



City and County of San Francisco YOUTH COMMISSION

MINUTES

**Monday, October 16, 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, Isabella T. Perez, Aryelle Lampkins, Joselyn Marroquin.

Absent: Valentina Alioto-Pier (excused).

Tardy: None.

The San Francisco Youth Commission met in-person with remote access, and provided public comment through teleconferencing, on October 16, 2023, with Chair Barker Plummer presiding.

1. Call to Order and Roll Call for Attendance

Chair Barker Plummer called the meeting to order at 5:15pm.

On the call of the roll:



Roll Call Attendance: 16 present, 1 absent.

Chloe Wong present
Allister Adair present
Kelly Wu present
Linda Ye present
Helen Cisneros present
Gabbie Listana present
Jason Fong present
Galicia Stack Lozano present
Skylar Dang present
Adrianna Faagau-Noa present
Imaan Ansari present
Valentina Alioto-Pier absent
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.

Officer Adair, seconded by Commissioner Stack Lozano, motioned to excuse Commissioner Alioto-Pier. No discussion. No public comment. The motion was carried by the following voice vote:

Voice Vote: 16 ayes, 1 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 absent
Isabella T. Perez aye



Arryelle Lampkins aye
Joselyn Marroquin aye
Téa Lonné Amir aye
Ewan Barker Plummer aye

Action: Commissioner Alioto-Pier's absence excused.

2. Communications

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

3. Approval of Agenda (Action Item)

Vice Chair Listana, seconded by Commissioner Dang, motioned to approve the October 16, 2023 full Youth Commission meeting agenda, with Item 6C and Item 8A being tabled indefinitely due to no presenters for those items. No discussion. No public comment. The motion was carried by the following voice vote:

Voice Vote: 16 ayes, 1 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 absent
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. October 2, 2023 (Packet Materials)

Commissioner Perez, seconded by Officer Wu, motioned to approve the October 2, 2023 full Youth Commission meeting minutes. No discussion. No public comment. The motion was carried by the following voice vote:

Voice Vote: 16 ayes, 1 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 absent
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. Human Trafficking Month/Teen Dating AV Month Joint Event
- i. Presenter: Taylor Stommel, Youth Domestic Violence Prevention Coordinator at Black Women Revolt Domestic Violence

Taylor Stommel spoke and presented information regarding human trafficking, teen relationships and dating, domestic violence, creating a safety plan, their youth advisory council, and their upcoming events.



Commissioner Ye, seconded by Officer Lonné Amir, motioned to co-host a future event in February 2024 and moved for the Youth Commission to recognize February 2024 as Teen Dating Violence Awareness Month. No discussion. No public comment. The motion carried by the following voice vote:

Voice Vote: 16 ayes, 1 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 absent
Isabella T. Perez aye
Arryelle Lampkins aye
Joselyn Marroquin aye
Téa Lonné Amir aye
Ewan Barker Plummer aye

Action: the Youth Commission voted to co-host a future event in February 2024 for teen dating and violence awareness with the Black Women Revolt Domestic Violence organization, as well as recognized February 2024 as Teen Dating Violence Awareness Month (TDVAM).

- b. Board and Commissions Event with iGNiTE National
 - i. Presenter: Alondra Esquivel Garcia, Director at SF Youth Commission

Director Garcia spoke about the iGNiTE National event on November 2nd, 2023, 5:30pm-6:30pm, which focuses on empowering women and non-binary people to run for office and get civically involved. Female and non-binary identifying Youth Commissioners are encouraged to attend and speak on their experiences on the Youth Commission.



Commissioner Ye asked what the Youth Commission would have to commit to, to ensure that they can support the event adequately, to which Director Garcia said they would just have to vote in support and post about it on social media.

Commissioner Perez, seconded by Commissioner Dang, motioned to co-host and support the Board and Commissions Event with iGNiTE National. The motion carried by the following voice vote:

Voice Vote: 16 ayes, 1 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 absent
Isabella T. Perez aye
Arryelle Lampkins aye
Joselyn Marroquin aye
Téa Lonné Amir aye
Ewan Barker Plummer aye

Action: Board and Commissions Event with iGNiTE National approved to co-host.

~~c. Self Defence Event with SHARP~~

~~i. Presenter: Joy Zhan, Youth Development Specialists at SF Youth Commission~~

Item 6C was tabled indefinitely during the approval of the agenda, due to the lack of response to staff's emails about presenting.

7. Legislations (discussion and action item)

- a. 2324-AL-01 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] (Second Reading)

- i. Presenter: Chair Barker Plummer Legislative Affairs Officer Adair, and Vice Chair Listana

Commissioner Adair said he made very minor wording and grammatical changes to the language. Chair Barker Plummer thanked the advocates and the Youth Commissioners who took part in helping make this resolution happen, especially regarding the topic of traffic safety.

Officer Wu, seconded by Commissioner Wong, motioned to pass Youth Commission Resolution 2324-AL-01. No discussion. No public comment. The motion carried by the following roll call vote:

Roll Call Vote: 16 ayes, 1 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 absent
Isabella T. Perez aye
Arryelle Lampkins aye
Joselyn Marroquin aye
Téa Lonné Amir aye
Ewan Barker Plummer aye

Action: YC Resolution 2324-AL-01 approved.

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.~~

Item 8A was tabled indefinitely due to continued changes to the legislation at the Board of Supervisors meeting last week.

- b. BOS File 230988 - [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.

Officer Wu said that it's very important that they continue to support youth being physically distant from the sale and use of drugs. Chair Barker Plummer said he supports this as well and appreciates Supervisor Stefani's work on the issue, which would basically just include preschools in the protection of cannabis dispensaries being required to be a certain distance from any K-12 school site.

Officer Wu, seconded by Officer Lonné Amir, motioned to support BOS File 230988. No public comment. The motion carried by the following roll call vote:

Roll Call Vote: 16 ayes, 1 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 absent
Isabella T. Perez aye
Arryelle Lampkins aye
Joselyn Marroquin aye
Téa Lonné Amir aye
Ewan Barker Plummer aye

Action: BOS File 230988 passes with support.



Chair Barker Plummer called for a recess at 5:55pm until 6:10pm, since the speaker for the next item was not yet present. Chair Barker Plummer called the meeting back to order at 6:11pm.

- c. BOS File 231019 - [Declaration of Policy - Eighth Grade Algebra and SFUSD Math Curriculum Development] Motion ordering submitted to the voters at an election to be held March 5, 2024, a Declaration of Policy urging the San Francisco Unified School District to offer Algebra 1 to students by the eighth grade, and supporting the SFUSD in its efforts to develop its math curriculum for student at all grade levels.
- d. BOS File 231017 - [Hearing - Declaration of Policy - Eighth Grade Algebra and SFUSD Math Curriculum Development] 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 to offer Algebra 1 to students by the eighth grade, and supporting the SFUSD in its efforts to develop its math curriculum for student at all grade levels.

Chief of Staff Tita Bell from Supervisor Engardio's office explained the legislation that was referred to the Youth Commission. Bell spoke on BOS File 231019 and BOS File 231017, and mentioned that there have been other ballot measures that have guided SFUSD in their policies in the past.

Commissioner Ye thanked Bell for their presentation and said that all students should have access to an equitable education. Ye asked how they plan on supporting students who aren't ready to take Algebra 1, to which Bell said that there still is the option for students to take math when they are ready, but not require them to take Algebra 1 if they're not ready.

Commissioner Dang asked if they plan on implementing Algebra 1 in all middle since there are currently classes that don't have enough teachers to teach those courses at every middle school, to which Bell said that she cannot answer those logistical questions since the school district dictates the hiring of teachers and implementation of policy change.

Officer Adair asked what mechanisms the City has if the Board of Supervisors approves this to actually implement it into SFUSD's policies, to which Bell said that this type of legislative policy is very rare. She added that this policy would be non-binding and is a declaration of policy, and can't necessarily commit to any type of enforcement for this policy.



Commissioner Stack Lozano asked how it would work to increase students' involvement in STEM courses, to which Bell said that Supervisor Melgar insisted on including language about SFUSD STEM students having more access to higher classes.

Commissioner Faagau-Noa asked if private middle schools in San Francisco currently offer Algebra 1, to which Bell said that yes they currently do.

Director Garcia asked where the state curriculum stands or could encourage SFUSD to do, to which Bell said that she is working with the SFUSD Superintendent to implement a standard state curriculum.

Officer Fong asked what changes the BOS would need to make if SFUSD agrees to implement Algebra 1 in middle school, like if the district needs more funding, to which Bell says that they can't say at this time since it's not currently passed, but they will be willing to bring that conversation up if the voters decide to approve the measure in November 2024. Fong asked if the legislation does not work as intended if they have a back-up policy, to which Bell said that Supervisor Egnardio believes that this is the best policy to move forward at this time.

Commissioner Perez asked why this policy was implemented and revoked in the past, to which Bell said that the SFUSD Board of Education decided in 2014 to only limit Algebra 1 to high school students in hopes that it would increase student outcomes in math, which has not been the case.

Vice Chair Listana asked what support there would be for students if Algebra 1 is again implemented, to which Bell repeated that she cannot speak on behalf of what the SFUSD Board of Education or Superintendent decides to implement.

Commissioner Marroquin asked who the District 4 Office would be working with to implement the committee to oversee the process of implementation for these courses, to which Bell said that the SFUSD Superintendent is currently working on it.

Officer Lonné Amir asked what the scale would be if SFUSD implements Algebra 1, to which Bell said that all of these questions are great questions for SFUSD.

Commissioner Dang asked what the timeline is for this resolution, especially considering that SFUSD teachers have moved closer to a potential strike, to which Bell said that this issue is separate from the teacher's union moving



towards a strike but that both of these issues are very important. The D4 Office is going to be on November 13th, and that any further actions would take place in the following weeks.

Director Garcia asked how the impacts of the COVID-19 pandemic are being implemented into the strategy and reasoning of this measure, to which Bell said that they're seeing a lot of research and data, and the information is compelling enough to move forward with the measure.

Chair Barker Plummer said that he believes leadership is about admitting when a decision was wrong, and that there is a lack of that in politics. He believes and supports this policy, and thanked the Supervisors who have moved to put this legislation on the ballot.

Chair Barker Plummer, seconded by Commissioner Ye, motioned to support BOS File 231019 and BOS File 231017, along with the questions attached. No discussion. No public comment. The motion carried by the following roll call vote:

Roll Call Vote: 16 ayes, 1 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 absent
Isabella T. Perez aye
Arryelle Lampkins aye
Joselyn Marroquin aye
Téa Lonné Amir aye
Ewan Barker Plummer aye

Action: BOS File 231019 and BOS File 231017 passes in support.

9. Committee Reports (discussion item)



a. Executive Committee

i. Legislative Affairs Officers

Officer Adair said that there was no Board of Supervisors meeting last week, but that Commissioners be prepared for any questions for that being on the upcoming full Youth Commission meeting agenda.

Officer Fong said that there was an additional piece of legislation regarding women's working conditions in SFPD, which will be discussed on November 6th.

ii. Communication and Outreach Officers

Officer Lonné Amir said that there was a form that was sent out regarding all of their information, which was due a few days ago. She added that their information will not be posted with the rest of the Youth Commission if they don't submit in time. She added that they'll be continuing to film for videos they're putting together for recruitment and outreach. She added that if there's anything that any Commissioner wants to post on social media, to send all that information to the Comms Officers.

Officer Wu said that they'll be starting Monday Fundays before the first full Youth Commission meetings of each month, and that they'll be taking a picture in the shape of a lightbulb at the end of the meeting.

iii. General Committee Updates

Vice Chair Listana said that the Executive Committee will be looking into the Youth Commission's Bylaws next meeting, and that everyone should be finishing the survey to see if there's interest in creating an LGBTQ+ Task Force again for this term.

No public comment.

10. Staff Report (discussion item)

Director Esquivel Garcia confirmed that the Youth Commission will be participating in the Great Hauntway at the end of the month, went over a procedure recap for what staff does once the Commission approves a resolution or supports legislation referred, and which Commissioners will be present for the November 2023 FYC meetings. Director Garcia also added that these upcoming months are going to be hectic and busy with



BPPs and committee meetings starting and to let staff know if they feel overwhelmed, and mentioned that she submitted data to the Department of the Status of Women on their behalf. She lastly asked Commissioners to fill out a survey on if their schools are teaching them about climate change.

Chair Barker Plummer added that he believes there should be a full Youth Commission meeting for November 20th, since there's going to be a lot of work that will be happening at that time. It was confirmed that only two Commissioners who said they likely would not be there, but are strongly encouraged to let staff know if they'll be there.

Specialist Zhan asked which Commissioners will not be present at the next meeting to make sure they can take a full Youth Commission picture. She will also be inviting Frances Hsieh from the BOS District 1 Office to discuss the City's budget process and timeline, to fully understand what it will look like over the next few months. She is working on putting together a D9 and D11 Student Success Fund events. Lastly, she is working with the Board of Supervisors to put together a Trick-or-Treating event and would love all of the Commissioners to show up to help participate.

Specialist Ochoa spoke about finalizing Monday Fundays for Commissioners to be able to be in community with one another, eat good food, and hold community office hours.

11. Announcements (this includes Community Events)

Officer Lonné Amir said that if any Commissioner is interested in helping out in setting up an event related to technology and young people, to reach out if any Commissioner is interested.

12. Adjournment

There being no further business on the agenda, the full Youth Commission adjourned at 7:03pm.



EVOLVE CALIFORNIA

A Community Organization

Gillian Garaci

WHO WE ARE

- Created to challenge the status quo using grassroots, bottom-up organizing
- on the ground, year-round organizing for education funding
- continuous work on progressive campaigns we support
- main goal of training young people to be successful organizers



WHAT IS PROPOSITION 13?

- passed in 1978 to cap property taxes at 1975 levels—
1% of purchase price
- sold as a way to protect homeowners
 - in reality an anti-tax measure
- Prop. 13 benefits large corporations the most
- we lose \$12 Billion every year from corporations not
paying what they owe
- CA Budget and Policy Center: Corporations pay half
as much of their profits in state taxes as they did a
generation ago



PROP. 13 IN ACTION



YEAR



VALUE



TAXES OWED

1993	\$1 MILLION	\$10,000
2023	\$10 MILLION	\$10,000

SHOULD BE \$100,000! WE LOSE \$90,000 EVERY YEAR!

DISNEY



underpaying \$50 Million in taxes EVERY YEAR

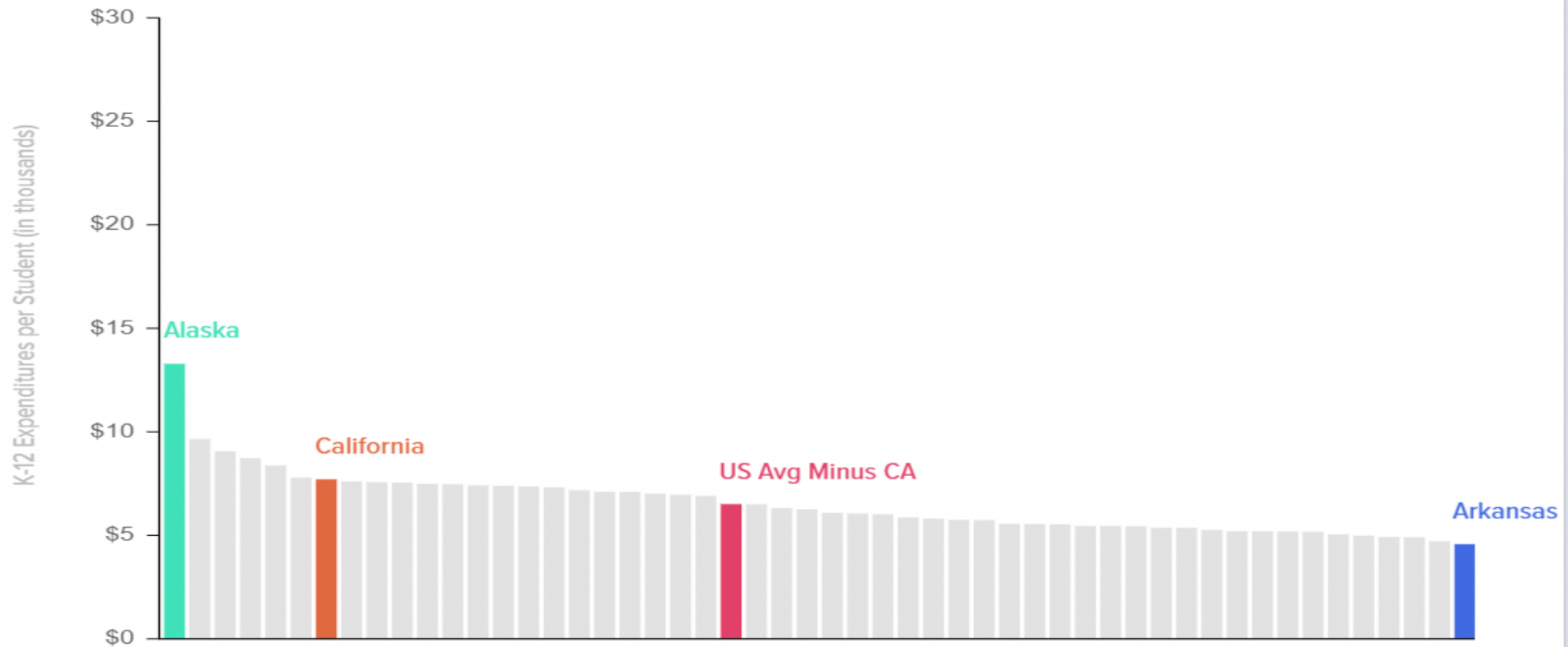


CHEVRON



underpaying \$100 Million in taxes EVERY YEAR
more than doubled their profits from 2021 (\$15.6 BILLION) in 2022 (\$36.5 BILLION)

CALIFORNIA EDUCATION BEFORE PROP. 13



(7th)

K-12 Expenditures per Student (in the thousands)

1977

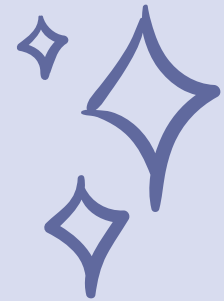
OUR SOLUTION

- make corporations pay what they owe
- 60% of revenue goes to community services
- 40% goes to public school funding
- coalition (made up of labor, community groups) put initiative on the ballot in 2020
- reconvening to lay the groundwork and raise money for a future ballot measure

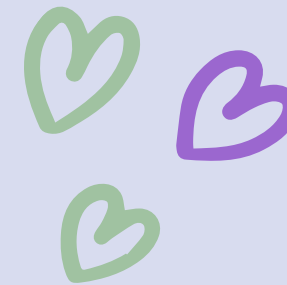


Photo by Brooke Anderson | @movementphotographer

IMMEDIATE ACTION ITEMS



- follow us on social media
- sign up for our mailing list
- watch "First Angry Man" on Kanopy
- ask your Supervisor where they stand
- sign our petition to Gov. Newsom
- tell your parents and friends
- apply for our college internship program



**Follow us on
Instagram!**



**Join our
movement!**



QUESTIONS?



College Internship Application

[Recognition of 2023 Bay Area Youth Climate Summit Organizers]

Resolution recognizing and commending the organizers of the 2023 Bay Area Youth Climate Summit.

WHEREAS, The Bay Area Youth Climate Summit is a youth-led organization which engages young people in the Bay Area in climate justice activism and community organizing; and

WHEREAS, The Bay Area Youth Climate Summit was founded in May of 2020 with its inaugural summit taking place in September of 2020; and

WHEREAS, The Bay Area Youth Climate Summit grew out of the Lick-Wilmerding High School's Environmental Club due to a need for effective activism during the Coronavirus pandemic; and

WHEREAS, The Bay Area Youth Climate Summit has reached over 3,500 youth all over the Bay Area, with over 74 climate related workshops, 18 successful Climate Action Plans (CAP), and 4 Bay Area Climate Summits; and

WHEREAS, The 4th annual Bay Area Youth Climate Summit took place on October 14 2023, at the California Academy of Sciences with hundreds of Bay Area youth in attendance; and therefore be it

RESOLVED, That the San Francisco Youth Commission hereby commends the organizers of the 2023 Bay Area Youth Climate Summit for their positive impact on youth across the Bay Area, as well as future generations of our earth; and be it

FURTHER RESOLVED, That the Chair of the San Francisco Youth Commission is authorized to issue Certificates of Honor to Finn Does, Sophie Merickel, Sophie Eilersen, Ariel Fu-Chen, Vivian Deng, Elise Priesman, Cassidy Chan, Cece Hammond, Ysabel Chu, Edwin Tang, Naomie Chien, Lyla MacRae, Tara Manning, McKinley Greenberg, Royal Ramsay, Emily Pecore, Charlotte Choi, Jasmine Ho, Mayen Thorsen, Ella Tan, Aishani Garg, Timothy Lee, Camille Chu, Caroline Lane, and Juliana McDowell for their organizing work for the 2023 Bay Area Youth Climate Summit.

San Francisco Youth Commission 2022-2023 Bylaws

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I. Name, Authorization & Purpose

A. Name

The Youth Commission (hereinafter called the “Commission”) was established by a 1995 amendment to the Charter of the City and County of San Francisco (SEC 4.122-4.125).

B. Authorization

The Charter provides the Commission with its authorization.

C. Purpose

The Charter mandates that the Commission advise both the Board of Supervisors and the Mayor on issues relating to youth and children, and that the Commission be under the jurisdiction of the Board of Supervisors.

II. Duties, Activities & Time Commitment

A. Duties

In order to fulfill its Charter-mandated purpose, the Youth Commission shall have the following duties:

1. Respond to legislation referred from the Board of Supervisors by providing the Board and the Mayor with written comments and recommendations and by sending commissioners to speak at meetings of the Board of Supervisors, its committees and other relevant City bodies;
2. Adopt resolutions that recommend, encourage or urge the Mayor and the Board of Supervisors to take certain actions;
3. Regularly meet with the elected officials who appointed each commissioner (and/or their aides), so as to develop a relationship with these officials and better advise them on the issues affecting children and youth in San Francisco; and
4. Monitor, research, investigate and analyze the budgets and programs of the various departments of local government that affect the children and youth of San Francisco—and non-governmental (not-for-profit or otherwise) organizations that do the same—and propose a set of budget priorities (at minimum once a year) for policymakers to bear in mind when

developing their budgets for the subsequent fiscal year.

B. Activities

In order to fulfill the above 4 duties, the Commission shall regularly engage in the following three activities:

1. Identify the issues and unmet needs of San Francisco's young people by surveying, questioning and developing relationships with young people themselves and adults who work with youth at recreation centers, social service organizations, after school programs, religious institutions, and any other kind of community-based organization that has youth members or serves youth in some way; and
2. Read, research, discuss and analyze statistics, reports, surveys, news articles and any other kind of data relating to young people in San Francisco, the United States, and beyond.
3. Engage in direct outreach and relationship building with youth populations from fraternal orders, service clubs, associations, churches, businesses, schools, and youth-based community organizations, to promote the Youth Commission and develop mutually-supportive relationships.

C. Time Commitment

1. Each Commissioner shall devote at least 15 hours per month to work on the Commission. Commission staff shall assist Commissioners in tracking and achieving their goals and commitments on the eCommission.
2. The time commitment requirement is greater for Commissioners elected by their colleagues to be officers, as per "Article V—Officer Positions," below.

III. Membership & Meetings

A. Membership

The membership of the Youth Commission shall be determined by SEC 4.123 (a) of the Charter:

"The Commission shall consist of seventeen (17) voting members, each of whom shall be between the ages of 12 and 23 years old at the time of appointment. Each member of the Board of Supervisors and the Mayor shall appoint one member to the Commission. The Mayor shall appoint five (5) members from

PROPOSED AMENDMENTS 11/6/2023 MEETING

underrepresented communities to ensure that the Commission represents the diversity of the City. Commission members shall serve at the pleasure of their appointing authorities.”

B. Regular Meetings & Mid Year Retreat

In order to conduct its business, the Commission shall regularly meet on the first and third Mondays of every month from September through July, unless this falls on a holiday, in which case the Commission shall meet on the day following that holiday (i.e., the following Tuesday). The commission may additionally opt to schedule meetings during the month of August. Regular meetings shall be in room 416 of City Hall unless otherwise noted on the Youth Commission website (www.sfgov.org/yc).

Exceptions include January (in which the Commission shall have a regular meeting on the first Monday of the month and then hold a special Mid Year Retreat in January at a location to be determined).

For the purposes of attendance (see Article IV—Attendance, below) the Mid-Year Retreat constitutes a regular meeting.

C. Special Meetings

Under the Brown Act, the Chair, or a majority of the Commission have the power to call a special meeting of the Commission. In addition, the Executive Committee shall also have the power to call a special meeting of the Commission, if a ~~minimum of three~~ majority of Executive Committee members ~~vote~~opt to do so. Commissioners/the Chair may call for this special meeting either via a motion at a Full Youth Commission meeting, or in writing to all Commissioners. For a special meeting, an agenda and 72 hours notice to the public must be provided, and all Meeting Procedures and Rules of Order below apply.

For the purposes of attendance (see Article IV, Section A, Attendance, below) all special meetings constitute a regular meeting.

D. Meeting Procedures and Rules of Order

The following rules hereby govern the Commission’s quorum and voting procedure at Youth Commission meetings:

1. Quorum shall consist of a majority of the Commission’s 17 members (i.e., 9 commissioners).

2. Quorum is needed to begin a Commission meeting and to pass any motion, unless otherwise noted.
3. Abstentions are only permitted if there is a clear conflict of interest or if the particular motion refers to a matter a Commissioner would not be in position to be knowledgeable of (e.g., the approval of minutes from a meeting they did not attend).

In general, the Youth Commission shall conduct its meetings by employing the parliamentary procedure known as Rosenberg's Rules of Order.

E. Meeting Agendas & Minutes

Any commissioner and all members of the public are encouraged to request that items be added to the agenda. The Executive Committee (see Article V) shall meet the Wednesday prior to each Youth Commission meeting in order to approve the agenda for each upcoming meeting. Ultimately, the Executive Committee has the authority to determine the Commission's agenda. If the Executive Committee does not meet the week before a regularly scheduled Commission meeting, the Chairperson shall have the power to determine the agenda of the upcoming Commission meeting.

Agendas shall be posted (on the Commission's website, in front of room 416, and sent to the San Francisco Public Library) no less than 72 hours before each meeting and draft minutes shall be posted no more than two business days after the conclusion of the meeting in question.

IV. Attendance, Resignation & Leaves of Absence

A. Attendance

The Commission's attendance policy will be as follows. According to SEC 4.123 (c) of the Charter:

1. "Any member whom the Commission certifies to have missed three regularly scheduled meetings of the Commission in any six month period without prior authorization of the Commission shall be deemed to have resigned from the Commission effective on the date of the written certification from the Commission."
2. "Missing" a meeting means any of the following: being absent at a meeting; exiting a meeting any time before a meeting is adjourned, without returning.

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3. A Youth Commissioner arriving after the roll call and quorum is called, will be marked tardy. Every two tardies will be equated to one unexcused absence.
4. To authorize an absence, a Youth Commissioner must inform Commission staff and the Chair as early as possible of their upcoming absence, at least 72 hours in advance of the full Youth Commission meeting. At the beginning of each full commission meeting, during the call to order and roll call for attendance, the Chair may invite motions to authorize the absence of an absent commissioner who provided sufficient advance notice. The full Commission shall have the authority to authorize an upcoming absence by simple majority vote. The Commission shall not have the power to authorize more than 3 absences per member per term. If an absence is not authorized by the Commission, that absence hereby counts as a “missed” meeting.
5. The Commission shall have the ultimate authority on authorizing/not authorizing absences. To have a fair and consistent policy which respects all Youth Commissioners, staff, and those who the Youth Commission represents, the following should be used as guiding principles:
 - a) Youth Commissioners requesting an excused absence should do so as far in advance of the meeting they will be absent from as possible, at least 72 hours in advance. Only in extreme circumstances (e.g. medical or family emergency) should there be an exception.
 - b) Youth Commissioners should only be excused for mandatory responsibilities.
 - c) All mandatory cultural and/or religious responsibilities should be respected and excused equally.
 - d) Youth Commissioners requesting an excused absence should have the responsibility of providing a reason for their absence to Commissioners and staff.

B. Parental Leave Policy

1. Administrative Code Chapter 67B authorizes members of the Youth Commission to take parental leave in certain circumstances. The terms of the parental leave policy are set forth in Administrative Code Section

67B.1. That section is incorporated by reference into these bylaws. Staff shall provide a copy of Section 67B.1 to each member of the Youth Commission when the member assumes office. Any member who intends to take parental leave under this policy must inform staff and the Chair of the Youth Commission in writing. To the extent feasible, the member's written notice shall state the beginning and end dates of the leave and whether the member intends to participate in Youth Commission meetings remotely during the leave. The notice is not binding on the member and does not limit the member's rights under the parental leave policy, but rather is intended to aid staff and the Chair in planning the work and the meetings of the Youth Commission while the member is on parental leave.

C. Resignation

After a Commissioner has been found to have missed 3 meetings, Commission staff shall prepare ~~a written resignation form~~ a letter to the Commission informing them of the Bylaws violation to be voted on by the full Commission at the next full Commission meeting. The Commissioner shall have an opportunity to account for their absences prior to the Commission's vote to certify a resignation. Only by supermajority vote shall the full Commission have the power to not certify such a Commissioner's resignation.

D. Committee Attendance

1. Each committee has the authority to approve absences and ask a committee member to resign if in violation of the attendance policy. Attendance within committees is to follow the same regulations as that of the full commission meetings. Specifically, the Commissioner in question shall be subject to resignation from their respective committee, but not the Commission as a whole. However, when a member of the executive committee is subject to resignation, the full Youth Commission will have the authority to hold elections for that vacant seat;
2. If a Commissioner is removed from their committee for any reason, and they no longer sit on any standing issue committee, they must join another committee to fulfill their requirements as listed in Article VI, Section A.

E. Leaves of Absence

1. A Commissioner may request a leave of absence, for any reason, of not more than 3 regular Commission meetings, by submitting a written request to the Executive Committee by the Wednesday before a regular Commission meeting. The full Commission shall have the power to consider and grant a leave of absence. Staff will formally inform appointing officers in the event of a commissioner's leave of absence.

2. If an Executive Officer submits a leave of absence and it is approved at a full Youth Commission meeting, a special election shall be held at the next full Youth Commission meeting to fill that officer's role in an interim capacity until the return date listed on their approved leave of absence request.

V. Executive Committee Officer Positions

A. Names & General Purpose of Executive Officers

In order to aid in the conduct, efficiency, productivity and joy of the Commission's work of fulfilling its chartered purpose and duties, the Commission shall have the following elected officers, who together shall constitute the Executive Committee: one Chair, one Vice Chair, two Legislative Affairs Officers, two Communication and Outreach Officers.

These officer positions are not purely celebratory. Being elected to them does not constitute any kind of victory-in-itself. Rather, the purpose of these positions is to aid in the work of the Commission—and not to advance the personal interests, positions and desires of the individuals elected to serve in these positions.

In other words: officers serve the entire Commission—and not the other way around.

B. Executive Officer Positions & Duties

1. The Chair shall:

- a) Facilitate Commission meetings by upholding and enforcing the Commission's Rules of Order and these Bylaws;
- b) Motivate and encourage the active and engaged participation of all commissioners (and members of the public) at meetings by being fair, encouraging, positive and resisting expressing their own opinion on an item until the end of discussion;
- c) Meet with Commission staff weekly to discuss Commission business; ~~iv.~~
- d) Be the spokesperson for the Commission and, with the other officers, co-coordinate community outreach and educational materials, commissioner testimony at legislative hearings, and media and public relations;

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- e) Review the agenda for each Commission meeting with staff and the Vice Chair;
- f) Schedule or cancel Commission meetings;
- g) Have a flexible schedule with free time during the day in order to conduct all of these duties.

2. The Vice Chair shall:

- a) If the Chair is not present, facilitate Commission meetings;

b) Serve as acting Chair when the Chair is unable to fulfill the role;

- c) Facilitate Executive Committee meetings;
- d) Review the agenda for each Commission meeting by meeting with staff and the Chair;
- e) Coordinate Commission forums and Commission presentations at schools, City departments, community agencies, and events with the Communications & Outreach Officers;
- f) Working with the Legislative Affairs Officers, coordinate commissioner and other youth testimony at legislative hearings; and coordinate the approval and presentation of the annual Budget and Policy Priorities;
- g) Shall serve as the Youth Commission's representative on the Our Children, Our Families Council, unless or until another representative is designated by the full commission;.
- h) Shall serve as Parliamentarian to oversee the use of, and any potential amendments to, the Youth Commission's current Bylaws, and ensure that commissioners are in compliance with all YC policies, in collaboration with YC staff.

3. The (2) Legislative Affairs Officers shall:

- a) Serve as the points of contact to receive, monitor, and report pending legislation at the Board of Supervisors to the Commission;

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- b) Monitor Board of Supervisors' agendas and hearing schedules for pending legislation;
- c) Confer with committee chairs regarding pending legislation that could be referred to the full Commission for comment and recommendation and determine whether the legislation should be considered separately and beforehand by the appropriate Youth Commission committee;
- d) Work with Youth Commission staff to ensure commissioners build relationships with the Board of Supervisors and Mayor by meeting with offices about upcoming legislation and ongoing Youth Commission policy work;
- e) Work with Youth Commission staff to regularly check in with fellow commissioners to make sure commissioners are meeting with their appointing officers regarding pending legislation;
- f) Support Commissioners by assisting in the drafting and revising of youth sponsored action legislation;
- g) Solicit interest and participation of Commissioners in giving testimony at public hearings; and
- h) Attend Board of Supervisors meetings, if possible.

4. The (2) Communication & Outreach shall:

- a) Develop an annual outreach plan for the Commission and present the plan for approval to the Commission with staff, and coordinate assignment of responsibility;
- b) Regularly check in and support committees in the development and implantation of their outreach goals;
- c) Help acquire information, identify potential opportunities to collaborate and/or network, and engage peers at each community, government or other event in which the Commission (as a full body or as a committee) is involved.
- d) Ensure that commissioners are attending meetings with youth and other community members each month;

- e) Outreach for Board of Supervisors~~BOS~~ hearings agendized according to requests made by the Youth Commission pursuant to Board Rule 2.12.1, the Youth Voice Scheduling Rule;
- f) Coordinate Commission forums and Commission presentations at schools, City departments, community agencies, and events with the Vice Chair;
- g) With staff, help maintain a strategic, professional, and active presence on the Youth Commission's social media platforms;_

C. Executive Officer Time Commitments, Accountability and Removal

1. Election to any of the above-named five officer positions requires a Commissioner to devote at minimum 2 more hours a week to work on the Youth Commission on top of the 15 hour per month commitment required of all other commissioners, except for the position of Chair, who shall be required to devote at minimum 3 more hours;
2. In order for Executive Officers to be accountable to the entire Commission, the Executive Committee shall prepare a brief report of its activities to be shared at each regular Commission meeting. Commissioners are encouraged to ask questions and refer to these Bylaws in order to keep officers accountable for their work;
3. Any Executive Officer may be removed from any position at any full Commission meeting by a supermajority vote of the Commission, provided that the item has been duly noticed. However, if an Executive Officer has an approved leave of absence, the full Commission may elect an interim Commissioner to serve in their role until the leave of absence is over and the officer returns;
4. No Commissioner shall serve in more than one Executive Officer position at a time, and no executive officer can simultaneously hold a role as a chair of an issue-based committee.

D. Executive Officer Elections

1. The election of Executive Officers shall be conducted at the first Commission meeting of the term as follows: Commissioners may nominate themselves or another Commissioner for any officer position. Commissioners nominated by others are allowed to decline nominations.

2. After all the nominations are made, each Commissioner who has accepted a nomination of the position-in-question will have two minutes to share a statement regarding why they would like to be elected to said position.
3. After each Commissioner has made this statement of up to two minutes, their colleagues may ask questions (of up to 60 seconds each) of each Commissioner running for executive office, who will have up to 60 seconds to respond. Each Commissioner is limited to one question of each candidate for executive office.
4. After the question-and-answer session has concluded, by roll call vote, officers shall be elected. If no candidate attains nine votes, the candidate with the lowest number of votes shall be eliminated and there will be another roll call vote. This process shall repeat itself until each officer position is filled.

VI. Standing Issue-Based Committees

A. General Purpose & Membership of Committees

1. Committees exist in order to aid in the conduct, efficiency, productivity and joy of the Commission's work of fulfilling its Charter-mandated purpose and duties. The Commission shall have an Executive Committee and standing issue-based committees formed on the basis of the respective interests and common availability of commissioners;
2. Each commissioner is expected to serve as a regular member of one standing issue-based committee each term and attend all regularly scheduled meetings. Commissioners may additionally choose to be a non-voting member with speaking privileges of additional issue-based committees;
- ~~3. At the beginning of each term, Commissioners shall choose which standing issue-based committee(s) they'd like to join for the year. Committee membership shall be presented for open enrollment and voted on by the second full Commission meeting of the term. Staff shall assist the newly elected Executive Officers with the process of electing Commissioners to these committees.~~
3. Following their election in the first meeting of the full Commission, the Chair, with support from staff and consultation with the Executive

Committee, shall solicit the preferences of Commissioners for which issue-based committee they wish to serve on. The Chair should then present a committee roster proposal to be voted on, by simple majority, at the second full Commission meeting. In the case the roster proposal is rejected, the Chair shall then again create a new proposal to be considered at the next full Commission meeting.

Commissioners are encouraged to include non-Commissioners and interested youth on all Youth Commission committees, task forces, and/or subcommittees. Any youth may apply to serve as a non-voting member through a process determined by the Staff and the full Commission, and must be approved by a majority vote of the body they hope to serve on. Non-voting members shall have full speaking privileges and can suggest items to include on the agenda, but cannot vote on any item on the agenda.

B. Working Groups, Tasks Forces, and Subcommittees

1. Commissioners are able to create Working Groups, Task Forces, and Subcommittees with a simple majority vote (50%+1) at any scheduled full Commission meeting;
2. In the case that a Committee does not have quorum, the present Commissioners may continue forward with having an unofficial working group meeting to have discussion, with or without staff present to clerk or facilitate the meeting.

C. Responsibility, Authority and Meeting Time of Executive Committee

The Executive Committee has the following responsibilities and authorities: approving Commission meeting agendas on the Wednesday before each regularly scheduled Monday full Commission meeting; preparing commissioners for discussion of legislation referred from the Board of Supervisors; regularly discussing and proposing solutions for issues raised by other committee members or individual commissioners; selecting commission representatives to the Our Children, Our Families council; interviewing applicants for youth seats 1 and 2 on the Children, Youth, and Families Oversight and Advisory Committee (OAC), youth seat 6 of the Sugary Drinks Distributor Tax Advisory Committee, and any other specified youth seats that are under the responsibility of the Youth Commission. and advising the full Youth Commission on which applicants to consider recommending to the Mayor; and Commission legislation.

D. Responsibility, Authority, Membership, Chairpersonship and Meeting Time of Standing Issue-Based Committees

1. The Commission's other committees (i.e., non-Executive) are responsible for meeting with City and school district officials, community members, organizations and advocates; for conducting research and investigation; and for developing legislation and policy under their general subject matter jurisdiction.
2. It is encouraged that in addition to Commissioners themselves, Commission committees include other young members (ages 12-23 especially) who are not Commissioners. Commission committees (non-Executive) shall operate according to Section III—Membership and Meetings, (B3) Meeting Procedures and Rules of Order, of these Bylaws. These committees shall establish their own regular meeting date and time.
3. Committees shall elect a Chair and Vice Chair at their first official meeting, following the procedure used for executive officer positions in Section V—Executive Officer Positions & Duties (C);
4. All chairs must attend chair training(s) put forth by Youth Commission staff and will be considered under the same attendance structure as full Youth Commission attendance rules. The Youth Commission Staff shall include the dates for these training(s) in the Youth Commission Meeting Schedule, given in the beginning of the term (unless stated otherwise by staff).
5. The full Youth Commission shall have the power to dissolve and create standing-issue based committees by simple majority vote (50%+1).

E. Special Supercommittees and Youth Commission Participation in Outside Bodies: Our Children, Our Families Council; ~~Youth Employment Committee and the City's Youth Council~~; Youth Justice Committee and the City's Juvenile Justice Coordinating Council.

1. The full Youth Commission, by simple majority vote, has the authority to designate which Youth Commissioner will serve on the City's Our Children, Our Families Council, an advisory body co-led by the Mayor and San Francisco Unified School District (SFUSD) Superintendent that aims to align city, school district, and community efforts to improve outcomes for children, youth, and families. Commissioners holding executive and/or committee officer roles are eligible to serve as the OCOF representative,

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and it is encouraged that the OCOF representative be positioned to inform on the work of all Youth Commission committees. The Vice Chairperson shall serve as the OCOF representative, unless or until another representative is chosen by the full commission.

- ~~2. The Youth Commission's participation in the City's Youth Council, a committee of the Workforce Investment San Francisco Board, shall be determined by the votes and positions taken by the standing issue-based committee tasked with working on youth employment issues.~~
3. The Youth Commission's participation in the City's Juvenile Justice Coordinating Council, a state-mandated local body, shall be determined by a simple majority of the Full Commission ~~the votes and positions taken by the Transformative Justice Committee.~~

F. Recommendation Process for Youth Appointments to Other City Bodies

1. For those bodies for which the Youth Commission reviews applications and makes recommendations on appointments for youth seats, the following process shall be observed. This does not apply in the case of internal appointments and elections of sitting Youth Commissioners to represent the Youth Commission on other bodies.
 - a) When Youth Commission staff are informed of a vacancy for a seat regarding which the Youth Commission is tasked with making an appointment recommendation, staff will notify the Executive Committee.
 - b) When an application for the seat has been released, staff will inform both the Executive Committee and the full Youth Commission of the application deadline and any other relevant information related to the application process during a formal meeting of each of those bodies. This information will also be posted on the Commission's website, ~~and~~ in internal communications, and by public outreach.
 - c) In consultation with staff, the Executive Committee will schedule a review session in a regular Executive Committee meeting, during which the Executive Committee and any other Commissioners present will review applications for the seat. Applications for the seat must close no later than the date of the last full Youth Commission before the review session in the Executive Committee. At the last full Youth Commission before the review session, the Executive Committee and staff will inform the full

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Commission of the date set for the review session. Once applications have closed, staff will forward all applications to all Commissioners for review, and will inform all applicants that, should they be recommended by the Executive Committee, they will be asked to be present at the following full Youth Commission meeting.

- d) At the review session, the Executive Committee shall consider all applications, as well as any comments forwarded to it by other Commissioners. The Executive Committee shall recommend between one (1) and three (3) applicants. Should the Executive Committee fail to make any recommendations, this process will start all over again from subsection (b).
- e) All recommended applicants will be asked to appear at the next full Youth Commission meeting, and shall be informed of this by staff directly following their recommendation by the Executive Committee. The applications of applicants recommended by the Executive Committee, as well as any further materials and reports produced by the Executive Committee, shall be included in the agenda packet for the full Youth Commission agenda on which they appear.
- f) At full Youth Commission, each applicant will be asked to speak on their application for three (3) minutes, followed by five (5) minutes of Commission questions, to be extended at the discretion of the Chair. The Commission will then vote to recommend one (1) applicant to the appointing authority by absolute majority of sworn Commissioners.
- g) Should the full Commission fail to make a recommendation, a full supplementary review session must be scheduled for the next regular full Youth Commission meeting, during which the full Commission will review all applications received for the seat and recommend one (1) applicant to the appointing authority by absolute majority of sworn Commissioners. Applicants will not be asked to appear at this meeting, unless the full Youth Commission votes to the contrary by simple majority of Commissioners present after failing to make a recommendation at the preceding meeting.
- h) Should the full Commission fail to make a recommendation after the supplementary review session in full Commission, this process will start all over again from subsection (b). Alternatively, at any point in this process once applications have closed, the full Commission may vote by absolute majority to affirmatively not make any

recommendation for the seat. Should this happen, staff will immediately inform the appointing authority.

- i) Staff shall maintain communication with applicants to make sure they understand this process.

VII. Commission Core Values & Code of Conduct

A. Commission Core Values

1. The work of the entire Commission is guided by belief in the following core values:
 - a) Bridging the gap between youth and government;
 - b) The best work is done in a manner that is respectful, inclusive and honest;
 - c) A better world for all young people is possible;
 - d) Belief in working towards a world that supports the safety, well being and positive enrichment of all young people;
 - e) Belief in working towards a world where safety and justice, adequate housing, sufficient health care, and superlative education are the right of all young people; and
 - f) Belief in working towards a world that is all inclusive, diverse, loving, and kind.
2. The Commission believes that young people have the knowledge and power necessary to create the world described above, and believes that our role as the voice of young people in San Francisco is to respectfully represent our communities to the best of our abilities.
3. Acknowledging that current systems in place do not serve all of us and by amplifying youth voices and advocating for one another, we as a body can shift conversations and dynamics for how communities can live and thrive.
4. Actively and compassionately unlearning biased, harmful and negative ideologies we've been taught will better help our communities and one another.

B. Commissioner Code of Conduct

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1. Commissioners will exercise mutual respect and professionalism during commission and committee meetings, in the exercise of all City business, and at all times while publicly representing the Commission. This includes maintaining a respectful approach to debate and disagreement, and seeking to proactively resolve conflicts through the exercise of open and respectful feedback.
- ~~2. Each commissioner shall provide the entire commission their undivided attention by distancing themselves from cellular devices. Distancing yourself from cellular devices can include: putting it in your backpack, giving the phone to staff, or doing whatever it takes to keep your attention on the Youth Commission meeting at hand. Those with special accommodations or needs will use their best judgment on cell phone usage during a meeting.~~
- ~~3. This recognizes that cell phones are tools used to communicate/coordinate with parents, mentors, organizations not relating to the YC, friends, other commitments, etc., however, commissioners shall not use their cellular devices when sitting in their official roles. If a commissioner must respond to a message/phone call the commissioner shall step away from their duties, whether it be outside or to the side of the Youth Commission body, tend to their emergency, and after taking care of their emergency the commissioner shall put their phone away and return to their official role. Please refer back to Article IV about how long you can step away from a meeting without it affecting your attendance.~~
- ~~4. This serves to 1. Reinforce Youth Commission core values, to remind commissioners to carry business in a professional, "respectful, inclusive and honest" manner (refer back to Article VII Section A) 2. Supplement a supportive and efficient business climate, and 3. Comply with San Francisco's Charter Section. 4.124 Youth Commission Purpose and Duties "the purpose of the Commission is to collect all information relevant to advising the Board of Supervisors and Mayor on the effects of legislative policies, needs, assessments, priorities, programs, and budgets concerning the children and youth of San Francisco" and therefore the Youth Commission shall dedicate a specific amount of time to fulfill Commissioner duties.~~

VIII. Staff Role, Mission, Vision, and Accountability, Expectations of Commissioners, & Use of Office Resources

A. Staff Role

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1. Commission staff are responsible for assisting the Commissioners in fulfilling their Chartered duties and, in particular, to assure the day-to-day functioning of the Commission. Staff shall also enforce these Bylaws and other adopted Youth Commission policies and procedures.
2. Staff shall support the Commission in the following ways: training Commissioners in the structure of City government, the legislative and budget processes, public speaking and public policy, diversity and difference, and other topics of interest as they arise; assisting in the drafting of legislation and other Commission documents; speaking with or on behalf of the Commission at community and government meetings; assuring compliance with all local, state and federal public meeting and record retention policies; and facilitating the Commission's (and individual Commissioners') relationships with City and school district officials, community organizations and advocates, and other young people. Staff shall, in general, work a 40 hour week.

B. Staff Mission, Vision & Accountability

1. Commission staff believe:
 - a) That the Youth Commission must positively impact the communities of San Francisco by engaging, enabling, and bringing to the forefront of legislative and policy debates the compelling voices of San Francisco's youth; and
 - b) In the presence and active roles of young people in government—locally and beyond; and
 - c) In being truthful and respectful to ourselves, our commissioners, our colleagues in the community and government, and the youth in the many communities of San Francisco.
2. The work of Commission staff is guided by a vision in which staff works to:
 - a) Create and maintain a safe, productive, upbeat and fun space at the Commission in which respectful, supportive, open, and honest relationships amongst Commissioners and Staff can develop, change and thrive; and
 - b) Develop the leadership abilities, communication skills, knowledge of the fundamentals of City government, the budget, legislative processes and parliamentary procedure, and socio-emotional

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intelligence of our Commissioners and other young people, in order to ensure active, effective youth participation in San Francisco City government; and

- c) Collaborate with community members, organizations, and schools; and
- a) Ensure that Commissioners establish working relationships with their appointing officers and their staff, whether that be the Mayor or their District Supervisor; and
- d) Honestly share our insight, history, and vision in order to provide the best possible experience for all Commissioners, while maintaining a commitment to our Commissioners that the institution truly be—with respect to its policy direction and culture—a youth led institution.

3. Commission staff works to be accountable to Commissioners by:

- a) Being forthright, communicative, and direct with Commissioners about our work as staff, including: sharing and explaining what we do during the work day; introducing Commissioners to as many policies, procedures, City departments, organizations, books and individuals as Commissioners would like; and
- b) Being respectful, direct, and communicative with Commissioners about our expectations for their work—including its relative quality, quantity and positive spirit; and
- c) Seeking feedback (both formally and informally) from Commissioners regarding their expectations and opinions of staff work; and
- d) Ensuring collaboration between returning Commissioners and staff to support newly-appointed Commissioners at the beginning of each term.

C. Staff Expectations of Youth Commissioners

- 1. In order to aid in the fulfillment of commissioners' achievement of their chartered duties and individual goals, as well as the meaningful use of staff time and resources, Youth Commission staff expect that commissioners will:

PROPOSED AMENDMENTS 11/6/2023 MEETING

- a) Check email daily and read the weekly internal update weekly;
- b) Reply in a timely manner to communication from Commission staff; weekdays before 6:00 pm, if by phone;
- c) Prepare for meetings by reviewing agendas and supporting documents, and writing down questions and comments;
- d) Remain present and alert during meetings;
- e) Notify staff and colleagues of any upcoming tardies and absences at least 72 hours in advance ~~(by the Wednesday before the week of the absence)~~;
- f) Maintain regular communication with their appointing officials' offices;
- g) Request the support needed from staff to achieve both policy and personal goals;

D. Office Resources

1. The Youth Commission Office, room 345 of City Hall, shall be open, in general, from 10am to 6pm on regular City & County of San Francisco work days. Staff reserves the right to close the office for an hour at lunch, for off-site meetings, and to modify this schedule based on other hours worked by staff.
2. The two non-staff computers and two non-staff phones, along with mailboxes for each of the Commission's 17 members, are available for Commissioners to use only for their official work as Commissioners.
3. For purposes of safety, Commissioners may only use the office if a staff person is present.

IX. Legislation

A. Types of Legislation & Tracking System

1. The Commission shall have three types of legislation: Reports to the Board and Mayor; Action Legislation (which includes Resolutions and Motions); and Resolutions of Commendation.

2. The Commission shall maintain the following format for tracking its legislative work: each document will begin with a shorthand for the current ~~2019-2020~~ fiscal year (i.e., “1920”), followed by a dash (i.e., “—”) followed by the acronym for the three types of legislation (i.e. 1920—RBM), followed by the number that the document is in the line of introduced legislation for that fiscal year (e.g., if the document is the fourth piece of legislation of that type introduced this year, then “4”) followed by another dash (i.e., “—”) and the shortened title of the legislation.

B. Reports to the Board and Mayor (RBM)

1. Reports to the Board and Mayor are official responses to pieces of legislation referred from the Board of Supervisors under Charter SEC 4.124. The substance and content of these Reports are developed through conversation, on the public record, at Commission meetings where the Commission takes a position on a piece of legislation referred. The Legislative Affairs Officers and staff are vested with the authority to type up these Reports and the responsibility to deliver them to the Clerk of the Board, the Board of Supervisors and the Mayor’s Office.
2. Except for extraordinary situations, Reports to the Board shall only be considered once by the Commission before being adopted.

C. Action Legislation (AL)

1. Action Legislation consists of written communications that suggest a change in policy or administrative practice, or formally support a campaign, organization or event. This can take the form of: ~~resolutions, motions, endorsements, policy reports or statements.~~
 - a) Resolutions - Resolutions shall normally be considered twice by the full Commission before being adopted. In extraordinary situations, the Commission may by simple majority vote motion to suspend this rule and take action on a resolution on its first reading.
 - a) Motions - Motions shall consist of endorsements, policy reports, or statements.

b) Resolutions and Motions shall have their individual tracking systems.

2. Resolutions shall normally be considered twice by the full Commission before being adopted. In extraordinary situations, the Commission may by simple majority vote motion to suspend this rule and take action on a resolution on its first reading.

D. Resolutions of Commendation (RC)

1. Resolutions of Commendation officially recognize the work of an individual, organization or an organized effort. Following the passage of a Resolution of Commendation any Commissioner may request staff to prepare a Certificate of Honor for any persons and/or organizations honored in the resolution, to be signed by the Chair on behalf of the Commission.
2. Except for extraordinary situations, Resolutions of Commendation shall only be considered once by the Commission before being adopted.

E. Use of Board of Supervisors Board Rule 2.12.1

1. Pursuant to the Board Rule 2.12.1 (Hearings on Items Referred to the Youth Commission), the Youth Commission may request that a hearing related to an item referred to the Youth Commission be scheduled at a time deemed appropriate for persons 18 years of age and younger. Requests must be submitted promptly after receiving the referred matter, no later than 5 business days prior to the scheduled Board of Supervisors Committee meeting.
2. To initiate the request, staff will collaborate with the Legislative Affairs Officer and with relevant committee chairs and/or the commission chair to determine whether a scheduling request should be made for a particular item. The full youth commission can request for an item to be heard at a youth-friendly hour during their own hearing on legislation referred, provided it is more than 5 days in advance of the scheduled Board of Supervisors committee meeting. To submit the request, Youth Commission staff will initiate a written request to the Chair of the relevant Board of Supervisor committee and the primary sponsors, copying the Clerk of the Board and the relevant Committee Clerk.
3. The invocation of the scheduling request does not disqualify the matter from being heard outside of the requested time frame, and the Youth Commission should prepare to attend and present accordingly during

regularly scheduled meeting times.

4. Before initiating the request, youth commissioners will first deem that the legislation has a significant impact on youth wherein youth input would be vital to the Board's consideration of the matter, and secondly ensure that other youth plan on attending the hearing, if held at a youth-friendly time. If the scheduling request is invoked, youth commissioners will maintain responsibility for conducting further outreach to other youth about the upcoming hearing, with primary responsibility belonging to the Outreach and Media officers.

X. Amendments to Bylaws

- A. The Commission can create, repeal, amend, or reword bylaws with a simple majority vote of the full Commission. Changes made to the bylaws must be placed on the agenda and be noticed according to all applicable public meeting laws.

Amended 09/20/21

Amended 09/19/22

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>	

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

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

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

7
8 **SEC. 121.7. RESTRICTION OF LOT MERGERS IN CERTAIN DISTRICTS AND ON**
9 **PEDESTRIAN-ORIENTED STREETS.**

10 * * * *

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

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

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

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

24 ~~(4)~~ **Mission Street NCT District.** In the Mission Street NCT District, projects
25 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~~ Director 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)	€P, up to one bedroom for every 415 square feet of lot area.	€P, up to one bedroom for every 275 square feet of lot area.
Homeless Shelter	§§ 102, 208	NP	NP	NP	€P	€P
* * * *						

(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

1 * * * *

2
3 ~~(19) During a declared shelter crisis, Homeless Shelters that satisfy the provisions of California~~
4 ~~Government Code Section 8698.4(a)(1) shall be P, principally permitted and may be permanent.~~
5 ~~Otherwise, Homeless Shelter uses are permitted only with Conditional Use authorization and only if~~
6 ~~each such use (a) would operate for no more than four years, and (b) would be owned or leased by,~~
7 ~~operated by, and/or under the management or day to day control of the City and County of San~~
8 ~~Francisco. If such a use is to be located within a building or structure, the building or structure must be~~
9 ~~either (a) preexisting, having been completed and previously occupied by a use other than a Homeless~~
10 ~~Shelter, or (b) temporary. Other than qualifying Homeless Shelters constructed during a declared~~
11 ~~shelter crisis, construction of a permanent structure or building to be used as a Homeless Shelter is not~~
12 ~~permitted.~~

13
14 ~~**SEC. 253. REVIEW OF PROPOSED BUILDINGS AND STRUCTURES EXCEEDING A**~~
15 ~~**HEIGHT OF 40 FEET IN RH DISTRICTS, OR MORE THAN 50 FEET IN RM AND RC**~~
16 ~~**DISTRICTS.**~~

17 ~~(a) Notwithstanding any other provision of this Code to the contrary, in any RH, RM, or RC~~
18 ~~District, established by the use district provisions of Article 2 of this Code, wherever a height limit of~~
19 ~~more than 40 feet in a RH District, or more than 50 feet in a RM or RC District, is prescribed by the~~
20 ~~height and bulk district in which the property is located, any building or structure exceeding 40 feet in~~
21 ~~height in a RH District, or 50 feet in height in a RM or RC District, shall be permitted only upon~~
22 ~~approval by the Planning Commission according to the procedures for conditional use approval in~~
23 ~~Section 303 of this Code; provided, however, that a building over 40 feet in height in a RM or RC~~
24 ~~District with more than 50 feet of street frontage on the front façade is subject to the conditional use~~
25 ~~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.~~

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

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

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

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

* * * *

SEC. 311. PERMIT REVIEW PROCEDURES.

* * * *

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

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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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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[Recognition of 2023 Bay Area Youth Climate Summit Organizers]

Resolution recognizing and commending the organizers of the 2023 Bay Area Youth Climate Summit.

WHEREAS, The Bay Area Youth Climate Summit is a youth-led organization which engages young people in the Bay Area in climate justice activism and community organizing; and

WHEREAS, The Bay Area Youth Climate Summit was founded in May of 2020 with its inaugural summit taking place in September of 2020; and

WHEREAS, The Bay Area Youth Climate Summit grew out of the Lick-Wilmerding High School's Environmental Club due to a need for effective activism during the Coronavirus pandemic; and

WHEREAS, The Bay Area Youth Climate Summit has reached over 3,500 youth all over the Bay Area, with over 74 climate related workshops, 18 successful Climate Action Plans (CAP), and 4 Bay Area Climate Summits; and

WHEREAS, The 4th annual Bay Area Youth Climate Summit took place on October 14 2023, at the California Academy of Sciences with hundreds of Bay Area youth in attendance; and therefore be it

RESOLVED, That the San Francisco Youth Commission hereby commends the organizers of the 2023 Bay Area Youth Climate Summit for their positive impact on youth across the Bay Area, as well as future generations of our earth; and be it

FURTHER RESOLVED, That the Chair of the San Francisco Youth Commission is authorized to issue Certificates of Honor to Finn Does, Sophie Merickel, Sophie Eilersen, Ariel Fu-Chen, Vivian Deng, Elise Priesman, Cassidy Chan, Cece Hammond,

- 1 Ysabel Chu, Edwin Tang, Naomie Chien, Lyla MacRae, Tara Manning, McKinley
- 2 Greenberg, Royal Ramsay, Emily Pecore, Charlotte Choi, Jasmine Ho, Mayen Thorsen,
- 3 Ella Tan, Aishani Garg, Timothy Lee, Camille Chu, Caroline Lane, and Juliana
- 4 McDowell for their organizing work for the 2023 Bay Area Youth Climate Summit.

1 [Motion to Sponsor Event - Self-Defense Class with SHARP]

2
3 **Motion to sponsor event with SHARP on Self-Defense Class event for youth in the City**
4 **and County of San Francisco.**

5
6 WHEREAS, The San Francisco Youth Commission is a chartered body in the City and
7 County of San Francisco implying the voice of youth in government spaces; and

8
9 WHEREAS, SHARP advocates for survivors of sexual harassment and assault, and
10 transforming the systems used to address sexual violence in San Francisco; and

11
12 WHEREAS, SHARP has put together an event where youth can learn more about ways
13 to protect themselves and self-defense tactics; and

14
15 WHEREAS, SHARP has requested for the San Francisco Youth Commission to co-
16 sponsor the self-defense class event to encourage youth to learn about ways to be safe in
17 dangerous situations; and

18
19 WHEREAS, the self-defense event will provide resources and information to youth in the
20 City and County of San Francisco; and therefore be it

21
22 MOVED, That the San Francisco Youth Commission will sponsor the Self-Defense Class
23 event with SHARP.