



NEW PLANNING CODE SUMMARY

Central Neighborhoods Large Residence SUD, Corona Heights Large Residence SUD

Amended Sections:	249.77, 249.92, Zoning Map Sheets ZN06, ZN07, ZN11 & ZN12
Case Number:	2024-005624PCA/MAP
Board File/Enactment #:	240637/253-25
Initiated by:	Supervisor Mandelman
Effective Date:	January 16, 2026

The Ordinance amended the Planning Code and Zoning Map to expand the boundaries of the Central Neighborhoods Large Residence Special Use District (SUD), and to apply its controls to all lots within the SUD, with some exceptions. The Ordinance also deleted the Corona Heights Large Residence SUD, and as a result merged it into the Central Neighborhoods Large Residence SUD.

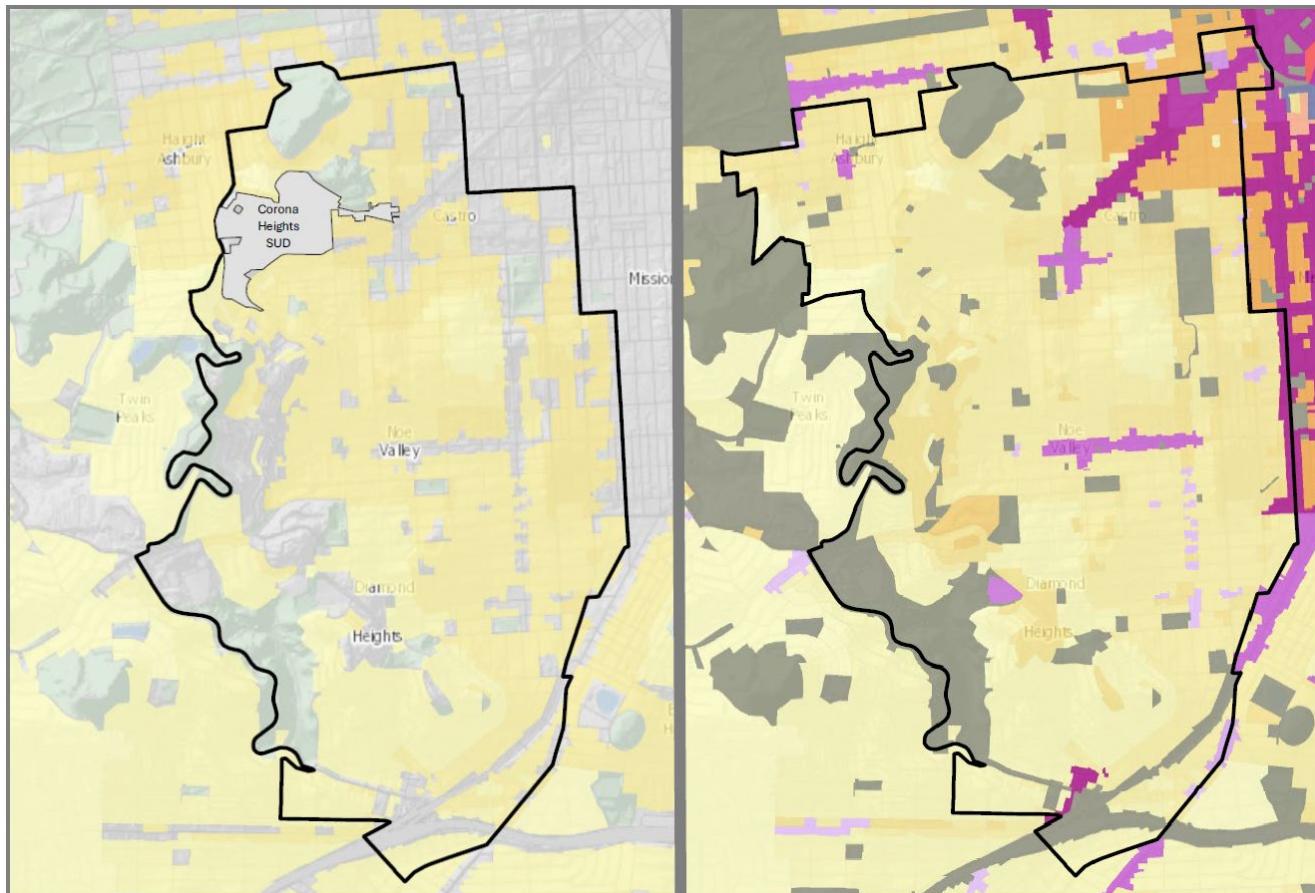
	The Way It Was:	The Way It Is Now:
Where the Central Neighborhoods Large Residence SUD Applies	RH-zoned parcels within the previous (pre-2022) D8 Supervisorial District boundary EXCEPT for parcels within the Corona Heights Large Residence SUD.	ALL parcels within the previous D8 Supervisorial District Boundary AND within the new D8 Boundary, INCLUDING all parcels within the Corona Heights Large Residence SUD.
Where the Corona Heights Large Residence SUD Applies	RH-zoned parcels within a geographic area that is surrounded by the Central Neighborhoods Large Residence SUD, generally following the neighborhood boundaries of Corona Heights.	The Corona Heights Large Residence SUD has been removed from the Planning Code.

Where the SUD Used to Apply

(RH Districts within the boundary but outside the Corona Heights SUD)

Where the SUD Applies Now

(ALL zoning districts within the expanded boundary)

**Additional Changes to the Original Central Neighborhoods SUD:**

- The Central Neighborhoods Large Residence SUD shall not apply to any application filed prior to June 4, 2024, if the application proposed residential development or an expansion of an existing Residential Building on a lot(s) that on that date were not subject to the Corona Heights Large Residence SUD or the Central Neighborhoods Large Residence SUD.
- Due to Senate Bill 423, the CUA required under the Central Neighborhoods Large Residence SUD sunset on December 31, 2024. After that date, no expansion or new construction of a Dwelling Unit exceeding 3,000sqft (GFA) is allowed, except for expansions of less than 15% over the last 10 years.
- When calculating the Gross Floor Area of a proposed residential expansion in a multi-unit building that is subject to the Central Neighborhoods Large Residence SUD, shared spaces such as stairwells, atriums, and other communal spaces accessible to all building occupants shall not be included.

Link to Signed Planning Code and Zoning Map Legislation:

<https://sfgov.legistar.com/View.ashx?M=F&ID=15035722&GUID=399B319E-EFF4-428B-99DF-46DA57A917EC>