SF FAMILY ZONING PLAN

October 20ᵗʰ and November 3ʳᵈ, 2025 Land Use & Transportation Committee Amendments

NOTE: The amendments listed below were added to the Family Zoning Plan ordinances at the October 20, 2025 Board of Supervisors Land Use & Transportation Committee (LUTC) hearing. Additional amendments made at the November 3, 2025 LUTC hearing are *indicated in red**.*

The ordinances are continuing to be reviewed by the Board of Supervisors and are subject to change.

ZONING MAP AMENDMENTS

#	Board File	Moved to Original File?	Location	Block	Lot	Sponsoring Supervisor	Amendment
1	251071		Safeway site @ Marina Boulevard & Laguna St	0446	002, 003	**Sherill**	**LOWER HEIGHT OF SAFEWAY SITE:** Lower height from 65' to 40//40-R-4.
2	251071		Ghirardelli Square	452	002	**Sherill**	**LOWER HEIGHT OF GHIRADELLI SQUARE (A HISTORIC LANDMARK):** Lower height from 65' to 40//40-R-4
3	251071		North Point, north side btwn. Hyde and Larkin	0025	all parcels east of and including 008	**Sherill**	**LOWER HEIGHT OF PARCELS ON NORTH SIDE OF NORTH POINT STREET BETWEEN HYDE AND LARKIN:** Lower height from 40//65-R-4 to 40//40-R-4
4	251071		Geary, btwn. Wood & Emerson, North side	1070	001A, 003	**Sherill**	**LOWER HEIGHT OF TWO GEARY BLVD PARCELS:** Lower height from 140' to 50//85-R-4

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5	251071		Priority Equity Geographies	Various	Various	**Chen**	**(AMENDED ON 11/3): REMOVE ALL PRIORITY EQUITY GEOGRAPHIES (PEGs) FROM REZONING:** Remove all PEGs from Zoning Tables (Table 1) Remove all PEGs from reclassifying residential to RTO-C Remove all PEGs from reclassifying residential districts other than RTO to RTO-1 Remove all PEGs from reclassifying from NC or P to C-2 Remove all PEGs from P to Mixed-Use or NCs Remove all PEGs from changing the height limits in the R-4 Remove all PEGs from rezoning to R-4. Remove Block 0019 (MTA Kirkland Yard) at Stockton Street and North Point Street Remove all PEGs from increasing heights to 40' if in height districts that are less than 40' Remove all PEGs from being reclassified to 40'//50' Remove all PEGs from being reclassified to 40'//65' Remove all PEGs from being reclassified to 50'//85' Remove all PEGs from being reclassified to 85' Remove all PEGs from being reclassified to base heights of 50'-80' and to HC-SF heights of 120'-180' Remove all PEGs from being reclassified to base heights of 100'-140' and HC-SF heights of 240'-350' Remove Van Ness Market bounded by Polk and Ellis from base heights of 195'-260' and HC-SF heights of 490'-650'. Instead, bound it by Van Ness, O'Farrell, etc. Amended on 11/3 to also exclude from the rezoning parcels in the Ocean Ave NCT district in Supervisor District 11 (10 consecutive blocks of the south side of Ocean Ave).

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6	Pending - may be proposed at 11/3 Land Use & Transportation Committee		Article 10 structures throughout the rezoning.	Various	Various	**Mandelman**	**REMOVE ALL ARTICLE 10 HISTORIC BUILDINGS (LOCAL LANDMARKS).** Maintains the properties in the ordinance only where they are changing from RTO to RTO-1, to clarify the name change.
7	251071		District 1	All NCs and RTO-Cs in District 1	Various	**Chan**	**LOWER HEIGHTS IN NEIGHBORHOOD COMMERCIAL DISTRICTS (OTHER THAN GEARY) AND ON PROPOSED RTO-C DISTRICT THROUGHOUT ALL OF DISTRICT 1.** *** On most NC corridors, rolls back heights to current heights:** Lowers height to 40' (Inner Clement, Outer Clement, Outer Balboa, and some other non-named NCs), *** Decreases heights in many other locations:** All RTO-C will be decreased from 85' to 65' (from 50//85 RTO-C to 40//65 or 50//65.)
8	251071		Coastal Zone portion of District 1	1591, 1593, 1596, 1598, 1689, 1690, 1691, 1481, 1483	Various	**Chan**	**REMOVE MANY PARCELS IN DISTRICT 1 IN THE COASTAL ZONE** (122 parcels). Removes all parcels proposed for zoning with form-based density -- everything zoned NC, RTO-C -- removing all parcels that face Fulton, Balboa and La Playa. Removes Safeway site, SFMTA bus lot site. Also removes parcels along El Camino del Mar and Seal Rock Dr.

PLANNING, BUSINESS & TAX REGULATIONS CODE AMENDMENTS

#	Board File	Moved to Original File?	Page	Line	Planning Code Sec.	Sponsoring Supervisor	Amendment
1	251072 and 251073	YES, on 10/20	13	13-15	206.10(b)(9)	Melgar	**EXEMPT RENT-CONTROLLED BUILDINGS OVER 2 UNITS FROM LOCAL PROGRAM:** Such buildings would not be eligible for the Local Program (but could still use State programs, if applicable).
2	251073		13	18	206.10(b)(9)	Melgar	**(AMENDED ON 11/3): NO DEMOLITION OR CONVERSION OF TOURIST HOTELS IN LOCAL PROGRAM:** Remove tourist hotels from Local Program eligibility. (They may still use State programs.) (Amended on 11/3 to narrow the definition so that only Hotels are removed from the Local Program; Motels may still use the program).
3	251073	YES, on 11/3	31	24	344 (d)(13)	Melgar	**NO DEMOLITION OR CONVERSION OF TOURIST HOTELS IN HOUSING SUSTAINABILITY DISTRICT (HSD):** Adds eligibility criteria in HSD that project may not demolish or convert any portion of a Tourist Hotel.
4	251073	YES, on 11/3	27	18-19	334 (c)	Melgar	**TECHNICAL CLARIFICATION:** Affirms that nothing in Section 334 (Housing Sustainability District) cancels or repeals permit, license, or other requirements codified outside of the Planning Code.
5	251073		14-15	17-25; 1-4	206.10(d)(1)(B)	Chen	**(AMENDED ON 11/3): REINSTATES LOCAL PROGRAM UNIT MIX REQUIREMENT:** Removes reduced unit mix requirement in the Local Program and defers to existing unit mix requirements in PC 207.6 and 207.7 (Amended on 11/3 to add unit mix requirements in the Local Program for 4-9 unit projects, if not already required.)
6	251073		28	9	334(d)(3)	Chen	**NO LOCAL PROGRAM MODIFICATIONS OF UNIT MIX:** Includes unit mix as an exclusion that cannot be modified through a Major Modification

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7	251073		166-167; 170	12-25; 1-6; 8-20	249.11 (a)(2), (d) (1-3)	**Chen**	**(AMENDED ON 11/3): 100% AFFORDABLE ON SFMTA SITES:** For the MTA Special Use District: - Add findings establishing the objective of prioritizing the MTA sites for 100% affordable housing - Add pre-application process with a feasibility study modeling the site as 100% affordable housing, at least one pre-application meeting (publicly noticed), and documentation of consistency with Housing Element Actions 1.2.6 and 1.2.7. (Amended on 11/3 to require a right of first refusal to affordable housing developers for any proposal to use SFMTA sites for non-transportation purposes.)
8	Pending - may be proposed at 11/3 Land Use & Transportation Committee				270(i)(2)	**Mandelman**	**EXEMPT HISTORIC LANDMARKS FROM REZONING:** establishes that Article 10 buildings are excluded from the R-4 Height and Bulk District, specifically: "Lots that contain a structure that has been designated as a historic landmark or a contributor to a historic district, pursuant to Article 10"

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9	251072		171-172	21-25; 1-8	121.7(e)	Mandelman	**RESTRICT LOT MERGERS WITH HISTORIC PROPERTIES:** restricts all A-rated sites (Article 10, A11, National Register listed or eligible; California Register listed or eligible) from lot mergers unless project maintains historic resource, compliant with Preservation Design Standards. Applicable historic resources: Any Lot with a historic resource that is: * designated as a landmark or listed as a contributor to or located within a historic district under Article 10; listed as a Significant or Contributory Building under Article 11; listed in the California Register of Historical Resources or the National Register of Historic Places; * identified in an adopted survey or historic context statement as potentially eligible for individual listing in the California Register of Historical Resources or the National Register of Historic Places; * or, located within an historic district that is listed in, or identified in an adopted survey or historic context statement as potentially eligible for listing in, the California Register of Historical Resources or the National Register of Historic Places.
10	251072 and 251073	YES, on 10/20	18-19; 19-20	13-25 and 1-15; 2-25 and 1-4	206.10(e)(2)	Sauter	**ADDS "WARM SHELL" RETAIL INCENTIVE:** provides edits to Warm Shell definition to delineate Food Service Warm Shell and General Warm Shell. Up to 3.0 square footage bonus for Food Service and up to 2.5 square footage bonus for General Warm Shell. Also clarifies how square footage bonuses may or may not be combined to result in additional height.
11	251072 and 251073	YES, on 10/20	21-22; 22-23	21-25 and 1-18; 12-25 and 1-9	206.10(e)(5)	Sauter	**ADDS STOREFRONT REPLACEMENT INCENTIVE:** Adds 1.5 square footage bonus incentive for Replacement of Commercial Space, defined as a space that has 90-100% the

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							space of the original space, and the same linear storefront dimensions (with allowance for a small lobby).
12	251072 and 251073	YES, on 10/20	23; 23-24	7-10; 23-25 and 1	206(e)(6)(B)	Sauter	**ADDS HISTORIC STOREFRONT PRESERVATION INCENTIVE:** Adds incentive to retain historic storefronts per Preservation Design Standards (additional 0.25 gross square footage per square foot of storefront, added to other Adaptive Reuse incentive).
13	251073	YES, on 11/3	21	14-17	206(e)(4)(A)	Sherrill, Sauter	**ADDS 2-BEDROOM UNIT INCENTIVE:** Adds incentive for additional 2-bedroom units above what is required (at 250+ square feet / 2-bedroom unit)
14	251073		Various	Various	Various	Chan	**REMOVES FORM-BASED DENSITY IN THE BASE ZONING** in all districts, and reverts density to existing density limits (applicable to Dwelling Units, Group Housing, Senior Housing)
15	251073		107	1-9	209.4	Chan	**NO FORM-BASED ZONING FOR NEW RTO-C DISTRICT:** Updates the RTO District Zoning Control Table RTO-C column changing form-based density to density allowed in the nearest NC district.
16	251073		12	20-Sep	206.10 (b)(4)	Chan	**EXPANDS CATEGORIES OF HISTORIC RESOURCES FOR PROHIBITION OF DEMOLITION AND ADDS NO ALTERATIONS OF HISTORIC RESOURCES IN LOCAL PROGRAM:** Expands universe of historic resources ineligible for Local Program from listed resources to those eligible and "potentially eligible", including non-contributing sites that are within districts. Expands the historic resource protection by clarifying that in addition to not demolishing, it does not "substantially alter a historic resource".
17	251073		13	16-17	206.10 (b)(10)	Chan	**NO RESIDENTIAL DEMOLITIONS IN LOCAL PROGRAM:** Adds "(9) does not demolish, remove, or convert to another use any existing Dwelling Unit(s), or Residential Flat" under Local Program applicability.

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18	251073		29	8-16	334 (g)	**Chan**	**30-MONTH "SHOT CLOCK":** Adds a "Progress Requirement" through expiration if a project sponsor has not procured a building or site permit for construction within 30 months of project approval, with the ability to extend by 6 months (or longer in the case of appeal or lawsuit).
19	251073		13	23	206.10 (c)	**Chan**	**RESTRICTS LOCATION OF OFF-SITE BMR UNITS:** Removes "shall provide the required units within the R-4 Height and Bulk District or" under Inclusionary Housing Ordinance Alternatives. (Instead, units revert to earlier requirement that they be provided within ½ mile of project)
20	251073	YES, on 11/3	191	21-24	317 (c)(12)	**Chan**	**STRENGTHEN REVIEW OF RESIDENTIAL FLAT DEMOLITION:** Removes the Conditional Use Authorization exemption for projects with residential flats that increase the number of units on a property; under this amendment, these projects would require a Conditional Use Authorization hearing.
21	251073	YES, on 11/3	192	6-9	317 (g)(6)(L)	**Chan**	**STRENGTHEN REVIEW OF RESIDENTIAL FLAT DEMOLITION:** Removes Conditional Use Authorization criteria language referencing whether residential flats maintain or increase the number of units on the lot that contain 2+ bedrooms or are at least equivalent in size to residential flats demolished.
22	251073	YES, on 11/3	30-31	17-25 and 1-4	344 (d)(4)	**Chan**	**NO ALTERATIONS OF HISTORIC RESOURCES IN HOUSING SUSTAINABILITY DISTRICT (HSD):** Expands the historic resource protection by clarifying that in addition to not demolishing, it does not "substantially alter a historic resource"
23	251073		167	9	249.11	**Chan**	**REMOVE SPECIFIC SFMTA PARCELS FROM SPECIAL USE DISTRICT (SUD):** Removes 1596/044 and 045 from the Non-contiguous SFMTA SUD (La Playa bus turnaround).
24	251073		471	22-23	Section 8 (g)	**Chan**	**REMOVES REFERENCE TO SFMTA SPECIAL USE DISTRICT (SUD) IN THE LOCAL COASTAL PROGRAM:** In the description of deletes section (g) which references PC 249.11 SFMTA SUD

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25	251073	YES, on 11/3	11	23-24	206.10 (a)	Chan	**AFFIRM LOCAL PROGRAM COMPLIANCE WITH ARTICLE 4 (FEES, AFFORDABILITY):** Adds "Except as provided in this Section 206.10, all HC-SF projects shall comply with Article 4 of the Planning Code"
26	251073	YES, on 11/3	17-18	24-25; 1-2	206.10 (d)(4)	Chan	**AFFIRM LOCAL PROGRAM COMPLIANCE WITH ARTICLE 4 (FEES, AFFORDABILITY) AND TENANT PROTECTIONS:** Adds an exclusions clause clarifying Family Zoning Plan is not relieving a Local Program project from complying with: Article 4 of the Planning Code other than as specified in this subsection (d); Section 202.17; or any tenant protections contained elsewhere in the Planning Code, including Section 317 et seq., and Chapter 37 of the Administrative Code.