



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

DATE: November 12, 2008

TO: Members of Board of Supervisors Land Use Committee

FROM: Ken Rich, Sarah Dennis, Claudia Flores, Steve Wertheim,
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RE: Eastern Neighborhoods - Set of Potential Planning Code
Text and Map Changes

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The Board of Supervisors Land Use Committee has indicated they intend to make a set of changes to the Planning Code, Zoning Maps, and Height Maps that were approved on August 7, 2008 by the Planning Commission. These changes were presented to the Land Use Committee on October 29, 2008 and November 5, 2008. The memo below reflects additional changes or clarifications that have been made, per Committee direction, between November 5 and November 12, 2008.

Code Changes

- 1. Land Dedication on Larger Sites in the Urban Mixed Use District (Table 319.4):** Land dedication on larger sites can yield more affordable housing, and more deeply affordable housing, than other inclusionary housing options. Therefore, per the Committee, an incentive was created to encourage land dedication on large sites of at least 30,000 square feet. This incentive reduces the land dedication requirement by 5% for such sites.
- 2. Vertical Land Dedication Alternative in the Urban Mixed Use (UMU) District (319.4(b)(2)(J)):** The land dedication option typically involves subdividing a site and dedicating a portion to the City. However, under certain circumstances, it may make more sense to dedicate "air rights" on that parcel for the development of affordable housing. A change was made to the land dedication option within the Urban Mixed Use District to enable this vertical dedication of land, as long as this dedication is approved ahead of time by the Mayor's Office of Housing.
- 3. Rental Housing Incentive in the Urban Mixed Use District (319.2(g) and 319.4(c)):** Per the Committee, an incentive to develop rental housing in the Urban Mixed Use District has been added to the Code. This incentive enables projects that are comprised entirely of rental housing to receive a 3% reduction in their inclusionary housing requirements. If the rental housing project chooses land dedication and the site is less than 30,000 square feet, then the

project will receive a 5% reduction in their requirements. Because larger sites are already receiving a land dedication incentive (see #1 above), no additional rental incentive has been provided on larger sites.

4. **Dedicated Resources to Acquisition – Rehabilitation of Housing in the Dedicated Affordable Housing Zones (Sec. 327.6(c)(2)(C)):** The proposed Eastern Neighborhoods Program contains two designated affordable housing zones; one in the Mission NCT District, and one in Mixed Use Residential District in SoMa. In these districts, a higher percentage of fees are dedicated towards the development of affordable housing. Per the Committee, the Mayor’s Office has committed to spending the first \$10 million collected collectively between these two zones for the acquisition and rehabilitation of existing housing. Language has been added to Section 327.6 to codify this commitment to prioritizing acquisition and rehabilitation.
5. **Conditional Use for Restricted Integrated PDR Special Use District (Sec. 249.39):** The Committee directed that a special use district be established in the Central Waterfront to require a conditional use permit for any Integrated PDR use in new construction. To more accurately reflect its purpose, the name of the Integrated PDR Special Use District has been changed to the “Restricted Integrated PDR Special Use District.” Additionally, per the Committee, a sole criterion was created for granting of the conditional use: that the project result in twice as much PDR on-site as existed previously. For purposes of this calculation, two square feet of Integrated PDR counts as one square foot of PDR.
6. **Metering of Development (Admin Code Sec. 10.E.7)** At the Committee’s request, staff has drafted an amendment to the Administrative Code that would require the Eastern Neighborhoods Monitoring Report to measure the balance of growth against infrastructure improvements as set forth in the Eastern Neighborhoods Public Benefits Program, and to evaluate the effectiveness of the Plans’ implementation as growth occurs.
7. **Student housing inclusionary requirements (Sec. 315.1(38)):** There has been much discussion regarding the inclusionary housing requirements of student housing. The Committee, working with the Mayor’s Office of Housing, has determined that student housing will need to meet the same inclusionary housing requirements as other kinds of housing.
8. **Projects subject to fees (Sec. 327.3(a)):** It has been the stated intent of the Eastern Neighborhoods Program to charge fees on all new non-residential

construction. However, the language as proposed in this Section could have been interpreted to mean that these fees would not have applied to such projects. Therefore, the language of this Section was revised to more clearly convey this intent.

9. **Moving of Section 309.2 to Section 329:** Per the Committee's direction, Section 309.2 of the Planning Code has been moved to become new Section 329. Accompanying reference changes were made throughout the Code.
10. **Technical change for 30% 3-bedroom option (Sec. 814.04, 840.25, 841.25, 842.25, 843.25):** The Committee already approved a change to allow the development of 30% 3-bedrooms units as an alternative to 40% 2-bedrooms. In creating references to this change, Planning staff got a bit verbose. This technical change tightens the language of these references.

Map Changes

11. **Heights along the Mission NCT:** As part of its final action, expected on November 17, the Committee may wish to modify the height limits in the Mission Street NCT, bringing them generally down to 65 feet or possibly to their existing heights, which vary between 50 feet and 65 feet. In order to be in a position to make that decision on November 17, the Committee would need to include this change in an amendment of the whole today. The block and lots that correspond to the Mission NCT heights, not including parcels that are existing 80 feet or higher, are as follows:

Mission NCT Heights			
BLOCK	LOT	CURRENT HEIGHT	CURRENTLY PROPOSED HEIGHT
3615	031B	40-X	55-X
3615	031C	40-X	55-X
3570	039	50-X	40-X
3575	048	50-X	40-X
3575	049	50-X	40-X
3575	092	50-X	40-X
3595	024	50-X	40-X/85-X
3609	118	50-X	40-X/85-X
3609	119	50-X	40-X/85-X
3554	053	50-X	45-X
3569	028	50-X	45-X

Mission NCT Heights			
BLOCK	LOT	CURRENT HEIGHT	CURRENTLY PROPOSED HEIGHT
3569	087	50-X	45-X
3569	088	50-X	45-X
3569	093	50-X	45-X
3569	094	50-X	45-X
3569	095	50-X	45-X
3569	096	50-X	45-X
3569	097	50-X	45-X
3569	098	50-X	45-X
3569	099	50-X	45-X
3569	100	50-X	45-X
3569	101	50-X	45-X
3569	102	50-X	45-X
3569	103	50-X	45-X
3569	104	50-X	45-X
3569	105	50-X	45-X
3569	106	50-X	45-X
3569	107	50-X	45-X
3569	108	50-X	45-X
3569	109	50-X	45-X
3569	110	50-X	45-X
3569	111	50-X	45-X
3569	112	50-X	45-X
3576	018	50-X	45-X
3576	019	50-X	45-X
3576	020	50-X	45-X
3576	022	50-X	45-X
3589	034	50-X	45-X
3589	035	50-X	45-X
3596	111	50-X	45-X
3616	048	50-X	45-X
3616	059	50-X	45-X
3616	062	50-X	45-X
3616	063	50-X	45-X
3636	050	50-X	45-X
3636	051	50-X	45-X
3636	052	50-X	45-X
3636	053	50-X	45-X
3636	054	50-X	45-X
3636	055	50-X	45-X
3636	056	50-X	45-X
3636	057	50-X	45-X
3636	058	50-X	45-X
3636	059	50-X	45-X
3636	060	50-X	45-X
3636	061	50-X	45-X
3636	062	50-X	45-X
3569	113	50-X	55-X

Mission NCT Heights			
BLOCK	LOT	CURRENT HEIGHT	CURRENTLY PROPOSED HEIGHT
3569	114	50-X	55-X
3569	115	50-X	55-X
3569	116	50-X	55-X
3569	117	50-X	55-X
3569	118	50-X	55-X
3569	119	50-X	55-X
3569	120	50-X	55-X
3569	121	50-X	55-X
3569	122	50-X	55-X
3569	123	50-X	55-X
3569	124	50-X	55-X
3569	125	50-X	55-X
3569	126	50-X	55-X
3569	127	50-X	55-X
3569	128	50-X	55-X
3569	129	50-X	55-X
3569	130	50-X	55-X
3569	131	50-X	55-X
3569	132	50-X	55-X
3569	133	50-X	55-X
3569	136	50-X	55-X
3569	137	50-X	55-X
3569	138	50-X	55-X
3569	139	50-X	55-X
3569	140	50-X	55-X
3569	141	50-X	55-X
3569	142	50-X	55-X
3569	143	50-X	55-X
3569	144	50-X	55-X
3569	145	50-X	55-X
3569	146	50-X	55-X
3569	147	50-X	55-X
3569	148	50-X	55-X
3569	149	50-X	55-X
3569	150	50-X	55-X
3569	151	50-X	55-X
3569	152	50-X	55-X
3569	153	50-X	55-X
3569	154	50-X	55-X
3569	155	50-X	55-X
3569	156	50-X	55-X
3570	016	50-X	55-X
3570	017	50-X	55-X
3570	018	50-X	55-X
3575	044	50-X	55-X
3576	015	50-X	55-X
3576	083	50-X	55-X

Mission NCT Heights			
BLOCK	LOT	CURRENT HEIGHT	CURRENTLY PROPOSED HEIGHT
3576	084	50-X	55-X
3576	086	50-X	55-X
3576	087	50-X	55-X
3576	090	50-X	55-X
3576	092	50-X	55-X
3576	093	50-X	55-X
3576	094	50-X	55-X
3576	095	50-X	55-X
3576	096	50-X	55-X
3576	097	50-X	55-X
3576	098	50-X	55-X
3576	099	50-X	55-X
3576	100	50-X	55-X
3576	101	50-X	55-X
3576	102	50-X	55-X
3576	103	50-X	55-X
3576	104	50-X	55-X
3576	105	50-X	55-X
3576	106	50-X	55-X
3576	107	50-X	55-X
3576	108	50-X	55-X
3576	109	50-X	55-X
3576	110	50-X	55-X
3576	111	50-X	55-X
3576	112	50-X	55-X
3576	117	50-X	55-X
3576	118	50-X	55-X
3576	119	50-X	55-X
3576	120	50-X	55-X
3576	121	50-X	55-X
3576	122	50-X	55-X
3576	123	50-X	55-X
3576	124	50-X	55-X
3576	125	50-X	55-X
3576	126	50-X	55-X
3589	019	50-X	55-X
3589	020	50-X	55-X
3589	021	50-X	55-X
3590	019	50-X	55-X
3590	020	50-X	55-X
3595	018	50-X	55-X
3595	019	50-X	55-X
3595	020	50-X	55-X
3596	109	50-X	55-X
3596	110	50-X	55-X
3596	120	50-X	55-X
3609	016	50-X	55-X

Mission NCT Heights			
BLOCK	LOT	CURRENT HEIGHT	CURRENTLY PROPOSED HEIGHT
3609	017	50-X	55-X
3609	018	50-X	55-X
3609	022	50-X	55-X
3609	023	50-X	55-X
3609	025	50-X	55-X
3609	114	50-X	55-X
3609	115	50-X	55-X
3609	123	50-X	55-X
3609	124	50-X	55-X
3609	125	50-X	55-X
3609	126	50-X	55-X
3609	127	50-X	55-X
3609	128	50-X	55-X
3609	129	50-X	55-X
3609	130	50-X	55-X
3609	131	50-X	55-X
3610	018	50-X	55-X
3615	015	50-X	55-X
3616	009	50-X	55-X
3616	056	50-X	55-X
3616	057	50-X	55-X
3636	013	50-X	55-X
3636	048	50-X	55-X
3642	017	50-X	55-X
3642	018	50-X	55-X
3642	019	50-X	55-X
3642	020	50-X	55-X
3642	021	50-X	55-X
3642	049	50-X	55-X
3643	011	50-X	55-X
3643	012	50-X	55-X
3643	013	50-X	55-X
3643	048	50-X	55-X
3643	049	50-X	55-X
3643	050	50-X	55-X
3643	051	50-X	55-X
6516	023	50-X	55-X
6516	024	50-X	55-X
6516	025	50-X	55-X
6570	001	50-X	55-X
6570	002	50-X	55-X
6570	003	50-X	55-X
6570	004	50-X	55-X
3576	087A	50-X	55-X
3637	019C	50-X	55-X
3637	019D	50-X	55-X
6570	003A	50-X	55-X

Mission NCT Heights			
BLOCK	LOT	CURRENT HEIGHT	CURRENTLY PROPOSED HEIGHT
6570	004A	50-X	55-X
3547	003	50-X	65-X
6569	031	50-X	65-X
6569	031A	50-X	65-X
6569	004	50-X	65-X/85-X
3570	030	50-X	85-X
3595	021	50-X	85-X
3595	025	50-X	85-X
3595	027	50-X	85-X
3595	028	50-X	85-X
3595	029	50-X	85-X
3595	030	50-X	85-X
3595	031	50-X	85-X
3595	049	50-X	85-X
3595	050	50-X	85-X
3595	051	50-X	85-X
3595	052	50-X	85-X
3595	053	50-X	85-X
3595	054	50-X	85-X
3595	055	50-X	85-X
3595	069	50-X	85-X
3595	070	50-X	85-X
3596	001	50-X	85-X
3596	002	50-X	85-X
3596	003	50-X	85-X
3596	004	50-X	85-X
3596	005	50-X	85-X
3596	006	50-X	85-X
3596	007	50-X	85-X
3596	008	50-X	85-X
3596	009	50-X	85-X
3596	010	50-X	85-X
3596	011	50-X	85-X
3596	012	50-X	85-X
3596	014	50-X	85-X
3596	015	50-X	85-X
3596	016	50-X	85-X
3596	019	50-X	85-X
3596	119	50-X	85-X
3609	001	50-X	85-X
3609	002	50-X	85-X
3609	003	50-X	85-X
3609	004	50-X	85-X
3609	005	50-X	85-X
3609	006	50-X	85-X
3609	007	50-X	85-X
3609	014	50-X	85-X

Mission NCT Heights			
BLOCK	LOT	CURRENT HEIGHT	CURRENTLY PROPOSED HEIGHT
3609	015	50-X	85-X
3610	019	50-X	85-X
3610	020	50-X	85-X
3610	021	50-X	85-X
3610	022	50-X	85-X
3610	023	50-X	85-X
3610	024	50-X	85-X
3610	025	50-X	85-X
3610	026	50-X	85-X
3610	027	50-X	85-X
3610	028	50-X	85-X
3610	029	50-X	85-X
6569	001	50-X	85-X
6569	002	50-X	85-X
6569	003	50-X	85-X
6570	005	50-X	85-X
6570	006	50-X	85-X
6570	007	50-X	85-X
6570	013	50-X	85-X
3570	031A	50-X	85-X
3609	006A	50-X	85-X
3575	036	50-X/65-B	40-X/85-X
3637	069	50-X/65-B	40-X/85-X
3547	002	50-X/65-B	45-X/65-X
3589	004	50-X/65-B	45-X/85-X
3589	005	50-X/65-B	45-X/85-X
3616	007	50-X/65-B	45-X/85-X
3616	008	50-X/65-B	45-X/85-X
3576	021	50-X/65-B	85-X
3589	001	50-X/65-B	85-X
3616	061	50-X/65-B	85-X
3548	042	65-B	40-X
3548	036A	65-B	40-X
3548	032	65-B	40-X/65-X
3548	033	65-B	40-X/65-X
3548	035	65-B	40-X/65-X
3548	038	65-B	40-X/65-X
3615	021	65-B	40-X/85-X
6528	022	65-B	40-X/85-X
6528	023	65-B	40-X/85-X
6528	024	65-B	40-X/85-X
6528	025	65-B	40-X/85-X
6528	026	65-B	40-X/85-X
6528	027	65-B	40-X/85-X
6528	028	65-B	40-X/85-X
6528	029	65-B	40-X/85-X
6528	032	65-B	40-X/85-X

Mission NCT Heights			
BLOCK	LOT	CURRENT HEIGHT	CURRENTLY PROPOSED HEIGHT
6528	037	65-B	40-X/85-X
6528	038	65-B	40-X/85-X
6528	039	65-B	40-X/85-X
6528	040	65-B	40-X/85-X
6528	041	65-B	40-X/85-X
6528	042	65-B	40-X/85-X
6528	043	65-B	40-X/85-X
6528	044	65-B	40-X/85-X
6528	045	65-B	40-X/85-X
6528	046	65-B	40-X/85-X
6528	047	65-B	40-X/85-X
6528	048	65-B	40-X/85-X
6528	049	65-B	40-X/85-X
6528	050	65-B	40-X/85-X
6528	051	65-B	40-X/85-X
6528	023A	65-B	40-X/85-X
6528	032A	65-B	40-X/85-X
6529	003	65-B	45-X/85-X
6529	005	65-B	45-X/85-X
6529	006	65-B	45-X/85-X
6529	007	65-B	45-X/85-X
6529	008	65-B	45-X/85-X
6529	009	65-B	45-X/85-X
6529	010	65-B	45-X/85-X
6529	007A	65-B	45-X/85-X
3575	029	65-B	55-X
3615	071	65-B	55-X
3616	058	65-B	55-X
6528	053	65-B	55-X
6529	027	65-B	55-X
6529	028	65-B	55-X
6529	029	65-B	55-X
6529	030	65-B	55-X
6529	031	65-B	55-X
6529	032	65-B	55-X
6529	033	65-B	55-X
3590	020A	65-B	55-X
6529	001	65-B	55-X/85-X
6529	002	65-B	55-X/85-X
6529	002A	65-B	55-X/85-X
3548	036	65-B	65-X
3548	037	65-B	65-X
3547	002A	65-B	65-X
3575	030	65-B	85-X
3575	035	65-B	85-X
3575	037	65-B	85-X
3575	038	65-B	85-X

Mission NCT Heights			
BLOCK	LOT	CURRENT HEIGHT	CURRENTLY PROPOSED HEIGHT
3575	107	65-B	85-X
3575	108	65-B	85-X
3575	109	65-B	85-X
3575	110	65-B	85-X
3575	111	65-B	85-X
3575	112	65-B	85-X
3575	113	65-B	85-X
3575	114	65-B	85-X
3575	115	65-B	85-X
3575	116	65-B	85-X
3576	001	65-B	85-X
3576	002	65-B	85-X
3576	003	65-B	85-X
3576	004	65-B	85-X
3576	006	65-B	85-X
3576	007	65-B	85-X
3576	008	65-B	85-X
3576	009	65-B	85-X
3576	010	65-B	85-X
3576	011	65-B	85-X
3576	012	65-B	85-X
3576	014	65-B	85-X
3589	002	65-B	85-X
3589	006	65-B	85-X
3589	007	65-B	85-X
3589	008	65-B	85-X
3589	011	65-B	85-X
3589	012	65-B	85-X
3589	013	65-B	85-X
3589	014	65-B	85-X
3589	015	65-B	85-X
3589	016	65-B	85-X
3589	018	65-B	85-X
3589	109	65-B	85-X
3590	021	65-B	85-X
3590	022	65-B	85-X
3590	023	65-B	85-X
3590	024	65-B	85-X
3590	025	65-B	85-X
3590	026	65-B	85-X
3590	027	65-B	85-X
3590	028	65-B	85-X
3590	029	65-B	85-X
3590	030	65-B	85-X
3590	031	65-B	85-X
3590	032	65-B	85-X
3590	033	65-B	85-X

Mission NCT Heights			
BLOCK	LOT	CURRENT HEIGHT	CURRENTLY PROPOSED HEIGHT
3590	034	65-B	85-X
3590	035	65-B	85-X
3615	016	65-B	85-X
3615	018	65-B	85-X
3615	019	65-B	85-X
3615	020	65-B	85-X
3615	022	65-B	85-X
3615	023	65-B	85-X
3615	024	65-B	85-X
3615	025	65-B	85-X
3615	026	65-B	85-X
3615	027	65-B	85-X
3615	028	65-B	85-X
3615	070	65-B	85-X
3616	001	65-B	85-X
3616	002	65-B	85-X
3616	003	65-B	85-X
3616	005	65-B	85-X
3636	001	65-B	85-X
3636	002	65-B	85-X
3636	003	65-B	85-X
3636	004	65-B	85-X
3636	005	65-B	85-X
3636	006	65-B	85-X
3636	008	65-B	85-X
3636	009	65-B	85-X
3636	011	65-B	85-X
3637	020	65-B	85-X
3637	021	65-B	85-X
3637	022	65-B	85-X
3637	023	65-B	85-X
3637	025	65-B	85-X
3637	026	65-B	85-X
3637	027	65-B	85-X
3637	029	65-B	85-X
6528	052	65-B	85-X
3636	008A	65-B	85-X
3575	091	65-X	85-X