bush St. to Van
11	Ness Ave.; Van Ness Ave. to O'Farrell
12	St./Starr King Way; Starr King Way to Geary
13	Blvd.; Geary Blvd. to Laguna St.; Laguna St.
14	to Bush St.; Bush St. to Webster St.;
15	Webster St. to Post St.; Post St. Filmore St.;
16	Filmore St. to Geary Blvd.; Geary Blvd. to St
17	Joseph's Ave.; St. Joseph's Ave. to Turk
18	Blvd.; Turk Blvd. to Scott St.; Scott St. to
19	McAllister St.; McAllister St. to Steiner St.;
20	Steiner St. to Fulton St.; Fulton St. to Gough
21	St.; Gough St. to McAllister St.; Mc Allister
22	St. to Van Ness Ave.; Van Ness Ave. to
23	Market St.; Market St. to Dolores St.;
24	Dolores St. to 17th St.; 17th St. to Valencia
25	St.; Valencia St. to Cesar Chavez St.

Area 3 of the SUD is comprised of the following boundaries: Starting on Chestnut St. at the intersection of Columbus Ave, heading eastward to the Embarcadero; The Embarcadero to Taylor St.; Taylor St. to Jefferson St.; Jefferson St. to Leavenworth St.; Leavenworth St. to North Point St.; North Point St. to Columbus AveSt.; Columbus AveSt. to Chestnut St.

Section 87. Article 9 of the Subdivision Code is hereby amended by amending Section 1396.6, to read as follows:

SEC. 1396.6. CONDOMINIUM CONVERSION ASSOCIATED WITH PROJECTS THAT UTILIZE THE RESIDENTIAL DENSITY EXCEPTION IN RH DISTRICTS TO CONSTRUCT NEW DWELLING UNITS PURSUANT TO PLANNING CODE SECTION 207(C)(8).

(a) **Findings.** The findings of Planning Code Section 415.1 concerning the City's inclusionary affordable housing program are incorporated herein by reference and support the basis for charging the fee set forth herein as it relates to the conversion of dwelling units into condominiums.

(b) **Definition.** "Existing Dwelling Unit" shall refer to mean the dwelling unit in existence on a lot at the time of the submittal of an application to construct a new dwelling unit pursuant to Planning Code Section 207(c)(8).

1 (c) Notwithstanding Section 1396.4 of this Code and Ordinance No. 117-13, a
2 subdivider of a one-unit building that has obtained a permit to build one or more new dwelling
3 units by utilizing the exception to residential density in RH districts set forth in Planning Code
4 Section 207(c)(8), which results in two or more dwelling units, and that has signed an affidavit
5 stating the subdivider's intent to reside in one of those resulting dwelling units, or in the
6 Existing Dwelling Unit, for a period of three years after the approval of the Certificate of Final
7 Completion and Occupancy for the new dwelling units, shall (1) be exempt from the annual
8 lottery provisions of Section 1396 of this Code with respect to the dwelling units built as part of
9 the Project Units and (2) be eligible to submit a condominium conversion application for the
10 Existing Dwelling Unit and/or include the Existing Dwelling Unit in a condominium map
11 application for the project approved pursuant to Planning Code Section 207(c)(8).

12 Notwithstanding the foregoing sentence, no property or applicant subject to any of the
13 prohibitions on conversions set forth in Section 1396.2, in particular of this Code, including but
14 not limited to a property with the eviction(s) set forth in Section 1396.2(b), shall be eligible for
15 condominium conversion under this Section 1396.6. Eligible buildings as set forth in this
16 subsection (c) may exercise their option to participate in this program according to the
17 following requirements:

18 (1) The applicant(s) for the subject building seeking to convert dwelling units to
19 condominiums or subdivide dwelling units into condominiums under this subsection shall pay
20 the fee specified in Section 1315 of this Code.

21 (2) In addition to all other provisions of this Section 1396.6, the applicant(s)
22 shall comply with all of the following:

23 (A) The requirements of Subdivision Code Article 9, Sections 1381,
24 1382, 1383, 1386, 1387, 1388, 1389, 1390, 1391(a) and (b), 1392, 1393, 1394, and 1395.

1 (B) The applicant(s) must certify under penalty of perjury that within the
2 60 months preceding the date of the subject application, no tenant resided at the property.

3 (C) The applicant(s) must certify under penalty of perjury that to the
4 extent any tenant vacated their unit after March 31, 2013, and before recordation of the final
5 parcel or subdivision map, such tenant did so voluntarily or if an eviction or eviction notice
6 occurred it was not pursuant to Administrative Code Sections 37.9(a)(8)-(12) and 37.9(a)(14)-
7 (16). ~~If an eviction has taken place under Sections 37.9(a)(11) or 37.9(a)(14), then the~~
8 ~~applicant(s) shall certify~~ The applicant must also certify under penalty of perjury that to the
9 extent any tenant vacated their unit after March 31, 2013, and before recordation of the final
10 parcel or subdivision map, such tenant did not vacate the unit pursuant to a Buyout
11 Agreement, pursuant to the requirements of Administrative Code Section 37.9E, as it may be
12 amended from time to time, regardless of whether the Buyout Agreement was filed and
13 registered with the Rent Board pursuant to Administrative Code Section 37.9E(h). If a
14 temporary eviction occurred under Sections 37.9(a)(11) or 37.9(a)(14), then the applicant(s)
15 shall certify under penalty of perjury that the original tenant reoccupied the unit after the
16 temporary eviction.

17 (3) If the Department finds that a violation of this Section 1396.6 occurred prior
18 to recordation of the final map or final parcel map, the Department shall disapprove the
19 application or subject map. If the Department finds that a violation of this Section occurred
20 after recordation of the final map or parcel map, the Department shall take such enforcement
21 actions as are available and within its authority to address the violation.

22 (4) This Section 1396.6 shall not prohibit a subdivider who has lawfully
23 exercised the subdivider's rights under Administrative Code Section 37.9(a)(13) from
24 submitting a condominium conversion application under this Section 1396.6.

25 (d) Decisions and Hearing on the Application.

1 (1) The applicant shall obtain a final and effective tentative map or tentative
2 parcel map approval for the condominium subdivision or parcel map within one year of paying
3 the fee specified in subsection (e) of this Section 1396.6. The Director of the Department of
4 Public Works or the Director's designee is authorized to waive the time limits set forth in this
5 subsection (d)(1) as it applies to a particular building due to extenuating or unique
6 circumstances. Such waiver may be granted only after a public hearing and in no case shall
7 the time limit extend beyond two years after submission of the application.

8 (2) No less than 20 days prior to the Department's proposed decision on a
9 tentative map or tentative parcel map, the Department shall publish the addresses of buildings
10 being considered for approval and post such information on its website, post notice that such
11 decision is pending at the affected buildings, and provide written notice of such pending
12 decision to the applicant, all tenants of such buildings, and any member of the public who
13 interested party who has requested such notice. During this time, any interested party may file
14 a written objection to an application and submit information to the Department contesting the
15 eligibility of a building. In addition, the Department may elect to hold a public hearing on said
16 tentative map or tentative parcel map to consider the information presented by the public,
17 other City department, or an applicant. If the Department elects to hold such a hearing it shall
18 post notice of such hearing including posting notice at the subject building, and provide
19 written notice to the applicant, all tenants of such building, any member of the public who
20 submitted information to the Department, and any interested party who has requested such
21 notice. In the event that an objection to the conversion application is filed in accordance with
22 this subsection (d)(2), and based upon all the facts available to the Department, the
23 Department shall approve, conditionally approve, or disapprove an application and state the
24 reasons in support of that decision.

1 (3) Any map application subject to a Departmental public hearing on the
2 subdivision or a subdivision appeal shall receive a six-month extension on have the time limit
3 set forth in subsection (d)(1) of this Section 1396.6 extended for another six months.

4 (e) Should the subdivision application be denied or be rejected as untimely in
5 accordance with the dates specified in subsection (d)(1) of this Section 1396.6, or should the
6 tentative subdivision map or tentative parcel map be disapproved, the City shall refund the
7 entirety of the application fee.

8 (f) Conversion of buildings pursuant to this Section 1396.6 shall have no effect on the
9 terms and conditions applicable to such buildings under Section ~~1341A~~, 1385A, or 1396 of
10 this Code.

11
12 Section 987. Effective Date. This ordinance shall become effective 30 days after
13 enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the
14 ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board
15 of Supervisors overrides the Mayor's veto of the ordinance.

16
17 Section 1098. Scope of Ordinance. In enacting this ordinance, the Board of
18 Supervisors intends to amend only those words, phrases, paragraphs, subsections, sections,
19 articles, numbers, punctuation marks, charts, diagrams, or any other constituent parts of the
20 Municipal Code that are explicitly shown in this ordinance as additions, deletions, Board
21 amendment additions, and Board amendment deletions in accordance with the "Note" that
22 appears under the official title of the ordinance.

23
24 Section 1140. Clarification of existing law. The amendments to Planning Code Section
25 305.1(g) in Section 3 of this ordinance do not constitute a change in, but are declaratory of,

1 existing law with regard to the Planning Department's authorization to collect fees for time and
2 materials spent reviewing application materials.

3
4 APPROVED AS TO FORM:
5 DAVID CHIU, City Attorney

6 By: /s/ Andrea Ruiz-Esquide
7 ANDREA RUIZ-ESQUIDE
8 Deputy City Attorney

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1 [Planning and Subdivision Codes, Zoning Map - Housing Production]

2

3 **Ordinance amending the Planning Code to encourage housing production by (1)**
4 **exempting, under certain conditions, specified housing projects from the notice and**
5 **review procedures of Section 311 and the Conditional Use requirement of Section 317,**
6 **in areas outside of Priority Equity Geographies, which are identified in the Housing**
7 **Element as areas or neighborhoods with a high density of vulnerable populations, and**
8 **areas outside RH (Residential House) Districts within the Family Housing Opportunity**
9 **Special Use District; (2) removing the Conditional Use requirement for several types of**
10 **housing projects, including housing developments on large lots in areas outside the**
11 **Priority Equity Geographies Special Use District, projects to build to the allowable**
12 **height limit, projects that build additional units in lower density zoning districts, and**
13 **senior housing projects that seek to obtain double density, subject to certain**
14 **exceptions in RH Districts in the Family Housing Opportunity Special Use District; (3)**
15 **amending rear yard, front setback, lot frontage, minimum lot size, and residential open**
16 **space requirements in specified districts, subject to certain exceptions in RH Districts**
17 **in the Family Housing Opportunity Special Use District; (4) allowing additional uses on**
18 **the ground floor in residential buildings, homeless shelters, and group housing in**
19 **residential districts, and administrative review of reasonable accommodations; (5)**
20 **expanding the eligibility for the Housing Opportunities Mean Equity – San Francisco**
21 **(HOME – SF) program and density exceptions in residential districts; (6) exempting**
22 **certain affordable housing projects from certain development fees; (7) authorizing the**
23 **Planning Director to approve State Density Bonus projects, subject to delegation from**
24 **the Planning Commission; and (8) making conforming amendments to other sections**

25

1 of the Planning Code; amending the Zoning Map to create the Priority Equity
2 Geographies Special Use District; amending the Subdivision Code to update the
3 condominium conversion requirements for projects utilizing residential density
4 exceptions in RH Districts; affirming the Planning Department's determination under
5 the California Environmental Quality Act; and making public necessity, convenience,
6 and welfare findings under Planning Code, Section 302, and findings of consistency
7 with the General Plan and the eight priority policies of Planning Code, Section 101.1.

8 NOTE: **Unchanged Code text and uncodified text** are in plain Arial font.
9 **Additions to Codes** are in *single-underline italics Times New Roman font*.
10 **Deletions to Codes** are in *strikethrough italics Times New Roman font*.
11 **Board amendment additions** are in double-underlined Arial font.
12 **Board amendment deletions** are in ~~Arial font~~.
13 **Asterisks (* * * *)** indicate the omission of unchanged Code
14 subsections or parts of tables.

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

16 Section 1. Environmental and Land Use Findings.

17 (a) The Planning Department has determined that the actions contemplated in this
18 ordinance comply with the California Environmental Quality Act (California Public Resources
19 Code Sections 21000 et seq.). Said determination is on file with the Clerk of the Board of
20 Supervisors in File No. 230446 and is incorporated herein by reference. The Board affirms
21 this determination.

22 (b) On June 29, 2023, the Planning Commission, in Resolution No. 21342, adopted
23 findings that the actions contemplated in this ordinance are consistent, on balance, with the
24 City's General Plan and eight priority policies of Planning Code Section 101.1. The Board
25 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. 230446, and is incorporated herein by reference.

1 (c) Pursuant to Planning Code Section 302, this Board finds that these Planning Code
2 amendments will serve the public necessity, convenience, and welfare for the reasons set
3 forth in Planning Commission Resolution No. 21342, and the Board adopts such reasons as
4 its own. A copy of said resolution is on file with the Clerk of the Board of Supervisors in File
5 No. 230446 and is incorporated herein by reference.

6 Section 2. General Background and Findings.

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

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

17 (c) According to the Planning Department’s 2020 Housing Inventory, the cost of
18 housing in San Francisco has increased dramatically since the Great Recession of 2008-
19 2009, with the median sale price for a two-bedroom house more than tripling from 2011 to
20 2021, from \$493,000 to \$1,580,000. This includes a 9% increase from 2019 to 2020 alone,
21 even in the face of the COVID-19 pandemic. The median rental price for a two-bedroom
22 apartment saw similar although slightly smaller increases, nearly doubling from \$2,570 to
23 \$4,500 per month, from 2011 to 2019, before declining in 2020 due to the pandemic.

24 (d) These housing cost trends come after decades of underproduction of housing in
25 the Bay Area, according to the Planning Department’s 2019 Housing Affordability Strategies

1 Report. The City's Chief Economist has estimated that approximately 5,000 new market-rate
2 housing units per year would be required to keep housing prices in San Francisco constant
3 with the general rate of inflation.

4 (e) Moreover, San Francisco will be challenged to meet increased Regional Housing
5 Needs Allocation ("RHNA") goals in this 2023-2031 Housing Element cycle, which total 82,069
6 units over eight years, (46,598 of which must be affordable to extremely-low, very-low, low-,
7 and moderate-income households), more than 2.5 times the goal of the previous eight-year
8 cycle. The importance of meeting these goals to address housing needs is self-evident. In
9 addition, under relatively new State laws like Senate Bill 35 (2017), failure to meet the 2023-
10 2031 RHNA housing production goals would result in limitations on San Francisco's control
11 and discretion over certain projects.

12 (f) On January 31, 2023, the City adopted the 2022 Update of the Housing Element of
13 the General Plan ("2022 Housing Element"), as required by state law. The 2022 Housing
14 Element is San Francisco's first housing plan that is centered on racial and social equity. It
15 articulates San Francisco's commitment to recognizing housing as a right, increasing housing
16 affordability for low-income households and communities of color, opening small and mid-rise
17 multifamily buildings across all neighborhoods, and connecting housing to neighborhood
18 services like transportation, education, and economic opportunity.

19 (g) The 2022 Housing Element includes goals, objectives, policies and implementing
20 programs that seek to guide development patterns and the allocation of resources to San
21 Francisco neighborhoods. Generally, it intends to shift an increased share of the San
22 Francisco's projected future housing growth to transit corridors and low-density residential
23 districts within "Well-Resourced Neighborhoods" (which are areas identified by the state as
24 neighborhoods that provide strong economic, health, and educational outcomes for its
25 residents), while aiming to prevent the potential displacement and adverse racial and social

equity impacts of zoning changes, planning processes, or public and private investments for populations and in areas that may be vulnerable to displacement, such as “Priority Equity Geographies” (identified in the Department of Public Health’s Community Health Needs Assessment as Areas of Vulnerability).

(h) Among other policies, the 2022 Housing Element commits the City to remove governmental constraints on housing development, maintenance and improvement, specifically in Well-Resourced Neighborhoods and in areas outside of Priority Equity Geographies, as well as to reduce costs and administrative processes for affordable housing projects, small and multifamily housing, and to simplify and standardize processes and permit procedures. Among many other obligations, the 2022 Housing Element requires that the City remove Conditional Use Authorization requirements for code compliant projects, eliminate hearing requirements, and modify standards and definitions to permit more types of housing across the City, in Well-Resourced Neighborhoods and outside of Priority Equity Geographies. This ordinance advances those goals.

Section 3. The Planning Code is hereby amended by deleting Sections 121.1, 121.3, 132.2, ~~253~~, 253.1, 253.2, and 253.3, revising Sections 102, 121, 121.7, 132, 134, 135, 140, 145.1, 202.2, 204.1, 206.3, 206.6, 207, 209.1, 209.2, 209.3, 209.4, 210.3, 253, 305.1, 311, 317, 406, 710, 711, 713, 714, 722, 723, 750, 754, 810, 811, and 812, and adding new Sections 121.1 and 121.3, and Section 249.97, to read as follows:

SEC. 102.DEFINITIONS.

* * * *

Dwelling Unit. A Residential Use defined as a room or suite of two or more rooms that is designed for, or is occupied by, one family doing its own cooking therein and having only one

kitchen. A Dwelling Unit shall also include “employee housing” when providing accommodations for six or fewer employees, as provided in State Health and Safety Code §17021.5. A housekeeping room as defined in the Housing Code shall be a Dwelling Unit for purposes of this Code. For the purposes of this Code, a Live/Work Unit, as defined in this Section, shall not be considered a Dwelling Unit.

* * * *

Height (of a building or structure). The vertical distance by which a building or structure rises above a certain point of measurement. See Section 260 of this Code for how height is measured.

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

- It is individually designated as a landmark under Article 10;
- It is listed as a contributor to an historic district listed in Article 10;
- It is a Significant or Contributory Building under Article 11, with a Category I, II, III or IV rating;
- It has been listed or has been determined eligible for listing in the California Register of Historical Resources; or,
- It has been listed or has been determined eligible for listing in the National Register of Historic Places.

* * * *

SEC. 121. MINIMUM LOT WIDTH AND AREA.

* * * *

(b) **Subdivisions and Lot Splits.** Subdivisions and lot splits shall be governed by the Subdivision Code of the City and County of San Francisco and by the Subdivision Map Act of California. In all such cases the procedures and requirements of said Code and said Act shall be followed, including the requirement for consistency with the General Plan of the City and County of San Francisco. ~~Where the predominant pattern of residential development in the immediate vicinity exceeds the minimum standard for lot width or area, or the minimum standards for both lot width and area, set forth below in this Section, any new lot created by a subdivision or lot split under the Subdivision Code shall conform to the greater established standards, provided that in no case shall the required lot width be more than 33 feet or the required lot area be more than 4,000 square feet.~~ In RH districts in the Family Housing Opportunity Special Use District, where the predominant pattern of residential development in the immediate vicinity exceeds the minimum standard for lot width or area, or exceeds the minimum standards for both lot width and area, set forth below in this Section 121, any new lot created by a subdivision or lot split under the Subdivision Code shall conform to the greater established standard(s), provided that in no case shall the required lot width be more than 33 feet or the required lot area be more than 4,000 square feet.

* * * *

(d) **Minimum Lot Width.** The minimum lot width shall be ~~20 feet.as follows:~~ as follows:

- ~~(1) In RH-1(D) Districts: 33 feet;~~
- ~~(2) In all other zoning use districts: 25 feet.~~
- 1) In RH-1(D) Districts in the Family Housing Opportunity Special Use District (Section 249.94): 33 feet;
- (2) In all other RH Districts in the Family Housing Opportunity Special Use District: 25 feet;
- (3) In all other zoning use districts: 20 feet.

1 (e) **Minimum Lot Area.** The minimum lot area shall be 1,200 sq. ft. ~~as follows:~~ as
2 follows:

3 ~~(1) In RH-1(D) Districts: 4,000 square feet;~~

4 ~~(2) In all other zoning use districts: 2,500 square feet; except that the minimum lot~~
5 ~~area for any lot having its street frontage entirely within 125 feet of the intersection of two streets that~~
6 ~~intersect at an angle of not more than 135 degrees shall be 1,750 square feet.~~

7 (1) In RH-1(D) Districts in the Family Housing Opportunity Special Use District
8 (Section 249.94): 4,000 square feet;

9 (2) In all other RH Districts in the Family Housing Opportunity Special Use
10 District: 2,500 square feet; except that the minimum lot area for any lot having its street
11 frontage entirely within 125 feet of the intersection of two streets that intersect at an angle of
12 not more than 135 degrees shall be 1,750 square feet.

13 (3) In all other zoning use districts: 1,200 square feet.

14 ~~(f) Conditional Uses. Notwithstanding the foregoing requirements of this Section 121 as to lot~~
15 ~~width, lot area and width of lot frontage, in any zoning use district other than an RH-1(D) District the~~
16 ~~City Planning Commission may permit one or more lots of lesser width to be created, with each lot~~
17 ~~containing only a one-family dwelling and having a lot area of not less than 1,500 square feet,~~
18 ~~according to the procedures and criteria for conditional use approval in Section 303 of this Code.~~

19 (f) **Conditional Uses.** Notwithstanding the foregoing requirements of this Section 121
20 as to lot width, lot area, and width of lot frontage, in any RH District in the Family Housing
21 Opportunity Special Use District, other than an RH-1(D) District, the Planning Commission
22 may permit one or more lots of lesser width to be created, with each lot containing only a one-
23 family dwelling and having a lot area of not less than 1,500 square feet, according to the
24 procedures and criteria for conditional use approval in Section 303 of this Code.

SEC. 121.1. DEVELOPMENT OF LARGE LOTS, NEIGHBORHOOD COMMERCIAL DISTRICTS.

(a) ~~Purpose.~~ In order to promote, protect, and maintain a scale of development that is appropriate to each district and compatible with adjacent buildings, new construction or significant enlargement of existing buildings on lots of the same size or larger than the square footage stated in the table below shall be permitted only as Conditional Uses.

<i>District</i>	<i>Lot Size Limits</i>
<i>North Beach</i>	<i>2,500 sq. ft.</i>
<i>Pacific Avenue</i>	
<i>Polk Street</i>	
<i>NC 1, NCT 1</i>	
<i>24th Street Mission</i>	<i>5,000 sq. ft.</i>
<i>24th Street Noe Valley</i>	
<i>Broadway</i>	
<i>Castro Street</i>	
<i>Cole Valley</i>	
<i>Glen Park</i>	
<i>Haight Street</i>	
<i>Inner Clement Street</i>	
<i>Inner Sunset</i>	
<i>Irving Street</i>	
<i>Judah Street</i>	

1	<i>Lakeside Village</i>	
2	<i>Noriega Street</i>	
3	<i>Outer Clement Street</i>	
4	<i>Sacramento Street</i>	
5	<i>Taraval Street</i>	
6	<i>Union Street</i>	
7	<i>Upper Fillmore Street</i>	
8	<i>West Portal Avenue</i>	
9		
10	<i>NC 2, NCT 2</i>	<i>10,000 sq. ft.</i>
11	<i>NC 3, NCT 3</i>	
12	<i>Bayview</i>	
13	<i>Cortland Avenue</i>	
14	<i>Divisadero Street</i>	
15	<i>Excelsior Outer Mission Street</i>	
16	<i>Fillmore Street</i>	
17	<i>Folsom Street</i>	
18	<i>Geary Boulevard</i>	
19	<i>Hayes Gough</i>	
20	<i>Inner Balboa Street</i>	
21	<i>Inner Taraval Street</i>	
22	<i>Japantown</i>	
23		
24		
25		

1	<i>Lower Haight Street</i>	
2	<i>Lower Polk Street</i>	
3	<i>Mission Bernal</i>	
4	<i>Mission Street</i>	
5	<i>Ocean Avenue</i>	
6	<i>Outer Balboa Street</i>	
7	<i>Regional Commercial District</i>	
8	<i>San Bruno Avenue</i>	
9	<i>SoMa</i>	
10	<i>Upper Market Street</i>	
11	<i>Valencia Street</i>	
12	<i>NC S</i>	
13		
14		<i>Not Applicable</i>

15 ~~(b) **Design Review Criteria.** In addition to the criteria of Section 303(c) of this Code, the City~~
16 ~~Planning Commission shall consider the extent to which the following criteria are met:~~

17 ~~(1) The mass and facade of the proposed structure are compatible with the existing~~
18 ~~scale of the district.~~

19 ~~(2) The facade of the proposed structure is compatible with design features of adjacent~~
20 ~~facades that contribute to the positive visual quality of the district.~~

21 ~~(3) Where 5,000 or more gross square feet of Non-Residential space is proposed, that~~
22 ~~the project provides commercial spaces in a range of sizes, including one or more spaces of 1,000~~
23 ~~gross square feet or smaller, to accommodate a diversity of neighborhood business types and business~~
24 ~~sizes.~~

**SEC. 121.1. DEVELOPMENT OF LARGE LOTS IN NEIGHBORHOOD
COMMERCIAL DISTRICTS LOCATED IN THE PRIORITY EQUITY GEOGRAPHIES
SPECIAL USE DISTRICT.**

(a) Purpose. In order to promote, protect, and maintain a scale of development that is appropriate to each district and compatible with adjacent buildings, new construction or significant enlargement of existing buildings on lots of the same size or larger than the square footage stated in the Neighborhood Commercial Districts located in the Priority Equity Geographies Special Use District established under Section 249.97 shown in the table below shall be permitted only as Conditional Uses.

<u>District</u>	<u>Lot Size Limits</u>
<u>North Beach (*)</u>	<u>2,500 sq. ft.</u>
<u>Polk Street (*)</u>	
<u>NC-1, NCT-1 (*)</u>	<u>5,000 sq. ft.</u>
<u>24th Street-Mission</u>	
<u>NC-2, NCT-2 (*)</u>	<u>10,000 sq. ft.</u>
<u>NC-3, NCT-3 (*)</u>	
<u>Bayview</u>	
<u>Divisadero Street (*)</u>	
<u>Excelsior Outer Mission Street</u>	
<u>Fillmore Street (*)</u>	
<u>Folsom Street</u>	
<u>Hayes-Gough</u>	

1	<u>Lower Polk Street</u>	
2	<u>Mission Street</u>	
3	<u>San Bruno Avenue</u>	
4	<u>SoMa</u>	
5	<u>Upper Market Street</u>	
6	<u>Valencia Street (*)</u>	

8 (*) These districts are located at least partially in the Priority Equity Geographies
9 Special Use District established under Section 249.97. The controls in this Section 121.1
10 shall apply to those areas of these districts that are within the Priority Equity Geographies
11 SUD. The controls in this Section 121.1 shall not apply to portions of any Neighborhood
12 Commercial District that are outside the Priority Equity Geographies SUD.

13 (b) **Design Review Criteria.** In addition to the criteria of Section 303(c) of this Code,
14 the Planning Commission shall consider the extent to which the following criteria are met:

15 (1) The mass and facade of the proposed structure are compatible with the
16 existing scale of the district.

17 (2) The facade of the proposed structure is compatible with design features of
18 adjacent facades that contribute to the positive visual quality of the district.

19 (3) Where 5,000 or more gross square feet of Non-Residential space is
20 proposed, the project provides commercial spaces in a range of sizes, including one or more
21 spaces of 1,000 gross square feet or smaller, to accommodate a diversity of neighborhood
22 business types and business sizes.

23 **SEC. 121.3. DEVELOPMENT OF LARGE LOTS, CHINATOWN MIXED USE**
24 **DISTRICTS.**

~~In order to promote, protect, and maintain a scale of development which is appropriate to each Mixed Use District and complementary to adjacent buildings, new construction or enlargement of existing buildings on lots larger than the square footage stated in the table below shall be permitted as conditional uses subject to the provisions set forth in Section 303.~~

<i>District</i>	<i>Lot Size Limits</i>
<i>Chinatown Community Business</i>	<i>5,000 sq. ft.</i>
<i>Chinatown Residential/Neighborhood Commercial</i>	
<i>Chinatown Visitor Retail</i>	

~~In addition to the criteria of Section 303(c), the Planning Commission shall consider the following criteria:~~

~~(1) The mass and facade of the proposed structure are compatible with the existing scale of the district.~~

~~(2) The facade of the proposed structure is consistent with design features of adjacent facades that contribute to the positive visual quality of the district.~~

SEC. 121.3. DEVELOPMENT OF LARGE LOTS, CHINATOWN MIXED USE DISTRICTS.

(a) In order to promote, protect, and maintain a scale of development which is appropriate to each Mixed Use District and complementary to adjacent buildings, new construction or enlargement of existing buildings on lots larger than the square footage stated in the table below shall be permitted as conditional uses subject to the provisions set forth in Section 303.

<u>District</u>	<u>Lot Size Limits</u>
<u>Chinatown Community Business</u>	<u>5,000 sq. ft.</u>
<u>Chinatown Residential/Neighborhood Commercial</u>	
<u>Chinatown Visitor Retail</u>	

(b) In addition to the criteria of Section 303(c), the Planning Commission shall consider the following criteria:

(1) The mass and facade of the proposed structure are compatible with the existing scale of the district.

(2) The facade of the proposed structure is consistent with design features of adjacent facades that contribute to the positive visual quality of the district.

SEC. 121.7. RESTRICTION OF LOT MERGERS IN CERTAIN DISTRICTS AND ON PEDESTRIAN-ORIENTED STREETS.

* * * *

(b) **Controls.** Merger of lots is regulated as follows:

~~(1) **RTO Districts.** In RTO Districts, merger of lots creating a lot greater than 5,000 square feet shall not be permitted except according to the procedures and criteria in subsection (d) below.~~

(1) **RTO Districts.** In RTO Districts within the Priority Equity Geographies Special Use District established under Section 249.97, merger of lots creating a lot greater than 5,000 square feet shall not be permitted except according to the procedures and criteria in subsection (d) below.

1 (212) **NCT, NC, and Mixed-Use Districts.** In those NCT, NC, and Mixed Use
2 Districts listed below, merger of lots resulting in a lot with a single street frontage greater than
3 that stated in the table below on the specified streets or in the specified Districts is prohibited
4 except according to the procedures and criteria in subsections (c) and (d) below.

5 (323) **WMUO District.** Merger of lots in the WMUO zoning district resulting in a
6 lot with a street frontage between 100 and 200 feet along Townsend Street is permitted so
7 long as a publicly-accessible through-block pedestrian alley at least 20 feet in width and
8 generally conforming to the design standards of Section 270.2(e)(5)-(12) of this Code is
9 provided as a result of such merger.

10 (434) **Mission Street NCT District.** In the Mission Street NCT District, projects
11 that propose lot mergers resulting in street frontages on Mission Street greater than 50 feet
12 shall provide at least one non-residential space of no more than 2,500 square feet on the
13 ground floor fronting Mission Street.

14 (545) **Ocean Avenue NCT District.** In the Ocean Avenue NCT District,
15 projects that propose lot mergers resulting in street frontages greater than 50 feet are
16 permitted to create corner lots only, and shall require a conditional use authorization.

17 * * * *

18 19 **SEC. 132. FRONT SETBACK AREAS IN RTO, RH, AND RM DISTRICTS AND FOR** 20 **REQUIRED SETBACKS FOR PLANNED UNIT DEVELOPMENTS.**

21 The following requirements for minimum front setback areas shall apply to every
22 building in all RH, RTO, and RM Districts, in order to relate the setbacks provided to the
23 existing front setbacks of adjacent buildings. Buildings in RTO Districts which have more than
24 75 feet of street frontage are additionally subject to the Ground Floor Residential Design
25 Guidelines, as adopted and periodically amended by the Planning Commission. Planned Unit

1 Developments or PUDs, as defined in Section 304, shall also provide landscaping in required
2 setbacks in accord with Section 132(g).

3 (a) **Basic Requirement.** Where one or both ~~of the~~ buildings adjacent to the subject
4 property have front setbacks along a Street or Alley, any building or addition constructed,
5 reconstructed, or relocated on the subject property shall be set back as follows:

6 (1) In RH Districts in the Family Housing Opportunity Special Use District
7 (Section 249.94): the average of the two adjacent front setbacks, except as provided in
8 subsection (d) below. If only one of the adjacent buildings has a front setback, or if there is
9 only one adjacent building, then the required setback for the subject property shall be equal to
10 one-half the front setback of such adjacent building;

11 (2) In all other zoning use districts: no less than the depth of the adjacent building
12 with the shortest front setback, except as provided in subsection (c). ~~the average of the two adjacent~~
13 ~~front setbacks. If only one of the adjacent buildings has a front setback, or if there is only one adjacent~~
14 ~~building, then the required setback for the subject property shall be equal to one-half the front setback~~
15 ~~of such adjacent building.~~

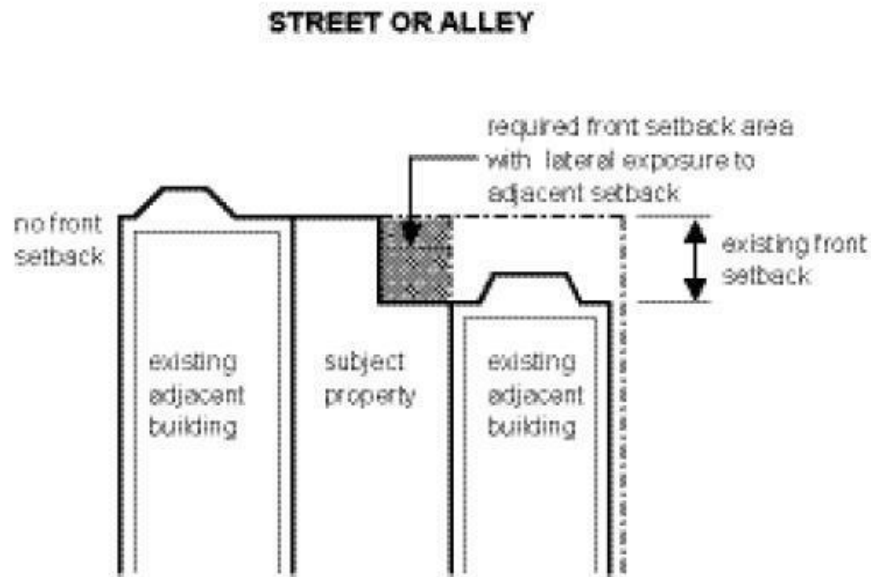
16 (3) In any case in which the lot constituting the subject property is separated
17 from the lot containing the nearest building by an undeveloped lot or lots for a distance of 50
18 feet or less parallel to the Street or Alley, such nearest building shall be deemed to be an
19 “adjacent building,” but a building on a lot so separated for a greater distance shall not be
20 deemed to be an “adjacent building.” ~~[Note to publisher: Delete diagram that follows this text].~~

21 ~~(b) **Alternative Method of Averaging.** If, under the rules stated in subsection (a) above, an~~
22 ~~averaging is required between two adjacent front setbacks, or between one adjacent setback and~~
23 ~~another adjacent building with no setback, the required setback on the subject property may~~
24 ~~alternatively be averaged in an irregular manner within the depth between the setbacks of the two~~
25 ~~adjacent buildings, provided that the area of the resulting setback shall be at least equal to the product~~

1 ~~of the width of the subject property along the Street or Alley times the setback depth required by~~
2 ~~subsections (a) and (c) of this Section 132; and provided further, that all portions of the resulting~~
3 ~~setback area on the subject property shall be directly exposed laterally to the setback area of the~~
4 ~~adjacent building having the greater setback. In any case in which this alternative method of averaging~~
5 ~~has been used for the subject property, the extent of the front setback on the subject property for~~
6 ~~purposes of subsection (c) below relating to subsequent development on an adjacent site shall be~~
7 ~~considered to be as required by subsection (a) above, in the form of a single line parallel to the Street~~
8 ~~or Alley [Note to publisher: Delete diagram that follows this text].~~

9 (b) **Alternative Method of Averaging.** If, under the rules stated in subsection (a)
10 above, an averaging is required between two adjacent front setbacks, or between one
11 adjacent setback and another adjacent building with no setback, the required setback on the
12 subject property may alternatively be averaged in an irregular manner within the depth
13 between the setbacks of the two adjacent buildings, provided that the area of the resulting
14 setback shall be at least equal to the product of the width of the subject property along the
15 Street or Alley times the setback depth required by subsections (a) and (c) of this Section 132;
16 and provided further, that all portions of the resulting setback area on the subject property
17 shall be directly exposed laterally to the setback area of the adjacent building having the
18 greater setback. In any case in which this alternative method of averaging has been used for
19 the subject property, the extent of the front setback on the subject property for purposes of
20 subsection (c) below relating to subsequent development on an adjacent site shall be
21 considered to be as required by subsection (a) above, in the form of a single line parallel to

the Street or Alley. [Note to publisher: The diagram that follows is a reproduction of the diagram that appears below Section 132(b) in the current version of the Planning Code.]



(be) Method of Measurement. The extent of the front setback of each adjacent building shall be taken as the horizontal distance from the property line along the Street or Alley to the building wall closest to such property line, excluding all projections from such wall, all decks and garage structures and extensions, and all other obstructions.

(cd) Applicability to Special Lot Situations.

* * * *

(de) Maximum Requirements. The maximum required front setback in any of the cases described in this Section 132 shall be as follows:

(1) In RH Districts in the Family Housing Opportunity Special Use District (Section 249.94): 15 feet from the property line along the Street or Alley, or 15% of the average depth of the lot from such Street or Alley, whichever results in the lesser requirement. Where a lot faces on a Street or Alley less than or equal to 40 feet in width, the maximum

1 required setback shall be 10 feet from the property line or 15% of the average depth of the lot
2 from such Street or Alley, whichever results in the lesser requirement.

3 (2) In all other zoning use districts, except as otherwise provided in this Code:
4 ~~15~~ 10 feet from the property line along the Street or Alley, except in cases where more than
5 75% of the properties on the subject block face have a setback of 15 feet or greater, and both
6 parcels adjacent to the parcel property have a front setback of 15 feet or greater, in which
7 case the maximum front setback shall be 15 feet., or 15% of the average depth of the lot from
8 such Street or Alley, whichever results in the lesser requirement. Where a lot faces on a Street or Alley
9 less than or equal to 40 feet in width, the maximum required setback shall be ten feet from the property
10 line or 15% of the average depth of the lot from such Street or Alley, whichever results in the lesser
11 requirement.

12 (3) The required setback for lots located within the Bernal Heights Special Use
13 District is set forth in Section 242 of this Code.

14 * * * *

15
16 **SEC. 132.2. SETBACKS IN THE NORTH OF MARKET RESIDENTIAL SPECIAL USE**
17 **DISTRICT.**

18 (a) General. In order to maintain the continuity of a predominant street wall along the street,
19 setbacks of the upper portion of a building which abuts a public sidewalk may be required of buildings
20 located within the boundaries of the North of Market Residential Special Use District, as shown on
21 Sectional Map 1Sub of the Zoning Map, as a condition of approval of conditional use authorization
22 otherwise required by Section 253 of this Code for building in RC Districts which exceed 50 feet in
23 height.

1 ~~(b) **Procedures.** A setback requirement may be imposed in accordance with the provisions set~~
2 ~~forth below pursuant to the procedures for conditional use authorization set forth in Section 303 of this~~
3 ~~Code.~~

4 ~~(c) **Setback Requirement.** In order to maintain the continuity of the prevailing streetwall along~~
5 ~~a street or alley, a setback requirement may be imposed as a condition of approval of an application~~
6 ~~for conditional use authorization for a building in excess of 50 feet in height, as required by Section~~
7 ~~253 of this Code. If the applicant can demonstrate that the prevailing streetwall height on the block on~~
8 ~~which the proposed project is located, as established by existing cornice lines, is in excess of 50 feet,~~
9 ~~then the Commission may impose a maximum setback of up to 20 feet applicable to the portion of the~~
10 ~~building which exceeds the established prevailing streetwall height; provided, however, that if the~~
11 ~~applicant demonstrates that the prevailing streetwall height is in excess of 68 feet, the maximum~~
12 ~~setback requirement which may be imposed is 16 feet. If the applicant can demonstrate that a building~~
13 ~~without a setback would not disrupt the continuity of the prevailing streetwall along the street, then the~~
14 ~~Planning Commission may grant approval of the conditional use authorization without imposing a~~
15 ~~setback requirement as a condition thereof.~~

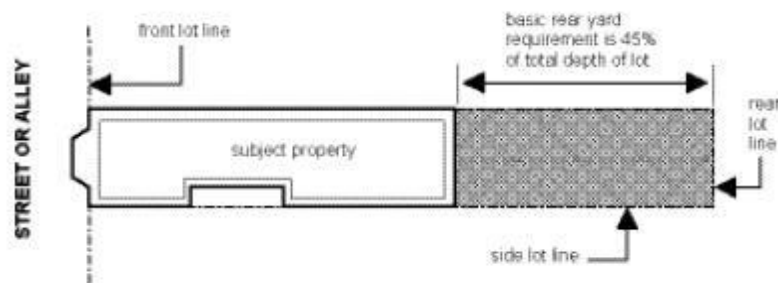
16
17 **SEC. 134. REAR YARDS IN R, RC, NC, C, SPD, M, MUG, WMUG, MUO, MUR, UMU,**
18 **RED, AND RED-MX DISTRICTS.**

19 * * * *

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

22 (1) In RH, RM-1, RM-2, RTO, RTO-M Zoning Districts, the basic rear yard shall be
23 equal to 30% of the total depth of the lot on which the building is situated, but in no case less than 15
24 feet, unless otherwise provided in subsection (c)(2).

(2) In RH-2 and RH-3 Districts in the Family Housing Opportunity Special Use District (Section 249.94), the minimum rear yard depth shall be equal to 45% of the total depth of the lot on which the building is situated, unless a reduction in this requirement is permitted by subsection (k) below or otherwise provided in Section 249.94(d). [Note to publisher: The diagram that follows is a reproduction of the diagram that appears below Section 134(c)(3) in the current Planning Code.]



(23) In all other Zoning Districts not listed in subsection (c)(1), the rear yard shall be equal to 25% of the total depth of the lot on which the building is situated, but in no case less than 15 feet.

(d) Rear Yard Location Requirements.

~~(1) RH-1(D), RH-1, and RH-1(S) Districts. For buildings that submit a development application on or after January 15, 2019, the minimum rear yard depth shall be equal to 30% of the total depth of the lot on which the building is situated, but in no case less than 15 feet. Exceptions are permitted on Corner Lots and through lots abutting properties with buildings fronting both streets, as described in subsection (f) below. For buildings that submitted a development application prior to January 15, 2019, the minimum rear yard depth shall be determined based on the applicable law on the date of submission.~~

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

~~(A) For buildings containing only SRO Units in the Eastern Neighborhoods Mixed Use Districts, the minimum rear yard depth shall be equal to 25% of the total depth of the lot on which the building is situated, but the required rear yard of SRO buildings not exceeding a height of 65 feet shall be reduced in specific situations as described in subsection (c) below.~~

~~(B) To the extent the lot coverage requirements of Section 249.78 apply to a project, those requirements shall control, rather than the requirements of this Section 134.~~

(E1) RH-1(D), RH-1, RH-1(S), RM-3, RM-4, RTO, NC-1, NCT-1, Inner Sunset, Outer Clement Street, Cole Valley, Haight Street, Lakeside Village, Sacramento Street, 24th Street-Noe Valley, Pacific Avenue, and West Portal Avenue Districts. Rear yards shall be provided at grade level and at each succeeding level or story of the building.

(D2) NC-2, NCT-2, Ocean Avenue, Inner Balboa Street, Outer Balboa Street, Castro Street, Cortland Avenue, Divisadero Street NCT, Excelsior-Outer Mission Street, Inner Clement Street, Upper Fillmore Street, Lower Haight Street, Judah Street, Noriega Street, North Beach, San Bruno Avenue, Taraval Street, Inner Taraval Street, Union Street, Valencia Street, 24th Street-Mission, Glen Park, Regional Commercial District and Folsom Street Districts. Rear yards shall be provided at the second story, and at each succeeding story of the building, and at the First Story if it contains a Dwelling Unit.

* * * *

(E3) RC-3, RC-4, NC-3, NCT-3, Bayview, Broadway, Fillmore Street, Geary Boulevard, Hayes-Gough, Japantown, SoMa NCT, Mission Bernal, Mission Street, Polk Street, Lower Polk Street, Pacific Avenue, C, M, SPD, MUR, MUG, MUO, and UMU

1 **Districts.** Rear yards shall be provided at the lowest story containing a Dwelling Unit, and at
2 each succeeding level or story of the building. In the Hayes-Gough NCT, lots fronting the east
3 side of Octavia Boulevard between Linden and Market Streets (Central Freeway Parcels L, M,
4 N, R, S, T, U, and V) are not required to provide rear yards at any level of the building,
5 provided that the project fully meets the usable open space requirement for Dwelling Units
6 pursuant to Section 135 of this Code, the exposure requirements of Section 140, and gives
7 adequate architectural consideration to the light and air needs of adjacent buildings given the
8 constraints of the project site.

9 ~~(F4)~~ **Upper Market Street NCT.** Rear yards shall be provided at the grade
10 level, and at each succeeding story of the building. For buildings in the Upper Market Street
11 NCT that do not contain Residential Uses and that do not abut adjacent lots with an existing
12 pattern of rear yards or mid-block open space, the Zoning Administrator may waive or reduce
13 this rear yard requirement pursuant to the procedures of subsection (h).

14 ~~(G5)~~ **RED, RED-MX and WMUG Districts.** Rear yards shall be provided at the
15 ground level for any building containing a Dwelling Unit, and at each succeeding level or story
16 of the building.

17 ~~(3) RH-2, RH-3, RTO, RTO-M, RM-1 and RM-2 Districts, and the Pacific Avenue NC District.~~
18 ~~The minimum rear yard depth shall be equal to 45% of the total depth of the lot on which the building~~
19 ~~is situated, except to the extent that a reduction in this requirement is permitted by subsection (e)~~
20 ~~below. Rear yards shall be provided at grade level and at each succeeding level or story of the~~
21 ~~building. In RH-2, RH-3, RTO, RTO-M, RM-1, and RM-2 Districts, exceptions are permitted on Corner~~
22 ~~lots and through lots abutting a property with buildings fronting on both streets, as described in~~
23 ~~subsection (f) below.~~ [Note to publisher: delete diagram that follows this text]

24 ~~(de)~~ **Permitted Obstructions.** Only those obstructions specified in Section 136 of this
25 Code shall be permitted in a required rear yard, and no other obstruction shall be constructed,

1 placed, or maintained within any such yard. No motor vehicle, trailer, boat, or other vehicle
2 shall be parked or stored within any such yard, except as specified in Section 136.

3 ~~**(e) Reduction of Requirements in RH-2, RH-3, RTO, RTO-M, RM-1,,2 and RM-2 Districts.**~~

4 ~~The rear yard requirement stated in subsection subsection2 (e)(3) above and as stated in subsection~~
5 ~~subsection2 (c)(2)(A) above for SRO buildings located in the Eastern Neighborhoods Mixed Use~~
6 ~~Districts not exceeding a height of 65 feet, shall be reduced in specific situations as described in this~~
7 ~~subsection (e), based upon conditions on adjacent lots. Except for those SRO buildings referenced~~
8 ~~above in this subsection (e) whose rear yard can be reduced in the circumstances described in~~
9 ~~subsection (e) to a 15-foot minimum, under no circumstances shall the minimum rear yard be thus~~
10 ~~reduced to less than a depth equal to 25% of the total depth of the lot on which the building is situated,~~
11 ~~or to less than 15 feet, whichever is greater.~~

12 ~~**(1) General Rule.** In such districts, the forward edge of the required rear yard shall be~~
13 ~~reduced to a line on the subject lot, parallel to the rear lot line of such lot, which is an average between~~
14 ~~the depths of the rear building walls of the two adjacent buildings. Except for SRO buildings, in any~~
15 ~~case in which a rear yard requirement is thus reduced, the last 10 feet of building depth thus permitted~~
16 ~~on the subject lot shall be limited to a height of 30 feet, measured as prescribed by Section 260 of this~~
17 ~~Code, or to such lesser height as may be established by Section 261 of this Code.~~

18 ~~**(2) Alternative Method of Averaging.** If, under the rule stated in subsection (e)(1)~~
19 ~~above, a reduction in the required rear yard is permitted, the reduction may alternatively be averaged~~
20 ~~in an irregular manner; provided that the area of the resulting reduction shall be no more than the~~
21 ~~product of the width of the subject lot along the line established by subsection (e)(1) above times the~~
22 ~~reduction in depth of rear yard permitted by subsection (e)(1); and provided further that all portions of~~
23 ~~the open area on the part of the lot to which the rear yard reduction applies shall be directly exposed~~
24 ~~laterally to the open area behind the adjacent building having the lesser depth of its rear building wall.~~

1 **~~(3) Method of Measurement.~~** *For purposes of this subsection (e), an “adjacent*
2 *building” shall mean a building on a lot adjoining the subject lot along a side lot line. In all cases the*
3 *location of the rear building wall of an adjacent building shall be taken as the line of greatest depth of*
4 *any portion of the adjacent building which occupies at least one-half the width between the side lot*
5 *lines of the lot on which such adjacent building is located, and which has a height of at least 20 feet*
6 *above grade, or two Stories, whichever is less, excluding all permitted obstructions listed for rear yards*
7 *in Section 136 of this Code. Where a lot adjoining the subject lot is vacant, or contains no Dwelling or*
8 *Group Housing structure, or is located in an RH-1(D), RH-1, RH-1(S), RM-3, RM-4, RC, RED, RED-*
9 *MX, MUG, WMUG, MUR, UMU, SPD, RSD, SLR, SLI, SSO, NC, C, M, or P District, such adjoining*
10 *lot shall, for purposes of the calculations in this subsection (e), be considered to have an adjacent*
11 *building upon it whose rear building wall is at a depth equal to 75% of the total depth of the subject lot.*

12 **~~(4) Applicability to Special Lot Situations.~~** *In the following special lot situations, the*
13 *general rule stated in subsection (e)(1) above shall be applied as provided in this subsection (e)(4), and*
14 *the required rear yard shall be reduced if conditions on the adjacent lot or lots so indicate and if all*
15 *other requirements of this Section 134 are met.* [Note to publisher: delete the three diagrams that
16 follow this text]

17 **~~(A) Corner Lots and Lots at Alley Intersections.~~** *On a Corner Lot as defined in*
18 *Section 102 of this Code, or a lot at the intersection of a Street and an Alley or two Alleys, the forward*
19 *edge of the required rear yard shall be reduced to a line on the subject lot which is at the depth of the*
20 *rear building wall of the one adjacent building.*

21 **~~(B) Lots Abutting Properties with Buildings that Front on Another Street or~~**
22 **~~Alley.~~** *In the case of any lot that abuts along one of its side lot lines upon a lot with a building that*
23 *fronts on another Street or Alley, the lot on which it so abuts shall be disregarded, and the forward*
24 *edge of the required rear yard shall be reduced to a line on the subject lot which is at the depth of the*
25 *rear building wall of the one adjacent building fronting on the same Street or Alley. In the case of any*

1 ~~lot that abuts along both its side lot lines upon lots with buildings that front on another Street or Alley;~~
2 ~~both lots on which it so abuts shall be disregarded, and the minimum rear yard depth for the subject lot~~
3 ~~shall be equal to 25% of the total depth of the subject lot, or 15 feet, whichever is greater.~~ [Note to
4 publisher: delete the two diagrams that follow this text]

5 (f) **Second Building on Corner Lots and Through Lots ~~Abutting Properties with~~**
6 **~~Buildings Fronting on Both Streets~~ in RH, RTO, RTO-M, RM-1, and RM-2 Districts.** Where a
7 lot is a Corner Lot, or is a through lot having both its front and its rear lot line along Streets,
8 Alleys, or a Street and an Alley, ~~and where an adjoining lot contains a residential or other lawful~~
9 ~~structure that fronts at the opposite end of the lot,~~ the subject ~~through~~-lot may ~~also~~ have two
10 buildings ~~according to such established pattern,~~ each fronting at one end of the lot, provided that
11 all the other requirements of this Code are met. In such cases, the rear yard required by this
12 Section 134 for the subject lot shall be located in the central portion of the lot, between the
13 two buildings on such lot, ~~and the depth of the rear wall of each building from the Street or Alley on~~
14 ~~which it fronts shall be established by the average of the depths of the rear building walls of the~~
15 ~~adjacent buildings fronting on that Street or Alley, or where there is only one adjacent building, by the~~
16 ~~depth of that building.~~ In no case shall the total minimum rear yard for the subject lot be thus
17 reduced to less than a depth equal to 30% of the total depth of the subject lot or to less than
18 15 feet, whichever is greater; provided, however, that the Zoning Administrator may reduce
19 the total depth to 20% pursuant to Section 307(I) of this Code if the reduction is for the sole
20 purpose of constructing an Accessory Dwelling Unit under Section 207(c)(4), and provided
21 further that the reduction/waiver is in consideration of the property owner entering into a
22 Regulatory Agreement pursuant to Section 207(c)(4)(H) subjecting the ADU to the San
23 Francisco Rent Stabilization and Arbitration Ordinance. For buildings fronting on a Narrow
24 Street as defined in Section 261.1 of this Code, the additional height limits of Section 261.1
25 shall apply. Furthermore, in all cases in which this subsection (f) is applied, the requirements

1 of Section 132 of this Code for front setback areas shall be applicable along both Street or
2 Alley frontages of the subject through lot.

3 **(g) Reduction of Requirements in C-3 Districts.** In C-3 Districts, an exception to
4 the rear yard requirements of this Section 134 may be allowed, in accordance with the
5 provisions of Section 309, provided that the building location and configuration assure
6 adequate light and air to windows within the residential units and to the usable open space
7 provided.

8 * * * *

9 (h) **Corner Lots and Lots at Alley Intersections.** On a Corner Lot as defined in Section 102 of
10 this Code, or on a lot at the intersection of a Street and an Alley of at least 25 feet in width, the
11 required rear yard may be substituted with an open area equal to the basic rear yard requirement
12 outlined in subsection (c) above at the same levels as the required rear yard in an interior corner of the
13 lot, an open area between two or more buildings on the lot, or an inner court, as defined by this Code,
14 provided that the Zoning Administrator determines that all of the criteria described below in this
15 Section 134 are met.

16 (1) Each horizontal dimension of the open area shall be a minimum of 15 feet.

17 (2) The open area shall be wholly or partially contiguous to the existing midblock open
18 space formed by the rear yards of adjacent properties.

19 (3) The open area will provide for the access to light and air to and views from
20 adjacent properties.

21 (4) The proposed new or expanding structure will provide for access to light and air
22 from any existing or new residential uses on the subject property.

23 The provisions of this subsection (h) shall not restrict the discretion of the Zoning Administrator
24 from imposing such additional conditions as the Zoning Administrator deems necessary to further the
25 purposes of this Section 134.

1 ~~(h) **Modification of Requirements in NC Districts.** The rear yard requirements in NC~~
2 ~~Districts may be modified or waived in specific situations as described in this subsection (h).~~

3 ~~(1) **General.** The rear yard requirement in NC Districts may be modified or waived by~~
4 ~~the Zoning Administrator pursuant to the procedures which are applicable to variances, as set forth in~~
5 ~~Sections 306.1 through 306.5 and 308.2, if all of the following criteria are met:~~

6 ~~(A) **Residential Uses** are included in the new or expanding development and a~~
7 ~~comparable amount of usable open space is provided elsewhere on the lot or within the development~~
8 ~~where it is more accessible to the residents of the development; and~~

9 ~~(B) **The proposed new or expanding structure** will not significantly impede the~~
10 ~~access of light and air to and views from adjacent properties; and~~

11 ~~(C) **The proposed new or expanding structure** will not adversely affect the~~
12 ~~interior block open space formed by the rear yards of adjacent properties.~~

13 ~~(2) **Corner Lots and Lots at Alley Intersections.** On a Corner Lot as defined in Section~~
14 ~~102 of this Code, or on a lot at the intersection of a Street and an Alley of at least 25 feet in width, the~~
15 ~~required rear yard may be substituted with an open area equal to 25% of the lot area which is located~~
16 ~~at the same levels as the required rear yard in an interior corner of the lot, an open area between two~~
17 ~~or more buildings on the lot, or an inner court, as defined by this Code, provided that the Zoning~~
18 ~~Administrator determines that all of the criteria described below in this subsection (h)(2) are met.~~

19 ~~(A) **Each horizontal dimension of the open area** shall be a minimum of 15 feet.~~

20 ~~(B) **The open area** shall be wholly or partially contiguous to the existing~~
21 ~~midblock open space formed by the rear yards of adjacent properties.~~

22 ~~(C) **The open area** will provide for the access to light and air to and views from~~
23 ~~adjacent properties.~~

24 ~~(D) **The proposed new or expanding structure** will provide for access to light~~
25 ~~and air from any existing or new residential uses on the subject property.~~

1 ~~The provisions of this subsection (h)(2) shall not preclude such additional conditions as are~~
2 ~~deemed necessary by the Zoning Administrator to further the purposes of this Section 134.~~

3 * * * *

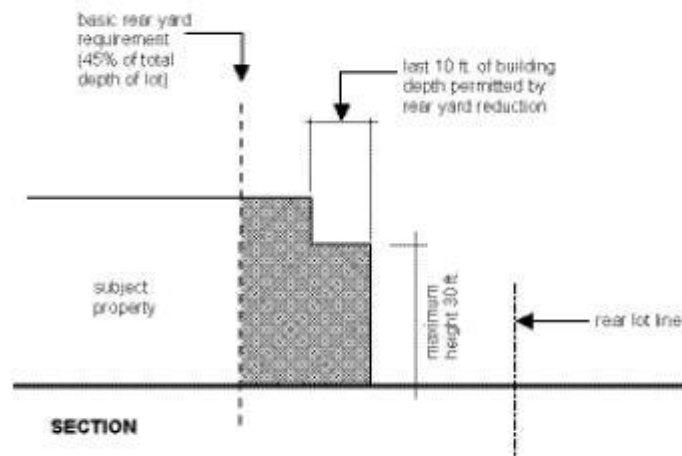
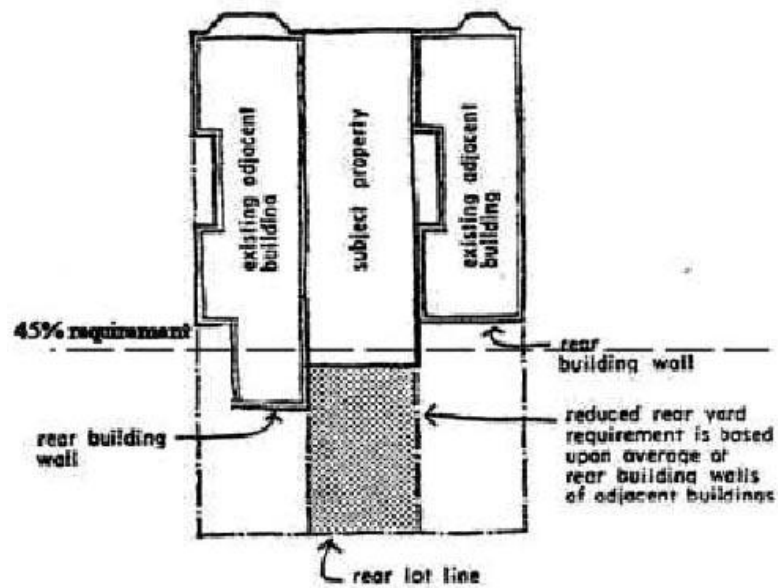
4 **(k) Reduction of Requirements in RH-2 and RH-3 Districts in the Family Housing**
5 **Opportunity Special Use District.** The rear yard requirement stated in subsection (c)(2)
6 above shall be reduced in specific situations as described in this subsection (k), based upon
7 conditions on adjacent lots. Under no circumstances shall the minimum rear yard be thus
8 reduced to less than a depth equal to 25% of the total depth of the lot on which the building is
9 situated, or to less than 15 feet, whichever is greater.

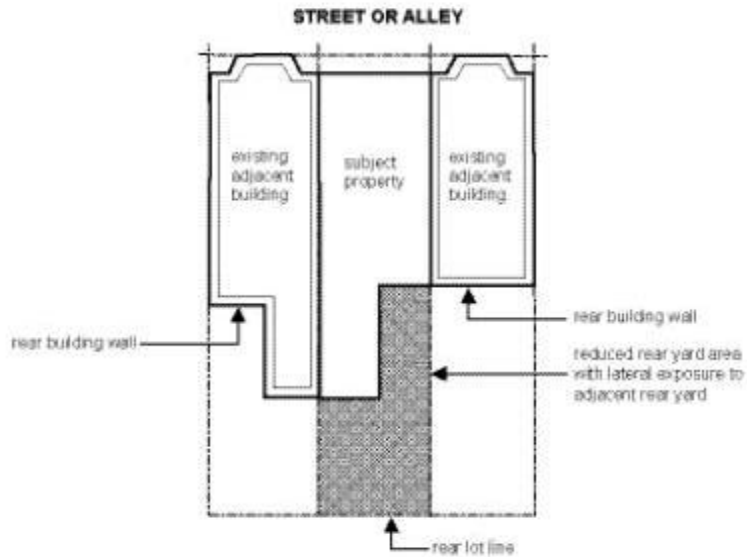
10 **(1) General Rule.** In RH-2 and RH-3 Districts in the Family Housing
11 Opportunity Special Use District, the forward edge of the required rear yard shall be reduced
12 to a line on the subject lot, parallel to the rear lot line of such lot, which is an average between
13 the depths of the rear building walls of the two adjacent buildings. The last 10 feet of building
14 depth thus permitted on the subject lot shall be limited to a height of 30 feet, measured as
15 prescribed by Section 260 of this Code, or to such lesser height as may be established by
16 Section 261 of this Code.

17 **(2) Alternative Method of Averaging.** If, under the rule stated in subsection
18 (k)(1) above, a reduction in the required rear yard is permitted, the reduction may alternatively
19 be averaged in an irregular manner; provided that the area of the resulting reduction shall be
20 no more than the product of the width of the subject lot along the line established by
21 subsection (k)(1) above times the reduction in depth of rear yard permitted by subsection
22 (k)(1); and provided further that all portions of the open area on the part of the lot to which the
23 rear yard reduction applies shall be directly exposed laterally to the open area behind the
24 adjacent building having the lesser depth of its rear building wall.

1 **(3) Method of Measurement.** For purposes of this subsection (k), an “adjacent
2 building” shall mean a building on a lot adjoining the subject lot along a side lot line. In all
3 cases, the location of the rear building wall of an adjacent building shall be taken as the line of
4 greatest depth of any portion of the adjacent building which occupies at least one-half the
5 width between the side lot lines of the lot on which such adjacent building is located, and
6 which has a height of at least 20 feet above grade, or two Stories, whichever is less, excluding
7 all permitted obstructions listed for rear yards in Section 136 of this Code. Where a lot
8 adjoining the subject lot is vacant, or contains no Dwelling or Group Housing structure, or is
9 located in an RH-1(D), RH-1, RH-1(S), RM-3, RM-4, RC, RED, RED-MX, MUG, WMUG,
10 MUR, UMU, SPD, RSD, SLR, SLI, SSO, NC, C, M, or P District, such adjoining lot shall, for
11 purposes of the calculations in this subsection (k), be considered to have an adjacent building
12 upon it whose rear building wall is at a depth equal to 75% of the total depth of the subject lot.

13 **(4) Applicability to Special Lot Situations.** In the following special lot
14 situations, the general rule stated in subsection (k)(1) above shall be applied as provided in
15 this subsection (k)(4), and the required rear yard shall be reduced if conditions on the
16 adjacent lot or lots so indicate and if all other requirements of this Section 134 are met. [Note
17 to publisher: The three diagrams that follow are reproductions of the three diagrams that
18 appear below subsection 134(e)(4) of the current Planning Code.]

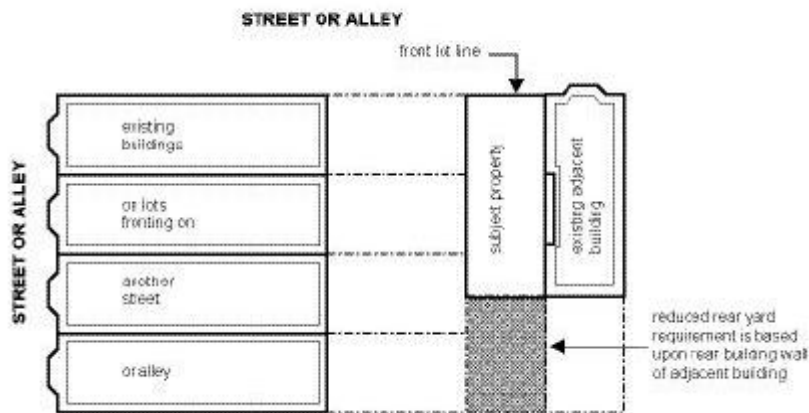
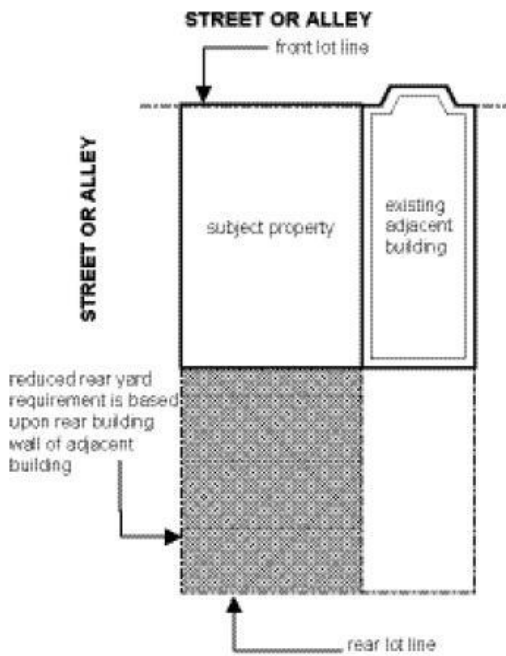




(A) Corner Lots and Lots at Alley Intersections. On a Corner Lot as defined in Section 102 of this Code, or a lot at the intersection of a Street and an Alley or two Alleys, the forward edge of the required rear yard shall be reduced to a line on the subject lot which is at the depth of the rear building wall of the one adjacent building.

(B) Lots Abutting Properties with Buildings that Front on Another Street or Alley. In the case of any lot that abuts along one of its side lot lines upon a lot with a building that fronts on another Street or Alley, the lot on which it so abuts shall be disregarded, and the forward edge of the required rear yard shall be reduced to a line on the subject lot which is at the depth of the rear building wall of the one adjacent building fronting on the same Street or Alley. In the case of any lot that abuts along both its side lot lines upon lots with buildings that front on another Street or Alley, both lots on which it so abuts shall be disregarded, and the minimum rear yard depth for the subject lot shall be equal to 25% of the

1 total depth of the subject lot, or 15 feet, whichever is greater. [Note to publisher: The two
2 diagrams that follow are reproductions of the two diagrams that appear below subsection
3 134(e)(4)(B) of the current Planning Code.]



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

3 * * * *

4 **(f) Private Usable Open Space: Additional Standards.**

5 **(1) Minimum Dimensions and Minimum Area.** Any space credited as private
6 usable open space shall have a minimum horizontal dimension of as follows:

7 (A) In RH Districts in the Family Housing Opportunity Special Use
8 District (Section 249.94): six feet and a minimum area of 36 feet if located on a deck,
9 balcony, porch, or roof, and a minimum horizontal dimension of 10 feet and a minimum area
10 of 100 square feet if located on open ground, a terrace, or the surface of an inner or outer
11 court, except as otherwise provided in Section 249.94(d).

12 (B) In all other zoning use districts: ~~three~~ ~~six~~ feet and a minimum area of
13 ~~36~~ 27 square feet if located on a deck, balcony, porch or roof, and shall have a minimum
14 horizontal dimension of 10 feet and a minimum area of 100 square feet if located on open
15 ground, a terrace or the surface of an inner or outer court.

16 **(2) Exposure.** ~~In order to~~ To be credited as private usable open space, an area
17 must be kept open in the following manner:

18 (A) For decks, balconies, porches and roofs, at least 30 percent of the
19 perimeter must be unobstructed except for necessary railings.

20 (B) In addition, the area credited on a deck, balcony, porch or roof must
21 either face a street, face or be within a rear yard, or face or be within some other space which
22 at the level of the private usable open space meets the minimum dimension and area
23 requirements for common usable open space as specified in Paragraph 135(g)(1) below.

24 * * * *

(C) Areas within inner and outer courts, as defined by this Code, must either conform to the standards of ~~Subparagraph~~ Subsection (f)(2)(B) ~~above~~ or Subsection (g)(2). ~~be so arranged that the height of the walls and projections above the court on at least three sides (or 75 percent of the perimeter, whichever is greater) is such that no point on any such wall or projection is higher than one foot for each foot that such point is horizontally distant from the opposite side of the clear space in the court, regardless of the permitted obstruction referred to in Subsection 135(c) above.~~

* * * *

(g) Common Usable Open Space: Additional Standards.

(1) Minimum Dimensions and Minimum Area. Any space credited as common usable open space shall be at least 15 feet in every horizontal dimension and shall have a minimum area of 300 square feet.

(2) Use of Inner Courts. The area of an inner court, as defined by this Code, may be credited as common usable open space, if the enclosed space is not less than 20 feet in every horizontal dimension and 400 square feet in area; ~~and if (regardless of the permitted obstructions referred to in Subsection 135(c) above) the height of the walls and projections above the court on at least three sides (or 75 percent of the perimeter, whichever is greater) is such that no point on any such wall or projection is higher than one foot for each foot that such point is horizontally distant from the opposite side of the clear space in the court.~~ Exceptions from these requirements for certain qualifying historic buildings may be permitted, subject to the requirements and procedures of Section 307(h) of this Code.

* * * *

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

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

(1) A public street, public alley at least 20 feet in width, side yard at least 25 feet in width, or rear yard meeting the requirements of this Code; provided, that if such windows are on an outer court whose width is less than 25 feet, the depth of such court shall be no greater than its width; or

(2) An open area (whether an inner court or a space between separate buildings on the same lot) which is unobstructed (except for fire escapes not projecting more than necessary for safety and in no case more than four feet six inches, chimneys, and those obstructions permitted in ~~§~~subsections 136(c)(14), (15), (16), (19), (20) and (29) of this Code) and is no less than 25 feet in every horizontal dimension for the floor at which the Dwelling Unit in question is located. In RH Districts in the Family Housing Special Use District (Section 249.94), such horizontal dimension shall increase by five feet at each subsequent floor, except as otherwise provided in Section 249.94(d). ~~and the floor immediately above it, with an increase of five feet in every horizontal dimension at each subsequent floor, except for SRO buildings in the Eastern Neighborhoods Mixed Use Districts, which are not required to increase five feet in every horizontal dimension until the fifth floor of the building.~~

* * * *

SEC. 145.1. STREET FRONTAGES IN NEIGHBORHOOD COMMERCIAL, RESIDENTIAL-COMMERCIAL, COMMERCIAL, AND MIXED USE DISTRICTS.

* * * *

1 **(b) Definitions.**

2 * * * *

3 (2) **Active Use.** An "active use" shall mean any principal, conditional, or
4 accessory use that by its nature does not require non-transparent walls facing a public street
5 or involves the storage of goods or vehicles.

6 (A) Residential uses are considered active uses above the ground floor;
7 on the ground floor, residential uses are considered active uses only if more than 50 percent
8 of the linear residential street frontage at the ground level features walk-up dwelling units that
9 provide direct, individual pedestrian access to a public sidewalk, and are consistent with the
10 Ground Floor Residential Design Guidelines, as adopted and periodically amended by the
11 Planning Commission.

12 (B) Spaces accessory to residential uses, such as fitness rooms, ~~or~~
13 community rooms, laundry rooms, lobbies, mail rooms, or bike rooms, are considered active uses
14 only if they meet the intent of this section and ~~have access~~ directly face ~~to~~ the public sidewalk or
15 street.

16 (C) Building lobbies are considered active uses, so long as they do not
17 exceed 40 feet or 25 percent of building frontage, whichever is larger.

18 (D) Public Uses defined in Section 102 are considered active uses
19 except utility installations.

20 * * * *

21
22 **SEC. 202.2. LOCATION AND OPERATING CONDITIONS.**

23 * * * *

24 **(f) Residential Uses.** The Residential Uses listed below shall be subject to the
25 corresponding conditions:

1 **(1) Senior Housing.** ~~In order to~~ To qualify as Senior Housing, as defined in
2 Section 102 of this Code, the following definitions shall apply and shall have the same
3 meaning as the definitions in California Civil Code Sections 51.2, 51.3, and 51.4, as amended
4 from time to time. These definitions shall apply as shall all of the other provisions of Civil Code
5 Sections 51.2, 51.3, and 51.4. Any Senior Housing must also be consistent with the Fair
6 Housing Act, 42 U.S.C. §§ 3601-3631 and the Fair Employment and Housing Act, California
7 Government Code Sections 12900-12996.

8 * * * *

9 **(D) Requirements.** ~~In order to~~ To qualify as Senior Housing, the
10 proposed project must meet all of the following conditions:

11 * * * *

12 ~~(iv) Location. The proposed project must be within a 1/4 of a mile from a~~
13 ~~NC-2 (Small Scale Neighborhood Commercial District) zoned area or higher, including named~~
14 ~~Neighborhood Commercial districts, and must be located in an area with adequate access to services,~~
15 ~~including but not limited to transit, shopping, and medical facilities;~~

16 **(iv) Recording.** The project sponsor must record a Notice of
17 Special Restriction with the Assessor-Recorder that states all of the above restrictions and
18 any other conditions that the Planning Commission or Department places on the property; and

19 **(vi) Covenants, Conditions, and Restrictions.** If the property
20 will be condominiumized, the project sponsor must provide the Planning Department with a
21 copy of the Covenants, Conditions, and Restrictions ("CC&R") that will be filed with the State.

22 * * * *

23
24 **SEC. 204.1. ACCESSORY USES FOR DWELLINGS IN ALL DISTRICTS.**
25

1 No use shall be permitted as an accessory use to a dwelling unit in any District that
2 involves or requires any of the following:

3 (a) Any construction features or alterations not residential in character;

4 (b) The use of more than one-third of the total floor area of the dwelling unit, except
5 in the case of accessory off-street parking and loading or Neighborhood Agriculture as defined
6 by Section 102;

7 (c) The employment of more than two people who do ~~any person~~ not resident in the
8 dwelling unit, excluding other than a domestic worker ~~servant~~, gardener, or janitor, ~~or other person~~
9 ~~concerned in the operation or maintenance of the dwelling unit except in the case of a Cottage Food~~
10 ~~Operation, which allows the employment of one employee, not including a family member or household~~
11 ~~members of the Cottage Food Operation;~~

12 * * * *

13
14 **SEC. 206.3. HOUSING OPPORTUNITIES MEAN EQUITY - SAN FRANCISCO**
15 **PROGRAM.**

16 * * * *

17 **(c) HOME-SF Project Eligibility Requirements.** To receive the development
18 bonuses granted under this Section 206.3, a HOME-SF Project must meet all of the following
19 requirements:

20 (1) Except as limited in application by subsection (f): Provide 30% of units in
21 the HOME-SF Project as HOME-SF Units, as defined herein. The HOME-SF Units shall be
22 restricted for the Life of the Project and shall comply with all of the requirements of the
23 Procedures Manual authorized in Section 415 except as otherwise provided herein. Twelve
24 percent of HOME-SF Units that are Owned Units shall have an average affordable purchase
25 price set at 80% of Area Median Income; 9% shall have an average affordable purchase price

1 set at 105% of Area Median Income; and 9% shall have an average affordable purchase price
2 set at 130% of Area Median Income. Twelve percent of HOME-SF Units that are rental units
3 shall have an average affordable rent set at 55% of Area Median Income; 9% shall have an
4 average affordable rent set at 80% of Area Median Income; and 9% shall have an average
5 affordable rent set at 110% of Area Median Income. All HOME-SF Units must be marketed at
6 a price that is at least 20% less than the current market rate for that unit size and
7 neighborhood, and MOHCD shall reduce the Area Median Income levels set forth herein in
8 order to maintain such pricing. As provided ~~for~~ in subsection (e), the Planning Department and
9 MOHCD shall amend the Procedures Manual to provide policies and procedures for the
10 implementation, including monitoring and enforcement, of the HOME-SF Units;

11 ~~(2) Demonstrate to the satisfaction of the Environmental Review Officer that the~~
12 ~~HOME-SF Project does not:~~

13 ~~(A) cause a substantial adverse change in the significance of an historic~~
14 ~~resource as defined by California Code of Regulations, Title 14, Section 15064.5;~~

15 ~~(B) create new shadow in a manner that substantially affects outdoor recreation~~
16 ~~facilities or other public areas; and~~

17 ~~(C) alter wind in a manner that substantially affects public areas;~~

18 (32) All HOME-SF units shall be no smaller than the minimum unit sizes set
19 forth by the California Tax Credit Allocation Committee as of May 16, 2017. In addition,
20 notwithstanding any other provision of this Code, HOME-SF projects shall provide a minimum
21 dwelling unit mix of (A) at least 40% two and three bedroom units, including at least 10% three
22 bedroom units, or (B) any unit mix which includes some three bedroom or larger units such
23 that 50% of all bedrooms within the HOME-SF Project are provided in units with more than
24 one bedroom. Larger units should be distributed on all floors, and prioritized in spaces
25 adjacent to open spaces or play yards. Units with two or three bedrooms are encouraged to

1 incorporate family friendly amenities. Family friendly amenities shall include, but are not
2 limited to, bathtubs, dedicated cargo bicycle parking, dedicated stroller storage, open space
3 and yards designed for use by children. HOME-SF Projects are not eligible to modify this
4 requirement under Planning Code Section 328 or any other provision of this Code;

5 (43) Does not demolish, remove or convert ~~any~~ more than one residential units;
6 and

7 (54) Includes at the ground floor level active uses, as defined in Section 145.1,
8 at the same square footages as any neighborhood commercial uses demolished or removed,
9 unless the Planning Commission has granted an exception under Section 328.

10 * * * *

11
12 **SEC. 206.6. STATE DENSITY BONUS PROGRAM: INDIVIDUALLY REQUESTED.**

13 * * * *

14 (c) **Development Bonuses.** Any Individually Requested Density Bonus Project shall,
15 at the project sponsor's request, receive any or all of the following:

16 * * * *

17 (3) **Request for Concessions and Incentives.** In submitting a request for
18 Concessions or Incentives that are not specified in Subsection 206.5(c)(4), an applicant for an
19 Individually Requested Density Bonus Project must provide documentation described in
20 subsection (d) below in its application. Provided that the Planning Commission delegates authority
21 to review and approve applications for Individually Requested Density Bonus projects, ~~The Planning~~
22 ~~Director Commission shall hold a hearing and~~ shall approve the Concession or Incentive
23 requested unless ~~it~~ the Director makes written findings, based on substantial evidence that:

24 * * * *

1 (e) **Review Procedures.** Except as provided in Section 317 or where a Conditional Use
2 Authorization is required to permit a non-residential use, an application for any Individually Requested
3 Density Bonus project shall not be subject to any other underlying entitlement approvals related to the
4 proposed housing, such as a Conditional Use Authorization or a Large Project Authorization. If an
5 entitlement is otherwise required, Aan application for a Density Bonus, Incentive, Concession, or
6 waiver shall be acted upon concurrently with the application for the required entitlement ~~other~~
7 ~~permits related to the Housing Project.~~

8 (1) Before approving an application for a Density Bonus, Incentive,
9 Concession, or waiver, for any Individually Requested Density Bonus Project, the Planning
10 Commission or Director shall make the following findings as applicable.

11 * * * *

12 (2) If the findings required by subsection (~~ae~~)(1) of this Section cannot be
13 made, the Planning Commission or Director may deny an application for a Concession,
14 Incentive, waiver or modification only if ~~it~~ the Director makes one of the following written
15 findings, supported by substantial evidence:

16 * * * *

18 **SEC. 207. DWELLING UNIT DENSITY LIMITS.**

19 * * * *

20 (c) **Exceptions to Dwelling Unit Density Limits.** An exception to the calculations
21 under this Section 207 shall be made in the following circumstances:

22 * * * *

23 (3) **Double Density for Senior Housing in RH, RM, RC, and NC**
24 **Districts.** Senior Housing, as defined in and meeting all the criteria and conditions defined in
25

Section 102 of this Code, is permitted up to twice the dwelling unit density otherwise permitted for the District.

~~(A) Projects in RC Districts or within one-quarter of a mile from an RC or NC-2 (Small Scale Neighborhood Commercial District) zoned area or higher, including Named Commercial Districts, and located in an area with adequate access to services including but not limited to transit, shopping and medical facilities, shall be principally permitted.~~

~~(B) Projects in RH and RM Districts located more than one-quarter of a mile from an RC or NCD-2 (Small Scale Neighborhood Commercial District) zoned area or higher, including Named Commercial Districts, shall require Conditional Use authorization.~~

* * * *

(8) Residential Density Exception in RH Districts.

(A) Density Exception. Projects located in RH Districts that are not seeking or receiving a density bonus under the provisions of Planning Code Section~~s~~ 206.5 or 206.6 shall receive an exception from residential density limits in the following amounts for up to four dwelling units per lot, excluding Corner Lots, or up to six dwelling units per lot in Corner Lots, not inclusive of any Accessory Dwelling Units as permitted under this Section 207, provided that the project dwelling units meet~~s~~ the requirements set forth in this subsection (c)(8):

(i) Up to four units per lot, excluding Corner Lots.

(ii) Up to six units for Corner Lots

(iii) Up to one Group Housing Room per 415 sq. ft. of lot area in RH-1, RH-1(D), and RH-1(S) zoning districts.

(B) Eligibility of Historic Resources. To receive the density exception authorized under this subsection (c)(8), a project must demonstrate to the satisfaction of the Environmental Review Officer that it does not cause a substantial adverse change in the

1 significance of an historic resource as defined by California Code of Regulations, Title 14,
2 Section 15064.5, as may be amended from time to time. Permit fees for pre-application
3 Historic Resource Assessments shall be waived for property owners who apply to obtain a
4 density exception under this subsection (c)(8), if they sign an affidavit stating their intent to
5 reside on the property for a period of three years after the issuance of the Certificate of Final
6 Completion and Occupancy for the new dwelling units. Permit fees for Historic Resource
7 Determinations shall not be waived.

8 **(C) Applicable Standards.** ~~Projects utilizing the density exception of this~~
9 ~~subsection (c)(8) and that provide at least four dwelling units shall be subject to a minimum Rear Yard~~
10 ~~requirement of the greater of 30% of lot depth or 15 feet. All other~~ building standards shall apply in
11 accordance with the applicable zoning district as set forth in Section 209.1.

12 **(D) Unit Replacement Requirements.** Projects utilizing the density
13 exception of this subsection (c)(8) shall comply with the requirements of Section 66300(d) of
14 the California Government Code, as may be amended from time to time, including but not
15 limited to requirements to produce at least as many dwelling units as the projects would
16 demolish; to replace all protected units; and to offer existing occupants of any protected units
17 that are lower income households relocation benefits and a right of first refusal for a
18 comparable unit, as those terms are defined therein. In the case of Group Housing, projects
19 utilizing this density exception shall provide at least as many bedrooms as the project would demolish.

20 **(E) Applicability of Rent Ordinance; Regulatory Agreements.** Project
21 sponsors of projects utilizing the density exception of this subsection (c)(8) shall enter into a
22 regulatory agreement with the City, subjecting the new units or Group Housing rooms created
23 pursuant to the exception to the San Francisco Residential Rent Stabilization and Arbitration
24 Ordinance (Chapter 37 of the Administrative Code), as a condition of approval of the density
25 exception ("Regulatory Agreement"). At a minimum, the Regulatory Agreement shall contain

1 the following: (i) a statement that the new units created pursuant to the density exception are
2 not subject to the Costa-Hawkins Rental Housing Act (California Civil Code Sections
3 1954.50 *et seq.*) because, under Section 1954.52(b), the property owner has entered into and
4 agreed to the terms of this agreement with the City in consideration of an exception from
5 residential density limits of up to four dwelling units per lot, or up to six units per lot in Corner
6 Lots, or other direct financial contribution or other form of assistance specified in California
7 Government Code Sections 65915 *et seq.*; (ii) a description of the exception of residential
8 density or other direct financial contribution or form of assistance provided to the property
9 owner; and (iii) a description of the remedies for breach of the agreement and other provisions
10 to ensure implementation and compliance with the agreement. The property owner and the
11 Planning Director (or the Director's designee), on behalf of the City, will execute the
12 Regulatory Agreement, which shall be reviewed and approved by the City Attorney's Office.
13 The Regulatory Agreement shall be executed prior to the City's issuance of the First
14 Construction Document for the project, as defined in Section 107A.13.1 of the San Francisco
15 Building Code. Following execution of the Regulatory Agreement by all parties and approval
16 by the City Attorney, the Regulatory Agreement or a memorandum thereof shall be recorded
17 to the title records in the Office of the Assessor-Recorder against the property and shall be
18 binding on all future owners and successors in interest.

19 **(F) Unit Sizes.** At least one of the dwelling units resulting from the
20 density exception shall have two or more bedrooms or shall have a square footage equal to
21 no less than 1/3 of the floor area of the largest unit on the lot. *This provision does not apply to*
22 *projects where all of the units qualify as Group Housing.*

23 ~~**(G) Eligibility.** To receive the density exception authorized under this~~
24 ~~*subsection (c)(8), property owners must demonstrate that they have owned the lot for which they are*~~
25 ~~*seeking the density exception for a minimum of one year prior to the time of the submittal of their*~~

~~application. For the purposes of establishing eligibility to receive a density exception according to subsection (c)(8)(B), a property owner who has inherited the subject lot, including any inheritance in or through a trust, from a blood, adoptive, or step family relationship, specifically from either (i) a grandparent, parent, sibling, child, or grandchild, or (ii) the spouse or registered domestic partner of such relations, or (iii) the property owner's spouse or registered domestic partner (each an "Eligible Predecessor"), may add an Eligible Predecessor's duration of ownership of the subject lot to the property owner's duration of ownership of the same lot.~~

(HG) Annual Report on Housing Affordability, Racial Equity, and Language Access Goals. To help the City evaluate whether the implementation of this Section 207(c)(8) comports with the City's housing affordability, racial equity, and language access goals, each year the Planning Department, in consultation with other City departments including the Department of Building Inspection, the Rent Board, and the Office of the Assessor-Recorder, shall prepare a report addressing the characteristics and demographics of the applicants to and participants in the program established in said section; the number of units permitted and constructed through this program; the geographic distribution, affordability, and construction costs of those units; and the number of tenants that vacated or were evicted from properties as a result of the permitting or construction of units through this program ("Affordability and Equity Report"). The Affordability and Equity Report shall be included and identified in the annual Housing Inventory Report. The Planning Department shall prepare the report utilizing applicant data that has been provided by program applicants voluntarily and anonymously, and separate from the submittal of an application for a density exception. An applicant's decision to provide or decline to provide the information requested by the Planning Department in order to prepare the report shall have no bearing on the applicant's receipt of a density exception.

* * * *

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
BUILDING STANDARDS						
Massing and Setbacks						
* * * *						
Front Setback in the Family Housing Opportunity Special Use District	§§ 130, 131, 132	Required. Based on average of adjacent properties or if subject property has a Legislated Setback. When front setback is based on adjacent properties, in no case shall the required setback be greater than 15 feet.				
Front Setback in all other Zoning Use Districts	§§ 130, 131, 132	Required. Based on average of adjacent properties or if subject property has a Legislated Setback. When front setback is based on adjacent properties, in no case shall the required setback be greater than 15 10 feet.				
Rear Yard (10)	§§ 130, 134	30% of lot depth, but in no case less than 15 feet.		45% of lot depth or average of adjacent neighbors. If averaged, no less than 25% or 15 feet, whichever is greater.		
Rear Yard in the Family Housing Opportunity Special Use District (12)	§§ 130, 134, 249.94	30% of lot depth, but in no case less than 15 feet.		45% of lot depth or average of adjacent neighbors. If averaged, no less than 25% or 15 feet, whichever is greater.		
Rear Yard in all other Zoning Use Districts	§§ 130, 134	30% of lot depth, but in no case less than 15 feet.				

* * * *						
Miscellaneous						
Large Project Review	§ 253	C required for projects over 40 feet in height.				
Large Project Review	§ 253	C required for projects over 40 feet in height in RH Districts in the Family Housing Opportunity Special Use District (Section 249.94), except as otherwise provided in Section 249.94(f).				
* * * *						
RESIDENTIAL STANDARDS AND USES						
* * * *						
Residential Uses						
Residential Density, Dwelling Units in the Family Housing Opportunity Special Use District (12)	§§ 102, 207, 249.94	P up to one unit per lot.	P up to one unit per lot, C up to one unit per 3,000 square feet of lot area, with no more than three units per lot;	P up to two units per lot, if the second unit is 600 sq. ft. or less, C up to one unit per 3,000 square feet of lot area, with no more than three units per lot.	P up to two units per lot, C up to one unit per 1,500 square feet of lot area.	P up to three units per lot, C up to one unit per 1,000 square feet of lot area.
Residential Density, Dwelling Units in all other Zoning Use Districts (6) (11)	§§ 102, 207	P up to one unit per lot, or one unit per 3,000 square feet of lot	P up to one unit per lot, or C up to one unit per 3,000	P up to two units per lot, if the second unit is 600 sq. ft. or less, or C	P up to two units per lot, or C up to one unit per 1,500 square feet of lot area.	P up to three units per lot, or C up to one unit per 1,000 square feet of lot area.

		area, with no more than three units per lot.	square feet of lot area, with no more than three units per lot.	up to one unit per 3,000 square feet of lot area, with no more than three units per lot.		
* * * *						
<u>Residential Density, Group Housing in the Family Housing Opportunity Special Use District (12)</u>	§ 208, 249.94	NP	NP	NP	<u>C, up to one bedroom for every 415 square feet of lot area.</u>	<u>C, up to one bedroom for every 275 square feet of lot area.</u>
<u>Residential Density, Group Housing in all other Zoning Use Districts</u>	§ 208	<u>NP(10)</u>	<u>NP(10)</u>	<u>NP(10)</u>	<u>CP, up to one bedroom for every 415 square feet of lot area.</u>	<u>CP, up to one bedroom for every 275 square feet of lot area.</u>
<u>Homeless Shelter</u>	§§ 102, 208	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>CP</u>	<u>CP</u>
* * * *						

~~(10)—Projects utilizing the density exception of Section 207(c)(8) and that provide at least four dwelling units shall be subject to a minimum Rear Yard requirement of 30% of lot depth, but in no case less than 15 feet. Group Housing permitted at one room per 415 sq. ft. of lot area according to the provisions in Planning Code Section 207(c)(8).~~

* * * *

(12) Except as otherwise provided in Section 249.94(d).

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

* * * *

Table 209.2

ZONING CONTROL TABLE FOR RM DISTRICTS

Zoning Category	§ Reference s	RM-1	RM-2	RM-3	RM-4
BUILDING STANDARDS					
Massing and Setbacks					
* * * *					
Front Setback	§§ 130, 131, 132	Based on average of adjacent properties or if subject property has a Legislated Setback. When front setback is based on adjacent properties, in no case shall the required setback be greater than 45 <u>10</u> feet.			
Rear Yard	§§ 130, 134	45 <u>30</u> % of lot depth <i>but in no case less than 15 feet.</i> or average of adjacent neighbors. If averaged, no less than 25% of lot depth or 15 feet, whichever is greater.		25% of lot depth, but in no case less than 15 feet.	
* * * *					
Miscellaneous					

<i>Large Project Review</i>	<i>§ 253</i>	<i>C required for buildings over 50 feet in height.</i>
<i>* * * *</i>		

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

** * * **

Table 209.3

ZONING CONTROL TABLE FOR RESIDENTIAL-COMMERCIAL DISTRICTS

Zoning Category	§ References	RC-3	RC-4
BUILDING STANDARDS			
Massing and Setbacks			
* * * *			
Upper Floor Setbacks	§§ 132.2, 253.2	Upper floor setbacks may be required in the North of Market Residential SUD (§ 132.2) and the Van Ness SUD (§ 253.2).	
* * * *			
Miscellaneous			
Large Project Review Buildings Over 50 Feet in Height	§ 253	€	€ Additional conditions apply in the North of Market Residential SUD (§ 132.2) and the Van Ness SUD (§ 253.2)

* * * *

SEC. 209.4. RTO (RESIDENTIAL TRANSIT ORIENTED) DISTRICTS.

* * * *

Table 209.4

ZONING CONTROL TABLE FOR RTO DISTRICTS

Zoning Category	§ References	RTO	RTO-M
BUILDING STANDARDS			
Massing and Setbacks			
* * * *			
Rear Yard	§§ 130, 134	45% of lot depth or average of adjacent neighbors. If averaged, no less than 25% 30% of lot depth but in no case less than 15 feet or 15 feet, whichever is greater.	
* * * *			
Miscellaneous			
* * * *			
Restriction of Lot Mergers	§ 121.7	Merger of lots creating a lot greater than 5,000 square feet requires Conditional Use authorization.	
* * * *			

SEC. 210.3. PDR DISTRICTS.

* * * *

Table 210.3

ZONING CONTROL TABLE FOR PDR DISTRICTS

Zoning Category	§ References	PDR-1-B	PDR-1-D	PDR-1-G	PDR-2
* * * *					
RESIDENTIAL STANDARDS AND USES					
* * * *					
Residential Uses					
* * * *					
Homeless Shelter	§§ 102, 208	C (19) <u>P</u>	C (19) <u>P</u>	C (19) <u>P</u>	C (19) <u>P</u>
* * * *					

~~(19) During a declared shelter crisis, Homeless Shelters that satisfy the provisions of California Government Code Section 8698.4(a)(1) shall be P, principally permitted and may be permanent. Otherwise, Homeless Shelter uses are permitted only with Conditional Use authorization and only if each such use (a) would operate for no more than four years, and (b) would be owned or leased by, operated by, and/or under the management or day-to-day control of the City and County of San Francisco. If such a use is to be located within a building or structure, the building or structure must be either (a) preexisting, having been completed and previously occupied by a use other than a Homeless Shelter, or (b) temporary. Other than qualifying Homeless Shelters constructed during a declared~~

1 ~~shelter crisis, construction of a permanent structure or building to be used as a Homeless Shelter is not~~
2 ~~permitted.~~

3
4 **SEC. 249.97. PRIORITY EQUITY GEOGRAPHIES SPECIAL USE DISTRICT.**

5 **(a) General.** A Special Use District entitled the Priority Equity Geographies Special Use
6 District (SUD) is hereby established, the boundaries of which are designated on Sectional Maps SU01,
7 SU02, SU07, SU08, SU09, SU10, SU11, SU12, and SU13, of the Zoning Maps of the City and County
8 of San Francisco.

9 **(b) Purpose.** The Priority Equity Geographies SUD is comprised of areas or neighborhoods
10 with a higher density of vulnerable populations. The 2022 Update of the Housing Element of the
11 General Plan (2022 Housing Element) identifies several neighborhoods in the City that qualify as
12 Priority Equity Geographies, based on the Department of Public Health's Community Health Needs
13 Assessment. The 2022 Housing Element encourages targeted direct investment in these areas, and
14 identifies them as requiring improved access to well-paid jobs and business ownership; where the City
15 needs to expand permanently affordable housing investment; where zoning changes must be tailored to
16 serve the specific needs of the communities that live there; and where programs that stabilize
17 communities and meet community needs need to be prioritized. The purpose of the Priority Equity
18 Geographies SUD is to help implement the goals and policies outlined in the 2022 Housing Element.

19 **(c) Controls.** In addition to all other applicable provisions of the Planning Code, the specific
20 controls applicable in the Priority Equity Geographies SUD are set forth in Sections 311 and 317.

21
22 **SEC. 253. REVIEW OF PROPOSED BUILDINGS AND STRUCTURES EXCEEDING A**
23 **HEIGHT OF 40 FEET IN RH DISTRICTS, OR MORE THAN 50 FEET IN RM AND RC**
24 **DISTRICTS.**

1 ~~(a) Notwithstanding any other provision of this Code to the contrary, in any RH, RM, or RC~~
2 ~~District, established by the use district provisions of Article 2 of this Code, wherever a height limit of~~
3 ~~more than 40 feet in a RH District, or more than 50 feet in a RM or RC District, is prescribed by the~~
4 ~~height and bulk district in which the property is located, any building or structure exceeding 40 feet in~~
5 ~~height in a RH District, or 50 feet in height in a RM or RC District, shall be permitted only upon~~
6 ~~approval by the Planning Commission according to the procedures for conditional use approval in~~
7 ~~Section 303 of this Code; provided, however, that a building over 40 feet in height in a RM or RC~~
8 ~~District with more than 50 feet of street frontage on the front façade is subject to the conditional use~~
9 ~~requirement.~~

10 ~~(b) **Commission Review of Proposals.**~~

11 ~~(1) In reviewing any such proposal for a building or structure exceeding 40 feet in~~
12 ~~height in a RH District, 50 feet in height in a RM or RC District, or 40 feet in a RM or RC District~~
13 ~~where the street frontage of the building is more than 50 feet the Planning Commission shall consider~~
14 ~~the expressed purposes of this Code, of the RH, RM, or RC Districts, and of the height and bulk~~
15 ~~districts, set forth in Sections 101, 209.1, 209.2, 209.3, and 251 hereof, as well as the criteria stated in~~
16 ~~Section 303(c) of this Code and the objectives, policies and principles of the General Plan, and may~~
17 ~~permit a height of such building or structure up to but not exceeding the height limit prescribed by the~~
18 ~~height and bulk district in which the property is located.~~

19 ~~(2) In reviewing a proposal for a building exceeding 50 feet in RM and RC districts, the~~
20 ~~Planning Commission may require that the permitted bulk and required setbacks of a building be~~
21 ~~arranged to maintain appropriate scale on and maximize sunlight to narrow streets (rights-of-way 40~~
22 ~~feet in width or narrower) and alleys.~~

1 **SEC. 253. REVIEW OF PROPOSED BUILDINGS AND STRUCTURES EXCEEDING**
2 **A HEIGHT OF 40 FEET IN RH DISTRICTS IN THE FAMILY HOUSING OPPORTUNITY**
3 **SPECIAL USE DISTRICT.**

4 (a) Notwithstanding any other provision of this Code to the contrary, in any RH District
5 in the Family Housing Opportunity Special Use District (Section 249.94), established by the
6 use district provisions of Article 2 of this Code, wherever a height limit of more than 40 feet is
7 prescribed by the height and bulk district in which the property is located, any building or
8 structure exceeding 40 feet in height shall be permitted only upon approval by the Planning
9 Commission according to the procedures for conditional use approval in Section 303 of this
10 Code.

11 (b) **Commission Review of Proposals.** In reviewing any such proposal for a
12 building or structure exceeding 40 feet in height in a RH District in the Family Housing
13 Opportunity Special Use District, the Planning Commission shall consider the expressed
14 purposes of this Code, of the RH Districts, and of the height and bulk districts, set forth in
15 Sections 101, 209.1, 209.2, 209.3, and 251 hereof, as well as the criteria stated in Section
16 303(c) of this Code and the objectives, policies, and principles of the General Plan, and may
17 permit a height of such building or structure up to but not exceeding the height limit prescribed
18 by the height and bulk district in which the property is located.

19
20 **SEC. 253.1. REVIEW OF PROPOSED BUILDINGS AND STRUCTURES IN THE**
21 **BROADWAY NEIGHBORHOOD COMMERCIAL DISTRICT.**

22 ~~*(a) In the 65-A-1 Height and Bulk District, as designated on Sectional Map HT-01 of the*~~
23 ~~*Zoning Map, any new or expanding building or structure exceeding 40 feet in height shall be permitted*~~
24 ~~*as a Conditional Use only upon approval by the Planning Commission. The height of the building or*~~
25 ~~*structure so approved by the Planning Commission shall not exceed 65 feet.*~~

1 ~~(b) In authorizing any such proposal for a building or structure exceeding 40 feet in height, the~~
2 ~~City Planning Commission shall find, in addition to the criteria of Section 303(c), that the proposal is~~
3 ~~consistent with the expressed purposes of this Code, of the Broadway Neighborhood Commercial~~
4 ~~District, and of the height and bulk districts, set forth in Sections 101, 714, and 251 of this Code, and~~
5 ~~that the following criteria are met:~~

6 ~~(1) The height of the new or expanding development will be compatible with the~~
7 ~~individual neighborhood character and the height and scale of the adjacent buildings.~~

8 ~~(2) The height and bulk of the new or expanding development will be designed to allow~~
9 ~~maximum sun access to nearby parks, plazas, and major pedestrian corridors.~~

10 ~~(3) The architectural and cultural character and features of existing buildings shall be~~
11 ~~preserved and enhanced. The Historic Preservation Commission or its staff shall review any proposed~~
12 ~~alteration of historic resources and must determine that such alterations comply with the Secretary of~~
13 ~~Interior's Standards for the Treatment of Historic Properties before the City approves any permits to~~
14 ~~alter such buildings. For purposes of this section, "historic resources" shall include Article 10~~
15 ~~Landmarks and buildings located within Article 10 Historic Districts, buildings and districts identified~~
16 ~~in surveys adopted by the City, buildings listed or potentially eligible for individual listing on the~~
17 ~~National or California Registers, and buildings located within listed or potentially eligible National~~
18 ~~Register or California Register historic districts. The Planning Department shall also consult materials~~
19 ~~available through the California Historical Resources Information System (CHRIS) and Inventory to~~
20 ~~determine eligibility.~~

21
22 **~~SEC. 253.2. REVIEW OF PROPOSED BUILDINGS AND STRUCTURES IN THE VAN~~**
23 **~~NESS SPECIAL USE DISTRICT.~~**

24 ~~(a) Setbacks. In the Van Ness Special Use District, as designated on Sectional Map 2SU of the~~
25 ~~Zoning Map, any new construction exceeding 50 feet in height or any alteration that would cause a~~

1 ~~structure to exceed 50 feet in height shall be permitted only as a conditional use upon approval by the~~
2 ~~Planning Commission according to Section 303 of this Code. When acting on any conditional use~~
3 ~~application pursuant to this Section, the City Planning Commission may impose the following~~
4 ~~requirements in addition to any others deemed appropriate:~~

5 ~~(1) On Van Ness Avenue. The Planning Commission may require a setback of up to 20~~
6 ~~feet at a height of 50 feet or above for all or portions of a building if it determines that this requirement~~
7 ~~is necessary in order to maintain the continuity of the prevailing street wall height established by the~~
8 ~~existing buildings along Van Ness Avenue within two blocks of the proposed building.~~

9 ~~(2) On Pine, Sacramento, Clay, Washington and California Streets. The Planning~~
10 ~~Commission may require a setback of up to 15 feet for all or a portion of a building on any lot abutting~~
11 ~~Pine, Sacramento, Clay, California and Washington Streets which lot is located within the Van Ness~~
12 ~~Special Use District in order to preserve the existing view corridors.~~

13 ~~(3) On Narrow Streets and Alleys. The Planning Commission may require that the~~
14 ~~permitted bulk and required setbacks of a building be arranged to maintain appropriate scale on and~~
15 ~~maximize sunlight to narrow streets (rights-of-way 40 feet in width or narrower) and alleys.~~

16
17 **~~SEC. 253.3. REVIEW OF PROPOSED BUILDINGS AND STRUCTURES ABOVE 26~~**
18 **~~FEET NOT EXCEEDING 40 FEET IN THE NC-S/LAKESHORE PLAZA SPECIAL USE~~**
19 **~~DISTRICT.~~**

20 ~~(a) In the 26-40-X Height and Bulk District, as designated on Sectional Map HT13 of the~~
21 ~~Zoning Map, any new or expanding building or structure exceeding 26 feet in height shall be permitted~~
22 ~~as a Conditional Use only upon approval by the Planning Commission. The height of any building or~~
23 ~~structure so approved by the Planning Commission shall not exceed 40 feet.~~

24 ~~(b) In authorizing any such proposal for a building or structure exceeding 26 feet in height, the~~
25 ~~Planning Commission shall find that, in addition to the criteria of Section 303(c), the proposal is~~

1 ~~consistent with the expressed purposes of this Code, the NC S District, the Lakeshore Plaza Special~~
2 ~~Use District, and the height and bulk districts as set forth respectively in Sections 101, 713, 780 and~~
3 ~~251 of this Code.~~

4
5 **SEC. 305.1. REQUESTS FOR REASONABLE MODIFICATION – RESIDENTIAL**
6 **USES.**

7 * * * *

8 (d) ~~Request for Administrative Review Reasonable Modification—No Hearing.~~ In an
9 effort to To expedite the processing and resolution of reasonable modification requests, any
10 request under Section 305.1 ~~that is consistent with the criteria in this section~~ may receive
11 administrative review and approval and ~~Requests for modifications that meet the requirements for~~
12 ~~administrative review does~~ not require public notice under Section 306 of this Code.

13 (1) ~~Parking, Where No Physical Structure Is Proposed.~~ One parking space may be
14 considered for an administrative reasonable modification provided that the parking space is necessary
15 to achieve the accommodation and that property does not already include a parking space. Exceptions
16 may be considered from rear yard and the front setback requirements if necessary to accommodate the
17 parking space. In reviewing an administrative reasonable modification request for parking, the Zoning
18 Administrator is authorized to allow the parking space for up to five years, at the end of which period
19 the applicant may renew the temporary use for additional five-year periods.

20 (2) ~~Access Ramps.~~ One or more access ramps, defined in Building Code Section 1114A
21 may be considered for an administrative reasonable modification provided that the access ramp is
22 designed and constructed to meet the accessibility provisions in either the California Building Code or
23 the California Historical Building Code and is easily removable when the ramp(s) are no longer
24 needed for the requested modification.

1 ~~(3) **Elevators.** One elevator, with dimensions defined in Building Code Section 1124A,~~
2 ~~may be considered for an administrative reasonable modification provided that the elevator structure is~~
3 ~~not visible from the public right of way and is set back a minimum of 10 feet from the property line, and~~
4 ~~that the elevator is necessary to access residential uses of the building and to achieve the~~
5 ~~accommodation requested.~~

6 ~~(4) **Additional Habitable Space.** Additional habitable space may be considered for an~~
7 ~~administrative reasonable modification provided that the additional habitable space does not result in~~
8 ~~the addition of a new dwelling unit or require expansion beyond the permitted building envelope.~~

9 ~~(e) **All Other Requests for Reasonable Modification—Zoning Administrator Review and**~~
10 ~~**Approval.**~~

11 ~~(1) **Standard Variance Procedure—With Hearing.** Requests for reasonable~~
12 ~~modifications that do not fall within subsection (d) shall be considered by the Zoning Administrator,~~
13 ~~who will make the final decision through the existing variance process described in Section 305.~~

14 ~~(2) **Public Notice of a Request for Reasonable Modification.** Notice for reasonable~~
15 ~~modifications that fall with subsection (e)(1) are subject to the notice requirements of Section 333 of~~
16 ~~this Code. If the request for reasonable modification is part of a larger application, then the noticing~~
17 ~~can be combined.~~

18 ~~(f)~~ **Determination.**

19 (1) **Zoning Administrator Authority.** The Zoning Administrator is authorized
20 to consider and act on requests for reasonable modification, ~~whether under Subsection (d) or~~
21 ~~Subsection (e).~~ The Zoning Administrator may conditionally approve or deny a request. In
22 considering requests for reasonable modification under this Section 305.1, the Zoning
23 Administrator shall consider the factors in ~~Subsection (f)~~ (2).

24 (2) **Criteria for Modification.** When reviewing a request for reasonable
25 modification, the Zoning Administrator shall consider whether:

1 (A) the requested modification is requested by or on the behalf of one or
2 more individuals with a disability protected under federal and state fair housing laws;

3 (B) the requested modification will directly enable the individual to
4 access the individual's residence;

5 (C) the requested modification is necessary to provide the individual with
6 a disability an equal opportunity to use and enjoy a dwelling;

7 (D) there are alternatives to the requested modification that would
8 provide an equivalent level of benefit;

9 (E) the requested modification will not impose an undue financial or
10 administrative burden on the City as "undue financial or administrative burden" is defined
11 under federal and state fair housing laws.

12 (F) the requested modification will, under the specific facts of the case,
13 result in a fundamental alteration in the nature of the Planning Code or General Plan, as
14 "fundamental alteration" is defined under federal and state fair housing laws.

15 (G) the requested modification will, under the specific facts of the case,
16 result in a direct threat to the health or safety of others or cause substantial physical damage
17 to the property of others.

18 (3) **Residential Design Guideline Review.** If the proposed project is in a zoning
19 district that requires residential design guideline review, the Department shall complete the
20 design review and make appropriate recommendations, while also accommodating the
21 reasonable modification. Approvals are subject to compliance with all other applicable zoning
22 or building regulations.

23 (4) **Historic Resource Review.** If the proposed project would affect a building that
24 is listed in or eligible for listing in a local, state, or federal historic resource register, then the
25 modifications, either through the administrative reasonable modification process or the

1 standard reasonable modification variance procedure, will be reviewed by the Planning
2 Department's Historic Preservation Technical Specialists to ensure conformance with the
3 Secretary of the Interior Standards for the Rehabilitation of Historic Properties.

4 (5) **Written Decision.** Upon issuing a written decision either granting or denying the
5 requested modification in whole or in part, the Zoning Administrator shall forthwith transmit a
6 copy thereof to the applicant. The action of the Zoning Administrator shall be final and shall
7 become effective 10 days after the date of the written decision except upon the filing of a valid
8 appeal to the Board of Appeals as provided in Section 308.2.

9 (g) **Fees.** The Department may charge time and materials costs incurred if required
10 to recover the Department's costs for providing services. ~~The fee for a reasonable~~
11 ~~modification request is the fee for a variance set forth in Section 352(b) of this Code.~~ If an
12 applicant can demonstrate financial hardship, the Department may waive or reduce the fee
13 pursuant to Section 350(j) ~~352(e)(2)~~ of this Code.

14 **SEC. 311. PERMIT REVIEW PROCEDURES.**

15 (a) Purpose. The purpose of this Section 311 is to establish procedures for reviewing
16 building permit applications within the Priority Equity Geographies SUD (Section 249.97) and RH
17 Districts in the Family Housing Opportunity Special Use District (Section 249.94) to determine
18 compatibility of the proposal with the neighborhood and for providing notice to property
19 owners and residents on the site and neighboring the site of the proposed project and to
20 interested neighborhood organizations, so that concerns about a project may be identified and
21 resolved during the review of the permit.

22 (b) Applicability. Within the Priority Equity Geographies SUD and RH Districts in the
23 Family Housing Opportunity Special Use District ~~Except as indicated in this subsection (b), all~~
24 building permit applications in Residential, NC, NCT, and Eastern Neighborhoods Mixed Use
25 Districts for ~~a change of use; establishment of a Micro Wireless Telecommunications Services Facility;~~

1 ~~establishment of a Formula Retail Use;~~ demolition, new construction, or alteration of buildings;
2 ~~and the removal of an authorized or unauthorized residential unit,~~ shall be subject to the notification
3 and review procedures required by this Section 311. ~~In addition, with the exception of~~
4 ~~Grandfathered MCDs converting to Cannabis Retail use pursuant to Section 190(a), all building permit~~
5 ~~applications that would establish Cannabis Retail or Medical Cannabis Dispensary uses, regardless of~~
6 ~~zoning district, shall be subject to the notification and review procedures required by this Section 311.~~
7 ~~Notwithstanding the foregoing or any other requirement of this Section 311, a change of use to a Child~~
8 ~~Care Facility, as defined in Section 102, shall not be subject to the review requirements of this Section~~
9 ~~311.~~ Notwithstanding the foregoing or any other requirement of this Section 311, building
10 permit applications to construct an Accessory Dwelling Unit pursuant to Section 207(c)(6)
11 shall not be subject to the notification or review requirements of this Section 311.
12 ~~Notwithstanding the foregoing or any other requirement of this Section 311, a change of use to a~~
13 ~~principally permitted use in an NC or NCT District, or in a limited commercial use or a limited corner~~
14 ~~commercial use, as defined in Sections 186 and 231, respectively, shall not be subject to the review or~~
15 ~~notice requirements of this Section 311. Notwithstanding the foregoing or any other requirement of this~~
16 ~~Section 311, building permit applications to change any existing Automotive Use to an Electric Vehicle~~
17 ~~Charging Location shall not be subject to the review or notification requirements of this Section 311.~~

18 (1) ~~Change of Use.~~ Subject to the foregoing provisions of subsection (b), for the
19 purposes of this Section 311, a change of use is defined as follows:

20 (A) ~~Residential, NC, and NCT Districts.~~ For all Residential, NC, and NCT
21 Districts, a change of use is defined as a change to, or the addition of, any of the following land uses as
22 defined in Section 102 of this Code: ~~Adult Business, Bar, Cannabis Retail, General Entertainment,~~
23 ~~Group Housing, Limited Restaurant, Liquor Store, Massage Establishment, Medical Cannabis~~
24 ~~Dispensary, Nighttime Entertainment, Outdoor Activity Area, Post-Secondary Educational Institution,~~
25 ~~Private Community Facility, Public Community Facility, Religious Institution, Residential Care~~

1 ~~Facility, Restaurant, School, Tobacco Paraphernalia Establishment, Trade School, and Wireless~~
2 ~~Telecommunications Facility. A change of use from a Restaurant to a Limited Restaurant shall not be~~
3 ~~subject to the provisions of this Section 311. Any accessory massage use in the Ocean Avenue~~
4 ~~Neighborhood Commercial Transit District shall be subject to the provisions of this Section 311. A~~
5 ~~change of use to a principally permitted use in an NC or NCT District, or in a limited commercial use~~
6 ~~or a limited corner commercial use, as defined in Sections 186 and 231, respectively, shall not be~~
7 ~~subject to the provisions of this Section 311.~~

8 ~~(i) Exception. Notwithstanding subsection 311(b)(1)(A), in the~~
9 ~~geographic areas identified in subsection 311(b)(1)(A)(ii), building permit applications for a change of~~
10 ~~use to the following uses shall be excepted from the provisions of subsections 311(d) and 311(e): Bar,~~
11 ~~General Entertainment, Limited Restaurant, Liquor Store, Massage Establishment, Nighttime~~
12 ~~Entertainment, Outdoor Activity Area, Private Community Facility, Public Community Facility,~~
13 ~~Restaurant, and Tobacco Paraphernalia Establishment.~~

14 ~~(ii) Subsection 311(b)(1)(A)(i) shall apply to Neighborhood Commercial~~
15 ~~Districts and Limited Commercial Uses in the following geographic areas:~~

16 ~~Area 1: shall comprise all of that portion of the City and County~~
17 ~~commencing at the point of the intersection of the shoreline of the Pacific Ocean and a straight line~~
18 ~~extension of Lincoln Way, and proceeding easterly along Lincoln Way to 17th Avenue, and proceeding~~
19 ~~southerly along 17th Avenue to Judah Street, and proceeding westerly along Judah Street to 19th~~
20 ~~Avenue, and proceeding southerly along 19th Avenue to Sloat Boulevard, and proceeding westerly~~
21 ~~along Sloat Boulevard, and following a straight line extension of Sloat Boulevard to the shoreline of~~
22 ~~the Pacific Ocean and proceeding northerly along said line to the point of commencement.~~

23 ~~Area 2: shall comprise all of that portion of the City and County~~
24 ~~commencing at the point of the intersection of Junipero Serra Boulevard and Brotherhood Way, and~~
25 ~~proceeding northerly along the eastern edge of Junipero Serra Boulevard to Garfield Street, and~~

1 ~~proceeding easterly along Garfield Street to Grafton Avenue, and continuing easterly along Grafton~~
2 ~~Avenue to Mount Vernon Avenue, and proceeding easterly along Mount Vernon Avenue to Hawth~~
3 ~~Street, and proceeding northerly along Hawth Street to Geneva Avenue, and proceeding easterly along~~
4 ~~Geneva Avenue to Interstate 280, and proceeding northerly along Interstate 280 to the straight line~~
5 ~~extension of Tingley Street, and proceeding southerly along said line to Tingley Street, and proceeding~~
6 ~~southerly along Tingley Street to Alemany Boulevard, and proceeding easterly along Alemany~~
7 ~~Boulevard to Congdon Street, and proceeding southerly along Congdon Street to Silver Avenue, and~~
8 ~~proceeding easterly along Silver Avenue to Madison Street, and proceeding southerly along Madison~~
9 ~~Street to Burrows Street, and proceeding westerly along Burrows Street to Prague Street, and~~
10 ~~proceeding southerly along Prague Street to Persia Avenue, and proceeding westerly along Persia~~
11 ~~Avenue to Athens Street, and proceeding southerly along Athens Street to Geneva Avenue, and~~
12 ~~proceeding easterly along Geneva Avenue to the intersection of Geneva Avenue and Carter Street, and~~
13 ~~proceeding westerly along the southeastern boundary of Census Tract 0263.02, Block 3005 to the San~~
14 ~~Francisco/San Mateo county border, and proceeding westerly along the San Francisco/San Mateo~~
15 ~~county border to Saint Charles Avenue, and proceeding northerly along Saint Charles Avenue to~~
16 ~~Interstate 280, and proceeding northeasterly along Interstate 280 to a northerly straight line extension~~
17 ~~to Orizaba Avenue, and proceeding northerly along said line to Alemany Boulevard, and proceeding~~
18 ~~westerly along Alemany Boulevard to Brotherhood Way, and proceeding westerly along Brotherhood~~
19 ~~Way to the point of commencement.~~

20 ~~(iii) Exception for the Ocean Avenue Neighborhood Commercial Transit~~
21 ~~District. Notwithstanding subsection 311(b)(1)(A), building permit applications in the Ocean Avenue~~
22 ~~Neighborhood Commercial Transit District for a change of use to the following uses shall be excepted~~
23 ~~from the provisions of subsections 311(d) and 311(e): General Entertainment, Limited Restaurant,~~
24 ~~Nighttime Entertainment, Outdoor Activity Area, Private Community Facility, Public Community~~
25 ~~Facility, Restaurant, and Tobacco Paraphernalia Establishment.~~

1 ~~(B) Eastern Neighborhood Mixed Use Districts. In all Eastern Neighborhood~~
2 ~~Mixed Use Districts a change of use shall be defined as a change in, or addition of, a new land use~~
3 ~~category. A “land use category” shall mean those categories used to organize the individual land uses~~
4 ~~that appear in the use tables, immediately preceding a group of individual land uses, including but not~~
5 ~~limited to the following: Residential Use; Institutional Use; Retail Sales and Service Use; Assembly;~~
6 ~~Recreation, Arts and Entertainment Use; Office Use; Live/Work Units Use; Motor Vehicle Services~~
7 ~~Use; Vehicle Parking Use; Industrial Use; Home and Business Service Use; or Other Use.~~

8 (2) **Alterations.** For the purposes of this Section 311, an alteration shall be
9 defined as an increase to the exterior dimensions of a building except those features listed in
10 Section 136(c)(1) through ~~Section 136(c)(24) and~~ 136(c)(26), regardless of whether the feature is
11 located in a required setback. ~~In addition, an alteration in RH, RM, and RTO Districts shall also~~
12 ~~include the removal of more than 75% of a residential building’s existing interior wall framing or the~~
13 ~~removal of more than 75% of the area of the existing framing.~~

14 ~~(3) Micro Wireless Telecommunications Services Facilities. Building permit~~
15 ~~applications for the establishment of a Micro Wireless Telecommunications Services Facility, other~~
16 ~~than a Temporary Wireless Telecommunications Services Facility, shall be subject to the review~~
17 ~~procedures required by this Section. Pursuant to Section 205.2, applications for Temporary Wireless~~
18 ~~Telecommunications Facilities to be operated for commercial purposes for more than 90 days shall~~
19 ~~also be subject to the review procedures required by this Section.~~

20 * * * *

21
22 **SEC. 317. LOSS OF RESIDENTIAL AND UNAUTHORIZED UNITS THROUGH**
23 **DEMOLITION, MERGER, AND CONVERSION.**

24 * * * *

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

1 (1) Within the Priority Equity Geographies Special Use District (Section 249.97)
2 and RH Districts in the Family Housing Opportunity Special Use District (Section 249.94).
3 Any application for a permit that would result in the Removal of one or more Residential Units
4 or Unauthorized Units is required to obtain Conditional Use authorization.

5 (2) Outside the Priority Equity Geographies Special Use District and RH Districts in
6 the Family Housing Opportunity Special Use District, any application for a permit that would
7 result in the Removal of one or more Residential Units or Unauthorized Units is required to obtain
8 Conditional Use authorization unless it meets all the following criteria:

9 (A) The units to be demolished are not tenant occupied and are without a history
10 of evictions under Administrative Code Sections 37.9(a)(8)-(12) or 37.9(a)(14)-(16) within the last
11 five years, and have not been vacated within the past five years pursuant to a Buyout
12 Agreement, as defined in Administrative Code Section 37.9E, as it may be amended from
13 time to time;

14 (B) No more than two units that are required to be replaced per subsection
15 (E) of this Section 317 would be removed or demolished that are;

16 (i) subject to a recorded covenant, ordinance, or law that restricts
17 rents to levels affordable to persons and families of lower- or very low-income within the past
18 five years; or

19 (ii) subject to limits on rent increases under the Residential Rent
20 Stabilization and Arbitration Ordinance (Chapter 37 of the Administrative Code) within the past
21 five years; or

22 (iii) rented by lower- or very low-income households within the
23 past five years;

1 (C) The building proposed for demolition is not an Historic Building as defined
2 in Section 102. For the purposes of this subsection (c)(2)(C), an "Historic Building" shall also
3 include any building located in an historic district listed in Article 10:

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

6 (E) The proposed project complies with the requirements of Section 66300(d) of
7 the California Government Code, as may be amended from time to time, including but not limited to
8 requirements to replace all protected units, and to offer existing occupants of any protected units that
9 are lower income households relocation benefits and a right of first refusal for a comparable unit, as
10 those terms are defined therein;

11 (F) The project sponsor certifies under penalty of perjury that any units to
12 be demolished are not tenant occupied and are without a history of evictions under
13 Administrative Code Sections 37.9(a)(8)-(12) or 37.9(a)(14)-(16) within last five years, and
14 have not been vacated within the past five years pursuant to a Buyout Agreement, as defined
15 in Administrative Code Section 37.9E, as it may be amended from time to time, regardless of
16 whether the Buyout Agreement was filed with the Rent Board pursuant to Administrative Code
17 Section 37.9E(h);

18 (G) The project sponsor has conducted one pre-application meeting prior
19 to filing a development application. The Planning Department shall not accept a development
20 application without confirmation that the project sponsor has held at least one pre-application
21 meeting conforming to the requirements of this subsection (c)(2)(G) and any additional
22 procedures the Planning Department may establish. The project sponsor shall provide mailed
23 notice of the pre-application meeting to the individuals and neighborhood organizations
24 specified in Planning Code Section 333(e)(2)(A) and (C); and
25

1 (H) If the proposed project is located in a Residential, House (RH) zoning
2 district, the project's resulting units will meet the unit configuration requirements of Section
3 249.94(c)(4).

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

8 ~~(42)~~ The Conditional Use requirement of ~~§~~subsections (c)(1) and (c)(2) shall
9 apply to (A) any building or site permit issued for Removal of an Unauthorized Unit on or after
10 March 1, 2016, and (B) any permit issued for Removal of an Unauthorized Unit prior to March
11 1, 2016 that has been suspended by the City or in which the applicant's rights have not
12 vested.

13 ~~(53)~~ The Removal of a Residential Unit that has received approval from the
14 Planning Department through administrative approval or the Planning Commission through a
15 Discretionary Review or Conditional Use authorization prior to the effective date of the
16 Conditional Use requirement of ~~§~~subsections (c)(1) or (c)(2) is not required to apply for an
17 additional approval under this Section 317. Subsection (c)(1).

18 ~~(64)~~ **Exemptions for Unauthorized Dwelling Units.** The Removal of an
19 Unauthorized Unit does not require a Conditional Use authorization pursuant to ~~§~~subsections
20 (c)(1) or (c)(2) if the Department of Building Inspection has determined that there is no path for
21 legalization under Section 106A.3.1.3 of the Building Code.

22 ~~(75)~~ **Exemptions for Single-Family Residential Buildings.** The Demolition of a
23 Single-Family Residential Building that meets the requirements of ~~§~~subsubsection (d)(3) below
24 may be approved by the Department without requiring a Conditional Use authorization
25 pursuant to in subsection (c)(1) or (c)(2).

1 (86) **Exception for Certain Permits Filed Before February 11, 2020.** An
2 application to demolish a Single-Family Residential Building on a site in a RH-1 or RH-1(D)
3 District that is demonstrably not affordable or financially accessible housing, meaning housing
4 that has a value greater than 80% than the combined land and structure values of single-
5 family homes in San Francisco as determined by a credible appraisal made within six months
6 of the application to demolish, is exempt from the Conditional Use authorization requirement
7 of ~~§~~subsection (c)(1) or (c)(2), provided that a complete Development Application was
8 submitted prior to February 11, 2020.

9
10 * * * *

11
12 **SEC. 406. WAIVER, REDUCTION, OR ADJUSTMENT OF DEVELOPMENT**
13 **PROJECT REQUIREMENTS.**

14 * * * *

15 (b) Waiver or Reduction, Based on Housing Affordability.

16 (1) An affordable housing unit shall receive a waiver from the Rincon Hill
17 Community Infrastructure Impact Fee, the Market and Octavia Community Improvements
18 Impact Fee, the Eastern Neighborhoods Infrastructure Impact Fee, the Balboa Park Impact
19 Fee, the Visitacion Valley Community Facilities and Infrastructure Impact Fee, the
20 Transportation Sustainability Fee, the Residential Child Care Impact Fee, the Central South of
21 Market Infrastructure Impact Fee, and the Central South of Market Community Facilities Fee if
22 ~~the affordable housing unit~~.

23 (A) the affordable housing unit is affordable to a household earning up to
24 120% at or below 80% of the Area Median Income (as published by HUD), including units that
25 qualify as replacement Section 8 units under the HOPE SF program;

1 (B) the affordable housing unit will maintain its affordability for a term of no
2 less than 55 years, as evidenced by a restrictive covenant recorded on the property's title;

3 (C) the Project sponsor demonstrates to the Planning Department staff that a
4 governmental agency will be enforcing the term of affordability and reviewing performance and service
5 plans as necessary, and

6 (D) all construction workers employed in the construction of the development
7 that includes the affordable housing unit are paid at least the general prevailing rate of per diem wages
8 for the type of work and geographic location of the development, as determined by the Director of
9 Industrial Relations pursuant to Sections 1773 and 1773.9 of the Labor Code, except that apprentices
10 registered in programs approved by the Chief of the Division of Apprenticeship Standards may be paid
11 at least the applicable apprentice prevailing rate under the terms and conditions of Labor Code Section
12 1777.5.

13 ~~(B) is subsidized, MOHCD, the San Francisco Housing Authority, the~~
14 ~~Department of Homelessness and Supportive Housing, and/or the Office of Community Investment and~~
15 ~~Infrastructure or any future successor agency to those listed herein; and~~

16 ~~(C) is subsidized in a manner which maintains its affordability for a term no~~
17 ~~less than 55 years, whether it is a rental or ownership opportunity. Project sponsors must demonstrate~~
18 ~~to the Planning Department staff that a governmental agency will be enforcing the term of affordability~~
19 ~~and reviewing performance and service plans as necessary.~~

20 * * * *

21 (5) This waiver clause shall not be applied to units built as part of a developer's
22 efforts to meet the requirements of the Inclusionary Affordable Housing Program,
23 Sections 415 or 419 of this Code ~~or any units that trigger a Density Bonus under California~~
24 ~~Government Code Sections 65915-65918.~~

25 * * * *

SEC. 710. NC-1 – NEIGHBORHOOD COMMERCIAL CLUSTER DISTRICT.

* * * *

Table 710. NEIGHBORHOOD COMMERCIAL CLUSTER DISTRICT NC-1

ZONING CONTROL TABLE

		NC-1
Zoning Category	§ References	Controls
BUILDING STANDARDS		
* * * *		
Miscellaneous		
<i>Lot Size (Per Development)</i>	<i>§§ 102, 121.1</i>	<i>P up to 4,999 square feet; C 5,000 square feet and above</i>
<u>Lot Size (Per Development)</u>	<u>§§ 102, 121.1</u>	<u>P(2)</u>
* * * *		

* * * *

(2) ~~[Note deleted.]~~ C for 5,000 square feet and above if located within the Priority Equity Geographies Special Use District established under Section 249.97.

* * * *

SEC. 711. NC-2 – SMALL-SCALE NEIGHBORHOOD COMMERCIAL DISTRICT.

Table 711. SMALL-SCALE NEIGHBORHOOD COMMERCIAL DISTRICT NC-2

ZONING CONTROL TABLE

		NC-2
Zoning Category	§ References	Controls

BUILDING STANDARDS		
* * * *		
Miscellaneous		
<i>Lot Size (Per Development)</i> <u>Lot Size (Per Development)</u>	§§ 102, 121.1 <u>§§ 102, 121.1</u>	<i>P up to 9,999 square feet; C 10,000 square feet and above</i> <u>P(2)</u>
* * * *		

* * * *

(2) ~~[Note deleted.]~~ C for 10,000 square feet and above if located within the Priority Equity Geographies Special Use District established under Section 249.97.

* * * *

SEC. 713. NC-S – NEIGHBORHOOD COMMERCIAL SHOPPING CENTER DISTRICT.

* * * *

**Table 713. NEIGHBORHOOD COMMERCIAL SHOPPING CENTER DISTRICT
NC-S**

ZONING CONTROL TABLE

		NC-S
Zoning Category	§ References	Controls
BUILDING STANDARDS		
Massing and Setbacks		

Height and Bulk Limits.	§§ 102, 105, 106, 250–252, 253.3 , 260, 261.1, 270, 271. See also Height and Bulk District Maps	Varies, but generally 40-X. <i>Lakeshore Plaza SUD requires C for buildings above 26 feet (1).</i> See Height and Bulk Map Sheets HT02-05, HT07, and HT10-13 for more information. Height sculpting required on Alleys per § 261.1.
* * * *		

SEC. 714. BROADWAY NEIGHBORHOOD COMMERCIAL DISTRICT.

* * * *

**Table 714. BROADWAY NEIGHBORHOOD COMMERCIAL
DISTRICT
ZONING CONTROL TABLE**

		Broadway NCD
Zoning Category	§ References	Controls
BUILDING STANDARDS		
Massing and Setbacks		
Height and Bulk Limits.	§§ 102, 105, 106, 250–252, 253.1 , 260, 261.1, 270, 271. See also Height and Bulk District Maps	40-X and 65-A. In 65-A Districts, P up to 40 ft., C 40 to 65 feet See Height and Bulk Map Sheet HT01 for more

		information. Height sculpting required on Alleys per § 261.1.
* * * *		

SEC. 722. NORTH BEACH NEIGHBORHOOD COMMERCIAL DISTRICT.

* * * *

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

		North Beach NCD
Zoning Category	§ References	Controls
BUILDING STANDARDS		
* * * *		
Miscellaneous		
Lot Size (Per Development)	§§ 102, 121.1	P up to 2,499 square feet; C 2,500 square feet and above ⁽¹⁶⁾

* * * *

(15) P where existing use is any Automotive Use.

(16) C for 2,500 square feet and above if located within the Priority Equity Geographies Special Use District established under Section 249.97.

SEC. 723. POLK STREET NEIGHBORHOOD COMMERCIAL DISTRICT.

* * * *

Table 723. POLK STREET NEIGHBORHOOD COMMERCIAL DISTRICT

ZONING CONTROL TABLE

		Polk Street NCD
Zoning Category	§ References	Controls
BUILDING STANDARDS		
* * * *		
Miscellaneous		
Lot Size (Per Development)	§§ 102, 121.1	P up to 2,499 square feet ; C 2,500 square feet and above <u>(12)</u>

* * * *

(11) P where existing use is any Automotive Use.

(12) C for 2,500 square feet and above if located within the Priority Equity Geographies Special Use District established under Section 249.97.

SEC. 750. NCT-1 – NEIGHBORHOOD COMMERCIAL TRANSIT CLUSTER DISTRICT.

* * * *

Table 750. NEIGHBORHOOD COMMERCIAL TRANSIT CLUSTER DISTRICT NCT-1

ZONING CONTROL TABLE

		NCT-1
Zoning Category	§ References	Controls
BUILDING STANDARDS		
* * * *		
Miscellaneous		

Lot Size (Per Development)	§§ 102, 121.1	P up to 4,999 square feet; C 5,000 square feet and above <u>(12)</u>
----------------------------	---------------	--

* * * *

(11) P where existing use is any Automotive Use.

(12) C for 5,000 square feet and above if located within the Priority Equity Geographies Special Use District established under Section 249.97.

SEC. 754. MISSION STREET NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT.

* * * *

Table 754. MISSION STREET NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT

ZONING CONTROL TABLE

		Mission Street NCT
Zoning Category	§ References	Controls
BUILDING STANDARDS		
Massing and Setbacks		
Height and Bulk Limits.	§§ 102, 105, 106, 250–252, 253.4 , 260, 261.1, 270, 271. See also Height and Bulk District Maps	Varies. See Height and Bulk Map Sheet HT07 for more information. <i>Buildings above 65 feet require C.</i> Height sculpting required on Alleys per § 261.1.

* * * *

SEC. 810. CHINATOWN COMMUNITY BUSINESS DISTRICT.

* * * *

Table 810

CHINATOWN COMMUNITY BUSINESS DISTRICT ZONING CONTROL TABLE

		Chinatown Community Business District
Zoning Category	§ References	Controls
BUILDING STANDARDS		
* * * *		
Miscellaneous		
<i>Lot Size (Per Development)</i>	<i>§ 121.3</i>	<i>P up to 5,000 sq. ft.; C 5,001 sq. ft. & above (1)</i>
<u>Lot Size (Per Development)</u>	<u>§ 121.3</u>	<u>P up to 5,000 sq. ft.; C 5,001 sq. ft. & above (1)</u>
* * * *		

SEC. 811. CHINATOWN VISITOR RETAIL DISTRICT.

* * * *

Table 811

CHINATOWN VISITOR RETAIL DISTRICT ZONING CONTROL TABLE

		Chinatown Visitor Retail District
Zoning Category	§ References	Controls
BUILDING STANDARDS		

* * * *		
Miscellaneous		
<i>Lot Size (Per Development)</i>	<i>§ 121.3</i>	<i>P up to 5,000 sq. ft.; C 5,001 sq. ft. & above</i>
<u>Lot Size (Per Development)</u>	<u>§ 121.3</u>	<u>P up to 5,000 sq. ft.; C 5,001 sq. ft. & above</u>
* * * *		

SEC. 812. CHINATOWN RESIDENTIAL NEIGHBORHOOD COMMERCIAL DISTRICT.

* * * *

Table 812

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

		Chinatown Residential Neighborhood Commercial District
Zoning Category	§ References	Controls
BUILDING STANDARDS		
* * * *		
Miscellaneous		
<i>Lot Size (Per Development)</i>	<i>§ 121.3</i>	<i>P up to 5,000 sq. ft.; C 5,001 sq. ft. & above</i>
<u>Lot Size (Per Development)</u>	<u>§ 121.3</u>	<u>P up to 5,000 sq. ft.; C 5,001 sq. ft. & above</u>

<u>Lot Size (Per</u>		
<u>Development)</u>		
* * * *		

Section 4. Amendment to Specific Zoning Control Tables. Zoning Controls Tables 714, 715, 716, 717, 718, 719, 724, 725, 727, 728, 729, 730, 742, and 756 are hereby amended identically to the amendment of Zoning Control Table 710 in Section 3 of this ordinance, to remove the zoning control under Miscellaneous, Lot Size (Per Development) as follows:

* * * *

ZONING CONTROL TABLE

Zoning Category	§ References	Controls
BUILDING STANDARDS		
* * * *		
Miscellaneous		
<i>Lot Size (Per Development)</i>	§§ 102, 121.1	P up to 4,999 square feet; C 5,000 square feet and above
* * * *		

Section 5. Amendment to Specific Zoning Control Tables. Zoning Controls Tables ~~712, 720, 721, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 743, 744, 745, 751, 752, 753, 754, 755, 757, and~~ 758, ~~759, 760, 761, 762, and 764~~ are hereby amended

identically to the amendment of Zoning Control Table 711 in Section 3 of this ordinance, to remove the zoning control under Miscellaneous, Lot Size (Per Development), as follows:

* * * *

ZONING CONTROL TABLE

Zoning Category	§ References	Controls
BUILDING STANDARDS		
* * * *		
Miscellaneous		
<i>Lot Size (Per Development)</i>	<i>§§ 102, 121.1</i>	<i>P up to 9,999 square feet; C 10,000 square feet and above</i>
* * * *		

Section 6. Amendment to Specific Zoning Control Tables. Zoning Controls Tables 712, 751, 752, 759, 760, and 762 are hereby amended identically to the amendment of Zoning Control Table 711 in Section 3 of this ordinance, to amend the zoning control under Miscellaneous, Lot Size (Per Development) to identify “P” as the zoning control and include the note (“C for 10,000 square feet and above if located within the Priority Equity Geographies Special Use District established under Section 249.97.”), as shown below, provided that the note shall be numbered as appropriate for each table, as follows:

ZONING CONTROL TABLE

Zoning Category	§ References	Controls
BUILDING STANDARDS		

* * * *		
Miscellaneous		
Lot Size (Per Development)	§§ 102, 121.1	P(1)
* * * *		

(1) C for 10,000 square feet and above if located within the Priority Equity Geographies Special Use District established under Section 249.97.

Zoning Control Table	Note #
712	14
751	10
752	11
759	11
760	7
762	10

Section 76. Pursuant to Sections 106 and 302(c) of the Planning Code, Sheets SU01, SU02, SU07, SU08, SU09, SU10, SU11, SU12SU13 of the Zoning Map of the City and County of San Francisco are hereby amended, as follows:

Description of Property	Special Use District Hereby Approved
Area 1 of the SUD is comprised of the following boundaries: Starting at the southwestern corner of the City and County	Priority Equity Geographies Special Use District

1 of San Francisco heading north along the
 2 Pacific Ocean to Sloat Blvd.; Sloat Blvd. to
 3 Skyline Blvd.; Skyline Blvd. to Lake Merced
 4 Blvd.; Lake Merced Blvd. to Middlefield
 5 Dr~~Rd.~~; Middlefield Dr~~Rd.~~ to Eucalyptus Dr.;
 6 Eucalyptus Dr. to 19th Ave.; 19th Ave. south
 7 until the intersection of Cardenas Ave and
 8 Cambon Dr., then flowing Cambon Dr. south
 9 to Felix Ave.; following a straight line from
 10 Felix Ave. to 19th Ave. and then following a
 11 line north to Junipero Serra Blvd.; Junipero
 12 Serra Blvd to Holloway Ave.; Holloway Ave.
 13 to Ashton Ave.; Ashton Ave. to Lake View
 14 Ave.; Lake View Ave. to Capitola Ave.;
 15 Capitola Ave. to Grafton Ave.; Grafton Ave.
 16 to Mt. Vernon Ave.; Mt. Vernon Ave. to
 17 Howth St.; Howth St. to Ocean Ave.; Ocean
 18 Ave. to Alemany Blvd.; the northern most
 19 portion of Alemany Blvd. until Industrial St.;
 20 Industrial St. to Oakdale Ave.; Oakdale Ave.
 21 to Phelps St.; Phelps St. to Jerrold Ave.;
 22 Jerrold Ave. to 3rd St.; 3rd St. to Evans Ave.;
 23 Evans Ave. to Newhall St.; Newhall St. to
 24 Fairfax Ave.; Fairfax Ave. to Keith St.; Keith
 25 St. to Evans Ave.; Evan Ave. to Jennings

1 St.; following Jennings St. in a north easterly
 2 direction to its end and then a straight line to
 3 the shoreline; following the shoreline south
 4 until Arelious Walker Dr.; Arelious Walker Dr.
 5 to Gilman Ave.; Gilman Ave. to Bill Walsh
 6 Way; Bill Walsh Way to Ingerson Ave.;
 7 Ingerson Ave. to Hawes St.; Hawes St. to
 8 Jamestown Ave.; Jamestown Ave. to 3rd.
 9 St.; 3rd St. to Bayshore Blvd.; Bayshore
 10 Blvd. to southernmost boundary of the City
 11 and County of San Francisco. The above
 12 area shall exclude the following area:
 13 Starting at the intersection of Harvard St.
 14 and Burrow St. heading east to Cambridge
 15 St.; Cambridge St. to Felton St.; Felton St. to
 16 Hamilton St.; Hamilton St. to Woolsey St.;
 17 Woolsey St. to Goettingen St.; Goettingen
 18 St. to Mansell St.; Mansell St. to Brussels
 19 St.; Brussels St. to Ward St.; Ward St. to
 20 Ankeny St.; Ankeny St. to Hamilton St.;
 21 Hamilton St. to Mansell St.; Mansell St. to
 22 University St.; University St. to Wayland St.;
 23 Wayland St. to Yale St.; Yale St. to McLaren
 24 Park; a straight line from Yale St. to
 25 Cambridge St.; Cambridge St. to Wayland

1 St.; Wayland St. to Oxford St.; Oxford St. to
2 Bacon St.; Bacon St. to Harvard St.; Harvard
3 St. to Burrows St.

4
5 Area 2 of the SUD is comprised of the
6 following boundaries: Starting on Cesar
7 Chavez St. at the intersection of Valencia
8 Street, heading eastward to ~~Harrison St.;~~
9 ~~Harrison St. to 23rd St.; 23rd St. to Highway~~
10 ~~101; following Highway 101 south to Cesar~~
11 ~~Chaves St.; Cesar Chavez St. to Vermont~~
12 St.; Vermont St. to 26th St.; 26th St. to
13 Connecticut St.; Connecticut St. to 25th St.;
14 25th St. to Highway 280; following Highway
15 280 north to 20th St.; 20th St. to Arkansas
16 St.; Arkansas St. to 22nd St.; 22nd St to the
17 western side of Highway 101; following the
18 western side of Highway 101 north to 17th
19 St.; 17th St. to Vermont St.; Vermont St. to
20 Division St.; Division St. to Townsend St.;
21 Townsend St. to 6th St.; 6th St. to Brannan
22 St.; Brannan St. to 5th St.; 5th St. to
23 Townsend St.; Townsend St. to 3rd St.; 3rd
24 St. to Howard St.; Howard St. to 4th St.; 4th
25 St. to Market St.; Market St. to Drumm St.;

1	Drumm St. to Sacramento St.; Sacramento	
2	St. to Battery St.; Battery St. to Pacific	
3	AveSt.; Pacific AveSt. to Sansome St.;	
4	Sansome St. to Vallejo St.; Vallejo St. to	
5	Kearny St.; Kearny St. to Filbert St.; Filbert	
6	St. to Columbus Ave.; Columbus Ave. to	
7	Mason St.; Mason St. to Washington St.;	
8	Washington St. to Powell St.; Powell St. to	
9	California St.; California St. to Stockton St.;	
10	Stockton St. to Bush St.; Bush St. to Van	
11	Ness Ave.; Van Ness Ave. to O'Farrell	
12	St./Starr King Way; Starr King Way to Geary	
13	Blvd.; Geary Blvd. to Laguna St.; Laguna St.	
14	to Bush St.; Bush St. to Webster St.;	
15	Webster St. to Post St.; Post St. Filmore St.;	
16	Filmore St. to Geary Blvd.; Geary Blvd. to St	
17	Joseph's Ave.; St. Joseph's Ave. to Turk	
18	Blvd.; Turk Blvd. to Scott St.; Scott St. to	
19	McAllister St.; McAllister St. to Steiner St.;	
20	Steiner St. to Fulton St.; Fulton St. to Gough	
21	St.; Gough St. to McAllister St.; Mc Allister	
22	St. to Van Ness Ave.; Van Ness Ave. to	
23	Market St.; Market St. to Dolores St.;	
24	Dolores St. to 17th St.; 17th St. to Valencia	
25	St.; Valencia St. to Cesar Chavez St.	

Area 3 of the SUD is comprised of the following boundaries: Starting on Chestnut St. at the intersection of Columbus Ave, heading eastward to the Embarcadero; The Embarcadero to Taylor St.; Taylor St. to Jefferson St.; Jefferson St. to Leavenworth St.; Leavenworth St. to North Point St.; North Point St. to Columbus AveSt.; Columbus AveSt. to Chestnut St.

Section 87. Article 9 of the Subdivision Code is hereby amended by amending Section 1396.6, to read as follows:

SEC. 1396.6. CONDOMINIUM CONVERSION ASSOCIATED WITH PROJECTS THAT UTILIZE THE RESIDENTIAL DENSITY EXCEPTION IN RH DISTRICTS TO CONSTRUCT NEW DWELLING UNITS PURSUANT TO PLANNING CODE SECTION 207(C)(8).

(a) **Findings.** The findings of Planning Code Section 415.1 concerning the City's inclusionary affordable housing program are incorporated herein by reference and support the basis for charging the fee set forth herein as it relates to the conversion of dwelling units into condominiums.

(b) **Definition.** "Existing Dwelling Unit" shall ~~refer to~~ mean the dwelling unit in existence on a lot at the time of the submittal of an application to construct a new dwelling unit pursuant to Planning Code Section 207(c)(8).

1 (c) Notwithstanding Section 1396.4 of this Code and Ordinance No. 117-13, a
2 subdivider of a one-unit building that has obtained a permit to build one or more new dwelling
3 units by utilizing the exception to residential density in RH districts set forth in Planning Code
4 Section 207(c)(8), which results in two or more dwelling units, and that has signed an affidavit
5 stating the subdivider's intent to reside in one of those resulting dwelling units, or in the
6 Existing Dwelling Unit, for a period of three years after the approval of the Certificate of Final
7 Completion and Occupancy for the new dwelling units, shall (1) be exempt from the annual
8 lottery provisions of Section 1396 of this Code with respect to the dwelling units built as part of
9 the Project Units and (2) be eligible to submit a condominium conversion application for the
10 Existing Dwelling Unit and/or include the Existing Dwelling Unit in a condominium map
11 application for the project approved pursuant to Planning Code Section 207(c)(8).

12 Notwithstanding the foregoing sentence, no property or applicant subject to any of the
13 prohibitions on conversions set forth in Section 1396.2, ~~in particular~~ of this Code, including but
14 not limited to a property with the eviction(s) set forth in Section 1396.2(b), shall be eligible for
15 condominium conversion under this Section 1396.6. Eligible buildings as set forth in this
16 subsection (c) may exercise their option to participate in this program according to the
17 following requirements:

18 (1) The applicant(s) for the subject building seeking to convert dwelling units to
19 condominiums or subdivide dwelling units into condominiums under this subsection shall pay
20 the fee specified in Section 1315 of this Code.

21 (2) In addition to all other provisions of this Section 1396.6, the applicant(s)
22 shall comply with all of the following:

23 (A) The requirements of Subdivision Code Article 9, Sections 1381,
24 1382, 1383, 1386, 1387, 1388, 1389, 1390, 1391(a) and (b), 1392, 1393, 1394, and 1395.

1 (B) The applicant(s) must certify under penalty of perjury that within the
2 60 months preceding the date of the subject application, no tenant resided at the property.

3 (C) The applicant(s) must certify under penalty of perjury that to the
4 extent any tenant vacated their unit after March 31, 2013, and before recordation of the final
5 parcel or subdivision map, such tenant did so voluntarily or if an eviction or eviction notice
6 occurred it was not pursuant to Administrative Code Sections 37.9(a)(8)-(12) and 37.9(a)(14)~~;~~
7 (16). ~~If an eviction has taken place under Sections 37.9(a)(11) or 37.9(a)(14), then the~~

8 ~~applicant(s) shall certify~~ The applicant must also certify under penalty of perjury that to the
9 extent any tenant vacated their unit after March 31, 2013, and before recordation of the final
10 parcel or subdivision map, such tenant did not vacate the unit pursuant to a Buyout
11 Agreement, pursuant to the requirements of Administrative Code Section 37.9E, as it may be
12 amended from time to time, regardless of whether the Buyout Agreement was filed and
13 registered with the Rent Board pursuant to Administrative Code Section 37.9E(h). If a
14 temporary eviction occurred under Sections 37.9(a)(11) or 37.9(a)(14), then the applicant(s)
15 shall certify under penalty of perjury that the original tenant reoccupied the unit after the
16 temporary eviction.

17 (3) If the Department finds that a violation of this Section 1396.6 occurred prior
18 to recordation of the final map or final parcel map, the Department shall disapprove the
19 application or subject map. If the Department finds that a violation of this Section occurred
20 after recordation of the final map or parcel map, the Department shall take such enforcement
21 actions as are available and within its authority to address the violation.

22 (4) This Section 1396.6 shall not prohibit a subdivider who has lawfully
23 exercised the subdivider's rights under Administrative Code Section 37.9(a)(13) from
24 submitting a condominium conversion application under this Section 1396.6.

25 (d) Decisions and Hearing on the Application.

1 (1) The applicant shall obtain a final and effective tentative map or tentative
2 parcel map approval for the condominium subdivision or parcel map within one year of paying
3 the fee specified in subsection (e) of this Section 1396.6. The Director of the Department of
4 Public Works or the Director's designee is authorized to waive the time limits set forth in this
5 subsection (d)(1) as it applies to a particular building due to extenuating or unique
6 circumstances. Such waiver may be granted only after a public hearing and in no case shall
7 the time limit extend beyond two years after submission of the application.

8 (2) No less than 20 days prior to the Department's proposed decision on a
9 tentative map or tentative parcel map, the Department shall publish the addresses of buildings
10 being considered for approval and post such information on its website, post notice that such
11 decision is pending at the affected buildings, and provide written notice of such pending
12 decision to the applicant, all tenants of such buildings, and any member of the public who
13 interested party who has requested such notice. During this time, any interested party may file
14 a written objection to an application and submit information to the Department contesting the
15 eligibility of a building. In addition, the Department may elect to hold a public hearing on said
16 tentative map or tentative parcel map to consider the information presented by the public,
17 other City department, or an applicant. If the Department elects to hold such a hearing it shall
18 post notice of such hearing, including posting notice at the subject building, and provide
19 written notice to the applicant, all tenants of such building, any member of the public who
20 submitted information to the Department, and any interested party who has requested such
21 notice. In the event that an objection to the conversion application is filed in accordance with
22 this subsection (d)(2), and based upon all the facts available to the Department, the
23 Department shall approve, conditionally approve, or disapprove an application and state the
24 reasons in support of that decision.

1 (3) Any map application subject to a Departmental public hearing on the
2 subdivision or a subdivision appeal shall receive a six-month extension on ~~have the time limit~~
3 set forth in subsection (d)(1) of this Section 1396.6 ~~extended for another six months.~~

4 (e) Should the subdivision application be denied or be rejected as untimely in
5 accordance with the dates specified in subsection (d)(1) of this Section 1396.6, or should the
6 tentative subdivision map or tentative parcel map be disapproved, the City shall refund the
7 entirety of the application fee.

8 (f) Conversion of buildings pursuant to this Section 1396.6 shall have no effect on the
9 terms and conditions applicable to such buildings under Section ~~1341A~~, 1385A, or 1396 of
10 this Code.

11
12 Section ~~987~~. Effective Date. This ordinance shall become effective 30 days after
13 enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the
14 ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board
15 of Supervisors overrides the Mayor's veto of the ordinance.

16
17 Section ~~1098~~. Scope of Ordinance. In enacting this ordinance, the Board of
18 Supervisors intends to amend only those words, phrases, paragraphs, subsections, sections,
19 articles, numbers, punctuation marks, charts, diagrams, or any other constituent parts of the
20 Municipal Code that are explicitly shown in this ordinance as additions, deletions, Board
21 amendment additions, and Board amendment deletions in accordance with the "Note" that
22 appears under the official title of the ordinance.

23
24 Section 1140. Clarification of existing law. The amendments to Planning Code Section
25 305.1(g) in Section 3 of this ordinance do not constitute a change in, but are declaratory of,

existing law with regard to the Planning Department's authorization to collect fees for time and materials spent reviewing application materials.

APPROVED AS TO FORM:
DAVID CHIU, City Attorney

By: /s/ Andrea Ruiz-Esquide
ANDREA RUIZ-ESQUIDE
Deputy City Attorney

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REVISED LEGISLATIVE DIGEST
(Amended in Committee – October 2, 2023)

[Planning and Subdivision Codes, Zoning Map - Housing Production]

Ordinance amending the Planning Code to encourage housing production by 1) exempting, under certain conditions, specified housing projects from the notice and review procedures of Section 311 and the Conditional Use requirement of Section 317, in areas outside of Priority Equity Geographies, which are identified in the Housing Element as areas or neighborhoods with a high density of vulnerable populations, and areas outside RH (Residential House) Districts within the Family Housing Opportunity Special Use District; 2) removing the Conditional Use requirement for several types of housing projects, including housing developments on large lots in areas outside the Priority Equity Geographies Special Use District, projects to build to the allowable height limit, projects that build additional units in lower density zoning districts, and senior housing projects that seek to obtain double density, subject to certain exceptions in RH Districts in the Family Housing Opportunity Special Use District; 3) amending rear yard, front setback, lot frontage, minimum lot size, and residential open space requirements in specified districts, subject to certain exceptions in RH Districts in the Family Housing Opportunity Special Use District; 4) allowing additional uses on the ground floor in residential buildings, homeless shelters, and group housing in residential districts, and administrative review of reasonable accommodations; 5) expanding the eligibility for the Housing Opportunities Mean Equity – San Francisco (HOME – SF) program and density exceptions in residential districts; 6) exempting certain affordable housing projects from certain development fees; 7) authorizing the Planning Director to approve State Density Bonus projects, subject to delegation from the Planning Commission; and 8) making conforming amendments to other sections of the Planning Code; amending the Zoning Map to create the Priority Equity Geographies Special Use District; amending the Subdivision Code to update the condominium conversion requirements for projects utilizing residential density exceptions in RH Districts; affirming the Planning Department’s determination under the California Environmental Quality Act; and making public necessity, convenience, and welfare findings under Planning Code, Section 302, and findings of consistency with the General Plan and the eight priority policies of Planning Code, Section 101.1.

Existing Law

The Planning Code sets forth different zoning districts throughout the City, where different uses are permitted, conditionally permitted, or prohibited, and where various controls (such as height, bulk, setbacks, etc.) apply. It also contains permit application, noticing, and hearing requirements, as well as appeal procedures, as applicable, for different permits and entitlements. The Planning Code also contains Special Use Districts (“SUD”), such as the

Family Housing Opportunity SUD, which contain additional use restrictions and development controls (Section 249.94).

The Zoning Map is a component of the Planning Code, and it contains maps and figures that depict zoning regulations spatially, showing how land can be used in areas of San Francisco called "zoning districts" (also known as "zones" or "use districts").

The Subdivision Code provides condominium conversion procedures for projects utilizing the Citywide Fourplex Program (Planning Code Section 207(c)(8)) and the development incentives in the Family Housing Opportunity SUD.

Amendments to Current Law

This ordinance amends the Planning Code to implement a series of process reforms with the goal to encourage housing production. For instance:

- The ordinance creates a new Priority Equity Geographies Special Use District (SUD) and amends the Zoning Map to map that SUD. Priority Equity Geographies are areas that have been identified in the San Francisco Department of Public Health's Community Health Needs Assessment as Areas of Vulnerability.
- The ordinance exempts housing demolition citywide, but outside of Priority Equity Geographies and RH Districts in the Family Housing Opportunity SUD, from the existing Conditional Use (CU) authorization requirement, if conditions regarding notice, tenant protections, unit configuration, and historic buildings are met.
- It exempts expansion and new construction projects from neighborhood notice in areas outside of the Priority Equity Geographies SUD and RH Districts in the Family Housing Opportunity SUD.
- It deletes the Planning Code requirement for a CU authorization for large lot developments in certain zoning districts (usually 10,000 sq. ft. or greater).
- It deletes the CU authorization requirement for projects to exceed a specified height in certain districts, even if the height limit allows for a greater height. By removing the CU requirement, the ordinance allows construction of buildings to the permitted height limit.
- It provides that if the Planning Commission delegates approval authority to the Planning Director, State Density Bonus (SDB) projects can be approved without a Commission hearing, regardless of any other requirements in the Planning Code.
- In certain zoning districts, it allows construction of more units than currently principally permitted in larger lots in residential (RH-1, RH-2, and RH-3) districts, based on the lot area, removing the current CU requirement.
- It deletes the requirement that in order for senior housing projects to take advantage of double density allowances, they must be located within a quarter mile of a mid-sized Neighborhood Commercial District, or obtain a CU authorization.

- It expands development fee waivers to apply to 100% affordable housing projects with units affordable to up to 120% of the Area Medium Income, regardless of the funding source, and to 100% affordable SDB projects.
- It reduces and standardizes rear yard, front setback, lot frontage, and minimum lot size requirements in certain zoning districts.
- It simplifies residential open space requirements.
- It allows additional uses on the ground floor in residential buildings.
- It makes homeless shelters and group housing permitted in residential districts.
- It expands the eligibility for the Housing Opportunities Mean Equity – San Francisco (HOME – SF) program and density exceptions in residential districts, by removing some of the applicability thresholds for each of these programs.
- It allows for administrative review of reasonable accommodations.

Background Information

The ordinance contains findings explaining its intent to implement some of the goals, objectives, policies and implementing programs of the 2022 Housing Element Update.

This ordinance is the result of amendments made on October 2, 2023 at the Land Use and Transportation Committee to the ordinance in Board File No. 230446, version 3. Those amendments:

- Added more conditions for projects outside the Priority Equity Geographies SUD to be exempt from the currently existing conditional use requirement for demolition, such as:
 - A prohibition on tenant buyouts;
 - Notice requirements;
 - The signing of an affidavit;
 - Pre-application meeting;
 - If the project is located in a Residential, House (RH) district, a requirement that the resulting projects meet the unit configuration of Planning Code Section 249.94(c)(4);
 - Expanded restriction on demolition of historic buildings to include any buildings located in an Article 10 historic district; and
 - Project cannot be located in an RH District in the Family Housing Opportunity SUD, unless the terms of that SUD would otherwise provide for a waiver of the conditional use requirement.
- Slightly modified the boundaries of the Priority Equity Geographies;
- Implemented Planning Commission recommendations regarding front setbacks;
- Limited changes regarding large lots and lot mergers to the areas outside the Priority Equity Geographies SUD;
- Restored the conditional use requirement for development of large lots in Chinatown Mixed Use Districts;
- Made minor changes to the findings;

- Made clean-up changes to the reasonable accommodations language;
- Restored the following existing standards in RH Districts in the Family Housing Opportunity SUD:
 - Subdivisions and lot splits
 - Minimum lot width
 - Minimum lot area
 - Conditional use process to create smaller lot in non-RH-1(D) districts
 - Front setback averaging
 - Alternative method of front setback averaging
 - Maximum front setback requirements
 - Basic rear-yard requirements
 - Reduction of basic rear yard requirements
 - Private open space minimum dimensions
 - Dwelling unit exposure for open area or inner courts
 - Residential and group housing density limits
- Restored the conditional use requirement for projects exceeding 40 ft in RH Districts in the Family Housing Opportunity SUD;
- Restored requirement of Section 311 notice for projects in RH Districts in the Family Housing Opportunity SUD, unless the terms of that SUD would otherwise provide for a waiver of Section 311 notice; and
- Amended Subdivision Code to conform tenant protection and notice provisions of condominium conversion process for Citywide Fourplex program (Planning Code Section 207(C)(8) to the condominium conversion process in the Family Housing Opportunity SUD.

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Tel. No. (415) 554-5184
Fax No. (415) 554-5163
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MEMORANDUM

TO: Alondra Esquivel-Garcia, Director, Youth Commission

FROM: John Carroll, Assistant Clerk,
Land Use and Transportation Committee

DATE: October 5, 2023

SUBJECT: LEGISLATIVE MATTER INTRODUCED

The Board of Supervisors' Land Use and Transportation Committee has received the following hearing request, introduced by Supervisor Stefani on September 19, 2023. This item is being referred for comment and recommendation.

File No. 230988

Ordinance amending the Planning Code to require a minimum distance of 600 feet between a Cannabis Retail Use and daycare centers, exempt pending applications from that distance requirement, and establish an 18-month period of discontinuance of a Cannabis Retail Use as abandonment of the business, preventing its restoration except as a new Cannabis Retail Use; and 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.

Please return this cover sheet with the Commission's response to John Carroll, Assistant Clerk, Land Use and Transportation Committee.

RESPONSE FROM YOUTH COMMISSION Date: _____

_____ No Comment
_____ Recommendation Attached

Chairperson, Youth Commission

[Planning Code - Cannabis Retail Uses]

Ordinance amending the Planning Code to require a minimum distance of 600 feet between a Cannabis Retail Use and daycare centers, exempt pending applications from that distance requirement, and establish an 18-month period of discontinuance of a Cannabis Retail Use as abandonment of the business, preventing its restoration except as a new Cannabis Retail Use; and 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.

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. _____ and is incorporated herein by reference. The Board affirms this determination.

(b) On _____, the Planning Commission, in Resolution No. _____, adopted findings that the actions contemplated in this ordinance are consistent, on balance, 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. _____, and is incorporated herein by reference.

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

Section 2. Article 2 of the Planning Code is hereby amended by revising Section 202.2, to read as follows:

SEC. 202.2. LOCATION AND OPERATING CONDITIONS.

(a) **Retail Sales and Service Uses.** The Retail Sales and Service Uses listed below shall be subject to the corresponding conditions:

* * * *

(5) **Cannabis Retail.** A Cannabis Retail establishment must meet all of the following conditions:

(A) A Cannabis Retail establishment must apply for a permit from the Office of Cannabis pursuant to Article 16 of the Police Code prior to submitting an application to the Planning Department.

(B) The following locational restrictions apply:

(i) The parcel containing the Cannabis Retail Use shall not be located within a 600-foot radius of a parcel containing an existing School, public or private,

1 ~~If~~unless a State licensing authority ~~requires~~specifies a different radius, ~~then in which case~~ that
2 different radius shall apply.

3 (ii) The parcel containing the Cannabis Retail Use shall not be located
4 within a 600-foot radius of a parcel containing an existing Daycare Center, as defined in California
5 Business and Professions Code Section 26001, as amended from time to time. This radius shall not
6 apply to a Cannabis Retail establishment which submitted an application to the Office of Cannabis
7 pursuant to Article 16 of the Police Code prior to the effective date of the ordinance in Board File No.
8 _____ , amending this subsection (a)(5). If a State licensing authority requires a different radius,
9 then that different radius shall apply.

10 (iii) ~~In addition,~~ The parcel containing the Cannabis Retail Use
11 shall not be located within a 600-foot radius of a parcel for which a valid permit from the City's
12 Office of Cannabis for a Cannabis Retailer or a Medicinal Cannabis Retailer has been issued,
13 except that a Cannabis Retail Use may be located in the same place of business as one or
14 more other establishments holding valid permits from the City's Office of Cannabis to operate
15 as Cannabis Retailers or Medicinal Cannabis Retailers, where the place of business contains
16 a minimum of 350 square feet per Cannabis Retail or Medical Cannabis Dispensary Use,
17 provided that such locations are permitted by state law.

18 (iv) There shall be no minimum radius from a Cannabis Retail Use
19 to an existing ~~day care center or~~ youth center. ~~If~~unless a State licensing authority ~~requires~~specifies
20 a minimum radius, ~~then in which case~~ that minimum radius shall apply.

21 (C) Cannabis may be consumed or smoked on site pursuant to
22 authorization by the Department of Public Health as applicable.

23 (D) A Cannabis Retail Use which is discontinued for a period of 18 months, or
24 otherwise abandoned, shall not be restored, except as may be permitted or authorized as a new
25 Cannabis Retail Use.

* * * *

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:
DAVID CHIU, City Attorney

By: /s/ HEATHER L. GOODMAN
HEATHER L. GOODMAN
Deputy City Attorney

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LEGISLATIVE DIGEST

[Planning Code - Cannabis Retail Uses]

Ordinance amending the Planning Code to require a minimum distance of 600 feet between a Cannabis Retail Use and daycare centers, exempt pending applications from that distance requirement, and establish an 18-month period of discontinuance of a Cannabis Retail Use as abandonment of the business, preventing its restoration except as a new Cannabis Retail Use; and 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

Existing Law

Existing state law provides that commercial cannabis uses must be located at least 600 feet away from existing kindergarten through twelfth grade ("K-12") schools, daycare centers, and youth centers, unless the California Department of Cannabis or a local jurisdiction specifies a different radius. Planning Code Section 202.2 specifies that Cannabis Retail Uses cannot be located within 600 feet of a K-12 school, another Cannabis Retail Use, or a Medical Cannabis Dispensary. There is no minimum distance between a daycare center or youth center and a Cannabis Retail Use under Planning Code Section 202.2.

State law includes a specific definition for "daycare center" that includes licensed daycare centers but not family daycare homes. The Planning Code includes a definition for "child care center" that is different than the state definition. One key difference is that the Planning Code definition includes small family daycare homes.

Under the Planning Code, if a Cannabis Retail business with a Conditional Use Authorization is closed for three years, the use may be deemed abandoned, which is the standard abandonment period for conditional uses in the Planning Code.

Amendments to Current Law

This ordinance would add a 600-foot required buffer between a Cannabis Retail Use and daycare centers. The new buffer would not apply to businesses that applied for a permit with the Office of Cannabis before the effective date of this ordinance.

A Cannabis Retail Use, whether conditionally authorized or otherwise permitted, would be deemed abandoned if the business is closed for 18 months.

Background Information

Commercial cannabis businesses are heavily regulated at the state level under the California Medicinal and Adult-Use Cannabis Regulation and Safety Act and California Department of Cannabis regulations. Cannabis businesses are also regulated by the City, including under the Planning Code, administered by the Planning Department and Planning Commission, and under Article 16 of the Police Code, administered by the Office of Cannabis.

This ordinance uses the definition of “daycare center” from state law to avoid confusion between the state law and City regulations concerning cannabis. Because this definition of “daycare center” excludes family daycare homes, there would be a buffer around licensed daycare centers but not around family daycare homes.

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Introduction Form

By a Member of the Board of Supervisors or Mayor

Time stamp
or meeting date

I hereby submit the following item for introduction (select only one):

- ☒ 1. For reference to Committee. (An Ordinance, Resolution, Motion or Charter Amendment).
- ☐ 2. Request for next printed agenda Without Reference to Committee.
- ☐ 3. Request for hearing on a subject matter at Committee.
- ☐ 4. Request for letter beginning : "Supervisor inquiries"
- ☐ 5. City Attorney Request.
- ☐ 6. Call File No. from Committee.
- ☐ 7. Budget Analyst request (attached written motion).
- ☐ 8. Substitute Legislation File No.
- ☐ 9. Reactivate File No.
- ☐ 10. Topic submitted for Mayoral Appearance before the BOS on

Please check the appropriate boxes. The proposed legislation should be forwarded to the following:

- ☐ Small Business Commission ☐ Youth Commission ☐ Ethics Commission
- ☐ Planning Commission ☐ Building Inspection Commission

Note: For the Imperative Agenda (a resolution not on the printed agenda), use the Imperative Form.

Sponsor(s):

Stefani

Subject:

Planning Code - Cannabis Retail Uses

The text is listed:

Ordinance amending the Planning Code to require a minimum distance of 600 feet between a Cannabis Retail Use and daycare centers, exempt pending applications from that distance requirement, and establish an 18-month period of discontinuance of a Cannabis Retail Use as abandonment of the business, preventing its restoration except as a new Cannabis Retail Use; and 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.

Signature of Sponsoring Supervisor: /s/ Catherine Stefani

For Clerk's Use Only

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MEMORANDUM

TO: Alondra Esquivel-Garcia, Director, Youth Commission

FROM: Victor Young, Assistant Clerk, *Victor Young*
Rules Committee

DATE: October 10, 2023

SUBJECT: LEGISLATIVE MATTER INTRODUCED

The Board of Supervisors' Rules Committee has received the following Declaration of Policy. This item is being referred for comment and recommendation.

File No. 231017

Hearing to consider the proposed Declaration of Policy submitted by four or more Supervisors to the voters for the March 5, 2024, Election, entitled "Declaration of Policy urging the San Francisco Unified School District (SFUSD) to offer Algebra 1 to students by the eighth grade, and supporting the SFUSD in its efforts to develop its math curriculum for students at all grade levels."

File No. 231019

Motion ordering submitted to the voters at an election to be held on March 5, 2024, a Declaration of Policy urging the San Francisco Unified School District (SFUSD) to offer Algebra 1 to students by the eighth grade, and supporting the SFUSD in its efforts to develop its math curriculum for students at all grade levels.

Please return this cover sheet with the Commission's response to Victor Young, Assistant Clerk, Rules Committee (victor.young@sfgov.org).

RESPONSE FROM YOUTH COMMISSION

Date: _____

_____ No Comment

_____ Recommendation Attached

Chairperson, Youth Commission



City and County of San Francisco

Master Report

City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4689

File Number: 231017	File Type: Hearing	Status: Pending Committee Action
Enacted:	Effective:	
Version: 1	In Control: Rules Committee	
File Name: Hearing - Declaration of Policy - Eighth Grade Algebra and SFUSD Math Curriculum Development	Date Introduced: 09/26/2023	
Requester:	Cost:	Final Action:
Comment:	Title: Hearing to consider the proposed Declaration of Policy submitted by four or more Supervisors to the voters for the March 5, 2024, Election, entitled "Declaration of Policy urging the San Francisco Unified School District (SFUSD) to offer Algebra 1 to students by the eighth grade, and supporting the SFUSD in its efforts to develop its math curriculum for students at all grade levels."	
		Sponsors: Engardio; Safai, Melgar, Stefani and Dorsey

History of Legislative File 231017

Ver	Acting Body	Date	Action	Sent To	Due Date	Result
1	President	09/26/2023	RECEIVED AND ASSIGNED	Rules Committee		

SAN FRANCISCO
FILED

RECEIVED
BOARD OF SUPERVISORS
SAN FRANCISCO

SAN FRANCISCO
FILED

2023 SEP 26 PM 4: 02

2023 SEP 26 PM 4: 08

2023 SEP 26 PM 2: 15

DEPARTMENT OF ELECTIONS

BY Submittal Form DEPARTMENT OF ELECTIONS

**For Proposed Initiative Measure(s)
Prior to Submittal to the Department of Elections**

by 4 or more Supervisors or the Mayor

I, hereby submit the following proposed initiative measure(s) for hearing before the Board of Supervisors' Rules Committee prior to the submittal of the proposed initiative measure to the Department of Elections (per Proposition C, November 2007).

This matter is for the **March 5, 2024** Election.

Sponsor(s): Supervisor Joel P. Engardio, Supervisor Ahsha Safai, Supervisor Myrna Melgar,
Supervisor Catherine Stefani, Supervisor Matt Dorsey *yes*

Subject: Declaration of Policy - Eighth Grade Algebra and SFUSD Math Curriculum

The text is listed below or attached:

(See attached.)

Supervisor Joel Engardio: _____

Supervisor Ahsha Safai: _____

Supervisor Myrna Melgar: _____

Supervisor Catherine Stefani: _____

Supervisor Matt Dorsey: _____

(Clerk of the Board's Time Stamp)

**PROPOSED INITIATIVE DECLARATION OF POLICY
TO BE SUBMITTED BY FOUR OR MORE SUPERVISORS
TO THE VOTERS AT THE MARCH 5, 2024 ELECTION.**

[Under Charter Section 2.113(b), this measure must be submitted to the Board of Supervisors and filed with the Department of Elections no less than *45 days prior* to deadline for submission of such initiatives to the Department of Elections set in Municipal Elections Code Section 300(b).]

[Declaration of Policy - Eighth Grade Algebra and SFUSD Math Curriculum Development]

Declaration of Policy declaring it official policy of the City and County of San Francisco to urge the San Francisco Unified School District (SFUSD) to offer Algebra 1 to students by the eighth grade, and to support the SFUSD in its efforts to develop its math curriculum for students at all grade levels.

The People of the City and County of San Francisco hereby declare:

It shall be the official policy of the City and County of San Francisco to urge the San Francisco Unified School District (SFUSD) to offer Algebra 1 to students by the eighth grade. It shall also be the official policy of the City and County of San Francisco to support the SFUSD in:

- developing a coherent math curriculum for elementary and middle school students rooted in educational excellence;
- ensuring that math instruction is student-centered so that students who are struggling get the help they need, and students who are ready for more, can explore their potential;

- building a first-rate math curriculum and instruction team that is committed to serving students in a challenging, engaging, student-centered, culturally-responsive, and differentiated way;
- providing a range of educational options to ensure that elementary and middle school students have access to courses that would qualify them for science, technology, engineering, and math majors at colleges in the University of California and California State University systems;
- promoting targeted approaches to math education and career guidance for girls to address the historic underrepresentation of women in certain science, technology, engineering, and math fields;
- providing support and guidance to educators so they may be successful in their efforts to encourage and support students' desire to learn algebra; and
- meaningfully addressing the California Legislature's findings in the California Mathematics Placement Act of 2015 (SB 359), that 1) all pupils, regardless of race, ethnicity, gender, or socioeconomic background, deserve an equal chance to advance in mathematics; 2) with the shift towards implementation of the Common Core State Standards for Mathematics, it is particularly important for all pupils to have access to high-quality mathematics programs that meet the goals and expectations of these standards; and 3) it is crucial for educators and guidance personnel to advise pupils and parents on the importance of accurate mathematics course placement and its impact on future college eligibility so pupils may take each course in the mathematics course sequence.

SUBMITTED.


Joel Engardio
Member, Board of Supervisors

Date: 9-26-23


Ahsha Safar
Member, Board of Supervisors

Date: 9/26/23


Myrna Melgar
Member, Board of Supervisors

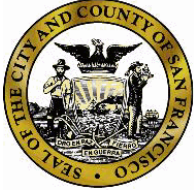
Date: 9/26/23


Catherine Stefani
Member, Board of Supervisors

Date: 9/26/23


Matt Dorsey
Member, Board of Supervisors

Date: 9/26/23



City and County of San Francisco

Master Report

City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4689

File Number: 231019 **File Type:** Motion **Status:** Pending Committee Action

Enacted: **Effective:**

Version: 1 **In Control:** Rules Committee

File Name: Declaration of Policy - Eighth Grade Algebra and SFUSD Math Curriculum Development **Date Introduced:** 09/26/2023

Requester: **Cost:** **Final Action:**

Comment: **Title:** Motion ordering submitted to the voters at an election to be held on March 5, 2024, a Declaration of Policy urging the San Francisco Unified School District (SFUSD) to offer Algebra 1 to students by the eighth grade, and supporting the SFUSD in its efforts to develop its math curriculum for students at all grade levels.

Sponsors: Engardio; Safai, Melgar, Stefani and Dorsey

History of Legislative File 231019

Ver	Acting Body	Date	Action	Sent To	Due Date	Result
1	President	09/26/2023	RECEIVED AND ASSIGNED	Rules Committee		

[Declaration of Policy - Eighth Grade Algebra and SFUSD Math Curriculum Development]

Motion ordering submitted to the voters at an election to be held on March 5, 2024, a Declaration of Policy urging the San Francisco Unified School District (SFUSD) to offer Algebra 1 to students by the eighth grade, and supporting the SFUSD in its efforts to develop its math curriculum for students at all grade levels.

MOVED, That the Board of Supervisors hereby submits the following declaration of policy to the voters of the City and County of San Francisco, at an election to be held on March 5, 2024.

Declaration of Policy declaring it the official policy of the City and County of San Francisco to urge the San Francisco Unified School District (SFUSD) to offer Algebra 1 to students by the eighth grade, and to support the SFUSD in its efforts to develop its math curriculum for students at all grade levels.

The People of the City and County of San Francisco hereby declare:

It shall be the official policy of the City and County of San Francisco to urge the San Francisco Unified School District (SFUSD) to offer Algebra 1 to students by the eighth grade. It shall also be the official policy of the City and County of San Francisco to support the SFUSD in:

- developing a coherent math curriculum for elementary and middle school students rooted in educational excellence;

- 1 • ensuring that math instruction is student-centered so that students who are
2 struggling get the help they need, and students who are ready for more, can explore
3 their potential;
- 4 • building a first-rate math curriculum and instruction team that is committed to
5 serving students in a challenging, engaging, student-centered, culturally-
6 responsive, and differentiated way;
- 7 • providing a range of educational options to ensure that elementary and middle
8 school students have access to courses that would qualify them for science,
9 technology, engineering, and math majors at colleges in the University of California
10 and California State University systems;
- 11 • promoting targeted approaches to math education and career guidance for girls to
12 address the historic underrepresentation of women in certain science, technology,
13 engineering, and math fields;
- 14 • providing support and guidance to educators so they may be successful in their
15 efforts to encourage and support students' desire to learn algebra; and
- 16 • meaningfully addressing the California Legislature's findings in the California
17 Mathematics Placement Act of 2015 (SB 359), that 1) all pupils, regardless of race,
18 ethnicity, gender, or socioeconomic background, deserve an equal chance to
19 advance in mathematics; 2) with the shift towards implementation of the Common
20 Core State Standards for Mathematics, it is particularly important for all pupils to
21 have access to high-quality mathematics programs that meet the goals and
22 expectations of these standards; and 3) it is crucial for educators and guidance
23 personnel to advise pupils and parents on the importance of accurate mathematics
24 course placement and its impact on future college eligibility so pupils may take each
25 course in the mathematics course sequence.

Introduction Form

(by a Member of the Board of Supervisors or the Mayor)

I hereby submit the following item for introduction (select only one):

- ☒ 1. For reference to Committee (Ordinance, Resolution, Motion or Charter Amendment)
- ☐ 2. Request for next printed agenda (For Adoption Without Committee Reference)
(Routine, non-controversial and/or commendatory matters only)
- ☐ 3. Request for Hearing on a subject matter at Committee
- ☐ 4. Request for Letter beginning with "Supervisor [] inquires..."
- ☐ 5. City Attorney Request
- ☐ 6. Call File No. [] from Committee.
- ☐ 7. Budget and Legislative Analyst Request (attached written Motion)
- ☐ 8. Substitute Legislation File No. []
- ☐ 9. Reactivate File No. []
- ☐ 10. Topic submitted for Mayoral Appearance before the Board on []

The proposed legislation should be forwarded to the following (please check all appropriate boxes):

- ☐ Small Business Commission ☐ Youth Commission ☐ Ethics Commission
- ☐ Planning Commission ☐ Building Inspection Commission ☐ Human Resources Department

General Plan Referral sent to the Planning Department (proposed legislation subject to Charter 4.105 & Admin 2A.53):

- ☐ Yes ☐ No

(Note: For Imperative Agenda items (a Resolution not on the printed agenda), use the Imperative Agenda Form.)

Sponsor(s):

Engardio; Safaí, Melgar, Stefani, Dorsey

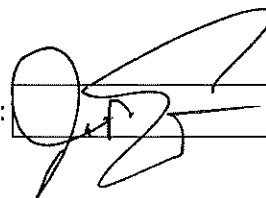
Subject:

[Declaration of Policy - Eighth Grade Algebra and SFUSD Math Curriculum Development]

Long Title or text listed:

Motion ordering submitted to the voters at an election to be held on March 5, 2024, a Declaration of Policy urging the San Francisco Unified School District (SFUSD) to offer Algebra 1 to students by the eighth grade, and supporting the SFUSD in its efforts to develop its math curriculum for students at all grade levels.

Signature of Sponsoring Supervisor:



From: [Bell, Tita \(BOS\)](#)
To: [BOS Legislation, \(BOS\)](#)
Cc: [Carrillo, Lila \(BOS\)](#); [Low, Jen \(BOS\)](#); [Logan, Sam \(BOS\)](#); [Tam, Madison \(BOS\)](#)
Subject: Introduction - [Declaration of Policy - Eighth Grade Algebra and SFUSD Math Curriculum Development]
Date: Tuesday, September 26, 2023 2:52:11 PM
Attachments: [FINAL Algebra - Motion.DOCX](#)
[Introduction Form - Algebra 9-26-23.pdf](#)

Dear clerks,

Attached for introduction is the **Declaration of Policy - Eighth Grade Algebra and SFUSD Math Curriculum Development**.

I am copying staff from the offices of Supervisors Safai, Melgar, Stefani and Dorsey to confirm co-sponsorship.

Thank you,
Tita

Tita Bell

Chief of Staff
Office of Supervisor Joel Engardio
415-554-7460

From: [Low, Jen \(BOS\)](#)
To: [Bell, Tita \(BOS\)](#); [BOS Legislation. \(BOS\)](#)
Cc: [Carrillo, Lila \(BOS\)](#); [Logan, Sam \(BOS\)](#); [Tam, Madison \(BOS\)](#)
Subject: Re: Introduction - [Declaration of Policy - Eighth Grade Algebra and SFUSD Math Curriculum Development]
Date: Tuesday, September 26, 2023 2:52:45 PM

Confirming co-sponsorship for Supervisor Melgar.

Thank you,

Jen

From: Bell, Tita (BOS) <Tita.Bell@sfgov.org>
Sent: Tuesday, September 26, 2023 2:52 PM
To: BOS Legislation, (BOS) <bos.legislation@sfgov.org>
Cc: Carrillo, Lila (BOS) <lila.carrillo@sfgov.org>; Low, Jen (BOS) <jen.low@sfgov.org>; Logan, Sam (BOS) <sam.logan@sfgov.org>; Tam, Madison (BOS) <madison.r.tam@sfgov.org>
Subject: Introduction - [Declaration of Policy - Eighth Grade Algebra and SFUSD Math Curriculum Development]

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Thank you,
Tita

Tita Bell
Chief of Staff
Office of Supervisor Joel Engardio
415-554-7460

From: [Tam, Madison \(BOS\)](#)
To: [Low, Jen \(BOS\)](#); [Bell, Tita \(BOS\)](#); [BOS Legislation, \(BOS\)](#)
Cc: [Carrillo, Lila \(BOS\)](#); [Logan, Sam \(BOS\)](#)
Subject: RE: Introduction - [Declaration of Policy - Eighth Grade Algebra and SFUSD Math Curriculum Development]
Date: Tuesday, September 26, 2023 2:53:13 PM

Confirming for Supervisor Dorsey.

Madison Tam 譚詩薇

Legislative Aide

Office of Supervisor Matt Dorsey, District 6

Madison.r.tam@sfgov.org | (415) 554-7973

From: Low, Jen (BOS) <jen.low@sfgov.org>
Sent: Tuesday, September 26, 2023 2:53 PM
To: Bell, Tita (BOS) <Tita.Bell@sfgov.org>; BOS Legislation, (BOS) <bos.legislation@sfgov.org>
Cc: Carrillo, Lila (BOS) <lila.carrillo@sfgov.org>; Logan, Sam (BOS) <sam.logan@sfgov.org>; Tam, Madison (BOS) <madison.r.tam@sfgov.org>
Subject: Re: Introduction - [Declaration of Policy - Eighth Grade Algebra and SFUSD Math Curriculum Development]

Confirming co-sponsorship for Supervisor Melgar.

Thank you,

Jen

From: Bell, Tita (BOS) <Tita.Bell@sfgov.org>
Sent: Tuesday, September 26, 2023 2:52 PM
To: BOS Legislation, (BOS) <bos.legislation@sfgov.org>
Cc: Carrillo, Lila (BOS) <lila.carrillo@sfgov.org>; Low, Jen (BOS) <jen.low@sfgov.org>; Logan, Sam (BOS) <sam.logan@sfgov.org>; Tam, Madison (BOS) <madison.r.tam@sfgov.org>
Subject: Introduction - [Declaration of Policy - Eighth Grade Algebra and SFUSD Math Curriculum Development]

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Thank you,
Tita

Tita Bell

Chief of Staff

Office of Supervisor Joel Engardio

415-554-7460

From: [Carrillo, Lila \(BOS\)](#)
To: [Bell, Tita \(BOS\)](#); [BOS Legislation. \(BOS\)](#)
Cc: [Safai, Ahsha \(BOS\)](#)
Subject: RE: Introduction - [Declaration of Policy - Eighth Grade Algebra and SFUSD Math Curriculum Development]
Date: Tuesday, September 26, 2023 3:01:07 PM

Confirming for Supervisor Safai.

Lila Carrillo, Legislative Aide
Supervisor Ahsha Safai, District 11
San Francisco Board of Supervisors
Office: 415.554.6975

Working from unceded Ohlone Territory

From: Bell, Tita (BOS) <Tita.Bell@sfgov.org>
Sent: Tuesday, September 26, 2023 2:52 PM
To: BOS Legislation, (BOS) <bos.legislation@sfgov.org>
Cc: Carrillo, Lila (BOS) <lila.carrillo@sfgov.org>; Low, Jen (BOS) <jen.low@sfgov.org>; Logan, Sam (BOS) <sam.logan@sfgov.org>; Tam, Madison (BOS) <madison.r.tam@sfgov.org>
Subject: Introduction - [Declaration of Policy - Eighth Grade Algebra and SFUSD Math Curriculum Development]

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Thank you,
Tita

Tita Bell
Chief of Staff
Office of Supervisor Joel Engardio
415-554-7460

From: [Logan, Sam \(BOS\)](#)
To: [Bell, Tita \(BOS\)](#); [BOS Legislation. \(BOS\)](#)
Cc: [Stefani, Catherine \(BOS\)](#)
Subject: RE: Introduction - [Declaration of Policy - Eighth Grade Algebra and SFUSD Math Curriculum Development]
Date: Wednesday, September 27, 2023 9:00:38 AM

Confirming co-sponsorship from Supervisor Stefani's office.

Thank you Tita!

Sincerely,

Sam Logan | Legislative Aide
Office of Supervisor Catherine Stefani
San Francisco Board of Supervisors, District 2
City Hall, Room 273
(415) 554-7752
www.sfbos.org/Stefani
[Sign Up for the District 2 Newsletter](#)
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From: Bell, Tita (BOS) <Tita.Bell@sfgov.org>
Sent: Tuesday, September 26, 2023 2:52 PM
To: BOS Legislation, (BOS) <bos.legislation@sfgov.org>
Cc: Carrillo, Lila (BOS) <lila.carrillo@sfgov.org>; Low, Jen (BOS) <jen.low@sfgov.org>; Logan, Sam (BOS) <sam.logan@sfgov.org>; Tam, Madison (BOS) <madison.r.tam@sfgov.org>
Subject: Introduction - [Declaration of Policy - Eighth Grade Algebra and SFUSD Math Curriculum Development]

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Thank you,
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Chief of Staff
Office of Supervisor Joel Engardio
415-554-7460