



FAST FACTS: SF Family Zoning Plan and Historic Preservation

- ① Historic preservation and housing production are complementary strategies that, when aligned, can create more livable, inclusive, and rooted communities.** Historic buildings provide continuity with the past, connect to community history, and foster shared identity.
- ② Listed historic resources will continue to be subject to protections.** Buildings listed as cultural and historic resources will be subject to review processes designed to preserve their character-defining features while still allowing for new housing.
- ③ Historic designation does not prevent new housing.** It does, however, require a more thoughtful, context-sensitive approach to ensure that any new development respects and integrates a property's historic character-defining features.
- ④ The San Francisco Citywide Cultural Resources Survey (SF Survey)** is a multi-year program that identifies and documents places and resources of cultural, historical, and architectural importance to San Francisco's diverse communities.
- ⑤ The Family Zoning Plan Landmark Designations Program prioritizes local landmark designation (Article 10)** of existing historic resources within the boundaries of the Family Zoning Plan that merit the highest level of recognition and protection.
- ⑥ Preservation Design Standards, adopted in 2024, support efficient review of housing projects.** The standards provide clear and concise objective standards for property owners looking to alter or modify historic buildings.
- ⑦ The Family Zoning Plan incentivizes Adaptive Reuse of historic buildings** by creating a development bonus for projects that preserve historic building.



San Francisco's **Family Zoning Plan** will make housing more affordable and accessible - especially along transit and commercial streets in the city's western and northern neighborhoods. The Plan:



Keeps local control.

The state requires this plan to keep San Francisco eligible for critical housing and infrastructure funding and to prevent a state takeover of local planning.



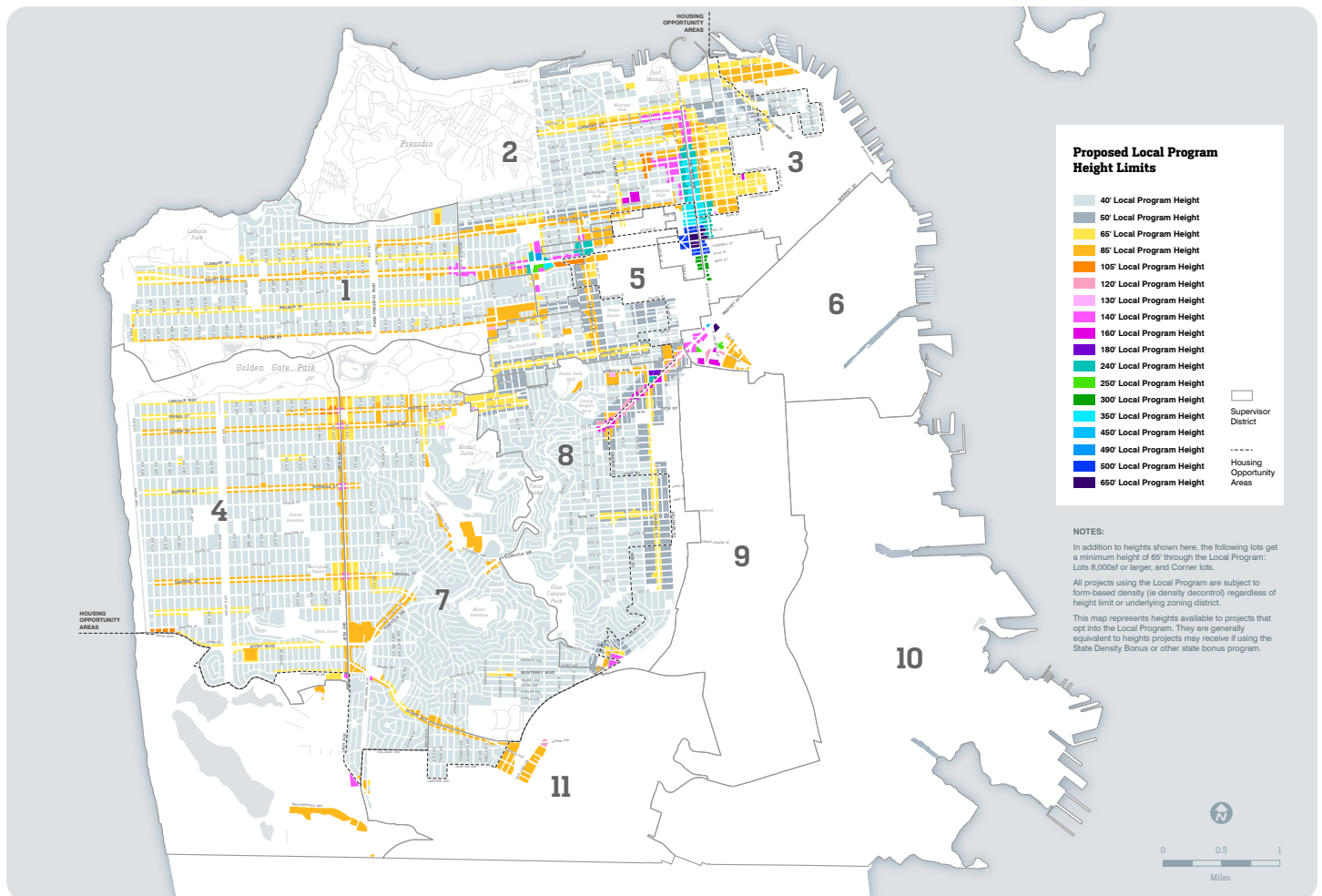
Updates outdated rules.

Half of SF's land has 50-year-old laws that block new housing, forcing 90% of new housing into a few neighborhoods. The Family Zoning Plan allows new homes throughout San Francisco neighborhoods.



Adds homes people need.

It allows low-rise (4 stories) and mid-rise (6 to 8 stories) homes citywide, with a few areas with taller heights - creating more affordable, family-friendly homes near transit, shops, and services.



Housing growth will continue citywide, including areas like Downtown and the Eastern Neighborhoods. The Family Zoning Plan ensures that ALL neighborhoods do their fair share.

Advancing Historic Preservation and Housing alongside the Family Zoning Plan

The Planning Department is continuing to strengthen its historic preservation programs and policies as we add housing, through the following initiatives:

SF Survey

SF Survey is a multi-year program to identify and document places and resources of cultural, historical, and architectural importance to San Francisco's diverse communities. SF Survey efforts are guided by collaborations with community partners, historic preservation peers, culture bearers, and community members.

SF Survey Findings are used during environmental review, building permit applications, development projects, and area plans. Outcomes also include identifying sites that are eligible for local (Article 10) landmark designation, Legacy Business Registry, California Historical Building Code, tax benefits like Mills Act, and other historic preservation protections and incentives.

Family Zoning Plan Landmark Designation Program

The **Family Zoning Plan Landmark Designation Program** focuses on designating historic resources within the Family Zoning Plan that merit the highest level of recognition and protection. Developed in partnership with district supervisors, the effort includes designating properties that are already eligible historic buildings.

This multi-phase program first focuses on existing historic properties that are non-residential, or a single-family residence located in Neighborhood Commercial or Mixed-Use Districts (excluding properties with two or more dwelling units).

Preservation Design Standards

Preservation Design Standards for Additions and Modifications to Existing Historic Buildings

apply to Category A properties that have been determined to be individually significant or are contributors to historic districts. The objective standards that are applicable to projects involving additions and modifications historic buildings in San Francisco that are also subject to the Housing Accountability Act (HAA). HAA-eligible projects are generally those that construct two or more dwelling units (including Accessory Dwelling Units, or ADUs), or mixed-use developments that are at least two-thirds residential. HAA-eligible projects must comply with all adopted objective design standards as well as the objective standards of the Planning Code.

Adaptive Reuse

The Family Zoning Plan **incentivizes the preservation of historic properties by offering additional square footage and code flexibility for adaptive reuse on sites with historic structures**. Projects cannot demolish the historic resource and must comply with the Preservation Design Standards.



Case Studies: Adaptive Reuse in Action

San Francisco has many examples of adaptive reuse projects that breathe new life into historic buildings while ensuring ongoing stewardship of their character-defining features, such as the projects highlighted here.



178 Townsend Street

178 Townsend Street, adaptive reuse project that developed multiple housing units and retail space at the California Electric Light Company Station B building (originally constructed 1899, largely rebuilt in 1908), Article 10 South End Historic District.



55 Laguna Street

55 Laguna Street, adaptive reuse of Richardson Hall, a City landmark and former San Francisco State Teacher's College site, to create forty apartments for LGBTQ+ seniors.



2395 Sacramento Street

2395 Sacramento, rehabilitation of City Landmark No. 115 and the development of an adjacent vacant lot to accommodate 24 dwelling units. The project also includes construction of a seven-story over basement addition at the east elevation of the landmark and to the south, a six-story addition accessible through a four-story glass connector.



2411 Webster Street

2411 Webster Street, small residential, The project adds two accessory dwelling units (ADUs) to a historic multi-family apartment building in Pacific Heights. Existing garages were converted into new homes, creating more housing while preserving the building's historic character. The added homes helped offset the cost of the safety upgrades.



Rendering: AECOM

Learn More and Get Involved!

For more information, visit the Family Zoning Plan website (see link below) for resources, including these factsheets:

- [Overview: What is the Family Zoning Plan?](#)
- [Factsheet: What Happens if We Don't Rezone?](#)
- [Factsheet: Small Business Protections](#)
- [Factsheet: Tenant Protections](#)
- [Factsheet: Rezoning Capacity Calculations](#)
- [Factsheet: Family Zoning Plan and SB 79 Compliance](#)

① Visit our website below to learn more about the Family Zoning Plan and sign up for email updates.

② Share your thoughts by attending a hearing or sending letters to the Planning Commission, Board of Supervisors, and Mayor.

③ Email us if you want to invite the Planning Department to speak to your community group.



Learn more, visit us online:
sfplanning.org/sf-family-zoning-plan



Or contact us at:
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