



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Planning Code, Administrative Code, and Zoning Map Amendments

HEARING DATE: JULY 21, 2011; INITIATION HEARING DATE: JUNE 23, 2011

Case No.: 2011.0559TZ

Project: Eastern Neighborhoods Code Cleanup

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Recommendation: **Approval**

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The action before the Commission is approval of the Planning Code, Administrative Code, and Zoning Map amendments described below. These amendments were Initiated by the Planning Commission on June 23, 2011, and were duly noticed in a newspaper ad on June 29, 2011.

PLANNING CODE AMENDMENT

The proposed Ordinances will amend the Planning Code (hereinafter “Code”) to achieve the following: 1) improve Code readability and ease of application with regard to Eastern Neighborhoods; 2) correct technical errors such as incorrect section references, punctuation errors, and similar typos; 3) update criteria for rear yard modifications in the Eastern Neighborhoods; 4) update land use tables in the Eastern Neighborhoods to include omitted and/or deleted land uses; 5) add provisions to modify accessory use criteria for Large Project Authorizations in Eastern Neighborhoods Mixed Use Districts; 6) update affordable housing tiers for existing buildings in the UMU District; 7) and clarify language regulating the use of historic buildings in the UMU District.

The majority of this proposed legislation involves technical corrections and clarifications of Code language, which do not amount to substantive changes to the Code. However, there are some proposed substantive policy changes of note, including the following:

- Amending and clarifying the criteria for administrative rear yard modifications by the Zoning Administrator for Eastern Neighborhood projects.
- Amending land use tables in Eastern Neighborhood Mixed Use, Neighborhood Commercial, and PDR Districts that fall in the Eastern Neighborhoods plan area to provide controls for Internet Services Exchange, Tobacco Paraphernalia, Specialty Food – Self Service, and Amusement

Arcades where they had been inadvertently excluded in the original Eastern Neighborhoods code language or inadvertently removed by subsequent legislation.

- Amending Large Project Authorizations in Eastern Neighborhoods to allow and provide criteria for the modification of accessory use provisions for certain dwelling units in Eastern Neighborhood Mixed Use Districts by the Planning Commission in order to provide greater flexibility of uses on the ground floors of new projects.
- Amending affordable housing Tier language in the UMU District so that any change of use in an existing space from non-residential to residential shall be subject only to the lowest affordability tier, which is consistent with recently updated development impact fee policy to use the lowest fee tier for the adaptive reuse of existing buildings.
- Amending office controls in the UMU District so that office uses greater than 25,000 square feet in historic buildings do not require a Conditional Use Authorization to be consistent with the intent to help preserve historic buildings by permitting a larger range of uses as of right.

ADMINISTRATIVE CODE AMENDMENT

The Administrative Code currently requires that 80 percent of all Eastern Neighborhood impact fees be allocated to one or more of the projects identified in the Eastern Neighborhoods Priority Capital Projects list. However, this is in conflict with Planning Code Section 423.5, which requires specific percentages of Eastern Neighborhood impact fees to be allocated toward certain improvement types (affordable housing, open space, etc.).

The Administrative Code amendment updates the language so that 80 percent of Eastern Neighborhood impact fees will be allocated to priority projects within each improvement category, or until all the priority projects are funded, which will avoid the conflict between the Planning and Administrative Codes while still allowing priority projects to be funded.

ZONING MAP AMENDMENT

The original Eastern Neighborhoods Zoning Map Amendment included several unintended oversights. Specifically, the proposed Zoning Map Amendment will correct the following issues:

- Condominium conversions that occurred near the time of Eastern Neighborhood's adoption were not included. Therefore, some properties were rezoned to new Eastern Neighborhoods district while the new condos were not reclassified to the new zoning, height, and Special Use Districts.
- The Innovative Industries Special Use District (SUD) created through the Eastern Neighborhoods process was only intended for the parcels that include the American Industrial Center on 3rd Street. However, the map ordinance for the SUD unintentionally included much of the property in Eastern Neighborhoods zoned for PDR.

- Due to technical errors, several individual properties were incorrectly zoned and thus stand out from the properties that surround them.

REQUIRED COMMISSION ACTION

The proposed Resolution is before the Commission so that it may recommend approval or disapproval of the Planning Code, Administrative Code, and Zoning Map amendments.

RECOMMENDATION

The Department recommends that the Commission recommend *approval* of the proposed Ordinances and adopt the attached Draft Resolution to that effect.

BASIS FOR RECOMMENDATION

A portion of the proposed changes can be classified as “good government” measures meant to improve the City’s ability to implement the goals, objectives, and policies of the Eastern Neighborhoods Plan. Other changes can be classified as technical errors that need to be corrected to improve the ability of decision makers, Department staff, and the public to understand, interpret, and implement the requirements of the Code.

ENVIRONMENTAL REVIEW

Eastern Neighborhoods Final EIR. No subsequent environmental review required.

PUBLIC COMMENT

As of the date of this report, the Planning Department received one comment regarding this proposed legislation. This comment did not express a position on the legislation.

RECOMMENDATION: Approval to initiate
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Attachments

- Exhibit A: Draft Planning Commission Resolution to approve the Draft Ordinances
- Exhibit B: Guide to the Draft Ordinances
- Exhibit C: Errata – Changes made since Planning Commission Initiation on June 23, 2011
- Exhibit D: Environmental Review
- Exhibit E: Certificate of Final Environmental Impact Report from the Eastern Neighborhoods Plan, August 7, 2008
- Exhibit F: Map of the Proposed Amendments to the Zoning Map
- Exhibit G: Draft Ordinance Amending the Planning Code
- Exhibit H: Draft Ordinance Amending the Administrative Code
- Exhibit I: Draft Ordinance Amending the Zoning Map



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Resolution No. _____

HEARING DATE: JULY 21, 2011

Case No.: 2011.0559TZ

Project: Eastern Neighborhoods Code Cleanup

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Recommendation: **Approval**

APPROVING AMENDMENTS TO THE PLANNING CODE, ADMINISTRATIVE CODE, AND ZONING MAP SHEETS ZN01, ZN07, ZN08, AND SU08 TO IMPROVE THE CITY'S ABILITY TO IMPLEMENT THE GOALS, OBJECTIVES, AND POLICIES OF THE EASTERN NEIGHBORHOODS PLAN, MAKE TECHNICAL CORRECTIONS TO THE PLANNING CODE, UPDATE LAND USE TABLES IN THE EASTERN NEIGHBORHOODS, CLARIFY LANGUAGE FOR AFFORDABLE HOUSING TIERS AND THE USE OF HISTORIC BUILDINGS IN THE UMU DISTRICT, AND TO CLARIFY PERMITTED MODIFICATIONS FOR LARGE PROJECT AUTHORIZATIONS IN THE EASTERN NEIGHBORHOODS.

PREAMBLE

WHEREAS, the City adopted the Eastern Neighborhoods Plan and associated Planning Code, Administrative Code, and Zoning Map amendments, which became effective January 19, 2009; and

WHEREAS, some Planning Code sections contained technical errors making it difficult for the public to comprehend and staff to consistently implement the Code; and

WHEREAS, the Zoning Map contained technical errors that were not intended as part of the Eastern Neighborhoods plan; and

WHEREAS, amendments to the Planning Code and Administrative Code are needed to better implement the goals and objectives of the Eastern Neighborhoods Plan; and

WHEREAS, the proposed legislation is intended to resolve the aforementioned issues;

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WHEREAS, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting to consider the proposed Ordinance on June 23, 2011; and

Whereas, it has been determined that the Eastern Neighborhoods Final EIR covers the CEQA review of the proposed Ordinance; and

WHEREAS, the Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of Department staff and other interested parties; and

WHEREAS, the all pertinent documents may be found in the files of the Department, as the custodian of records, at 1650 Mission Street, Suite 400, San Francisco; and

WHEREAS, the Commission has reviewed the proposed Ordinances:

MOVED, that the Commission hereby recommends that the Board of Supervisors recommends approval of the proposed Ordinance and adopts this Resolution to that effect.

I hereby certify that the foregoing Resolution was **ADOPTED** by the San Francisco Planning Commission on July 21, 2011.

Linda D. Avery
Commission Secretary

AYES:

NOES:

ABSENT:

Guide to the Eastern Neighborhoods Clean-Up Legislation – July 14, 2011

We recognize that the Planning Code is not easy to navigate. Even more difficult is trying to negotiate all the strikethroughs, underlines, and moving text that are part of any proposed Code amendment. The table below is intended to distill the proposed changes and provide as a synopsis of both the proposed changes and the underlying rationale – while providing more detail than an “Executive Summary.”

Proposed Changes to the Planning Code

Sec.	Topic	Issue	Proposed Change
102.5	District definition	Grammatical issue.	At the end, after list of EN MUD, added “Districts” after UMU
121.8	Use Size Limits PDR	Title and text implies this applies to all PDR districts, but table makes clear that it does not. This is a vestige from the Bayview Code, which EN didn’t amend.	Made clear that this only applies to PDR-1-B and PDR-2, in the title and text.
134(f)	Rear yards	Language conflates rear yard and open space issues, sets too low a bar for modifications combined with other changes to the rear yard, and incorrectly refers to criteria in 307(h) which is in fact in this section.	Clarified that the criteria is in this section. Clarified the concept of providing comparable rear yards without conflating with open space. Disallowed modifications if other changes to the rear yard are sought – although the option for a Variance is maintained.
135	Residential open space	It isn’t clear how much open space should be required for SROs in the EN Mixed Use Districts.	Change so that SROs should have 1/3 of otherwise required open space, in keeping with other districts.
135(d)	Residential open space	Section inappropriate cites Sec. 825 for open space controls, when they are actually in subsection (d)(4) of Sec. 135.	Made correct reference
135(d)(1) through (5)	Residential open space	Subsections are not clear as to controls in EN Mixed Use and DTR Districts.	Language added to clarify and more closely adhere to the tables.
140(b)	Dwelling units – open area	Section references 307(h)(3), although such a section does not exist.	Made correct reference
140(b)	Dwelling units – open area	Section conveys that modification can occur for small projects in historic buildings (through 307(h)), but not large projects. There isn’t a policy reason for this restriction on large projects.	Included in 140(b) and 329 that this is something that can be modified.
145.1	Street Frontages	South Park not on the list of districts with ground floor height requirements	South Park added to the list of districts with ground floor height requirements
145.5	Ground floor	Ceiling heights still measured floor-to-ceiling, whereas	Made 17 ft. floor-to-floor instead of 15 floor-to-ceiling.

Sec.	Topic	Issue	Proposed Change
	in industrial districts	floor-to-floor determined to be best practice, and used elsewhere.	
151.1	Parking maximums	We limit parking within ¼ mile of 4 th St., but this should only be the transit-rich part of 4 th St north of Berry, not the mellow part that wends through Mission Bay.	Clarified that this applies to SoMa portion of 4 th St.
151.1	Parking maximums	In the Table, residential in UMU shouldn't reference 151.1(g), as parking in the UMU is as-of-right.	Removed reference to 151.1(g).
151.1(g)	Parking maximums	Incorrect reference to subsection (g)	Changed to subsection (h)
151.1(h)(A)(B)(C)	Parking maximums	Outline format is incorrect	Changed to (1)(2)(3).
157.1(b)	Parking garages	Language lacked clarity as to when these controls apply.	Revised to provide additional clarity
157.1(e)	Parking garages	There is a lack of clarity as to how we'll effectively enforce pooled residential parking.	Added language that we require NSRs to be placed on both properties regarding the use the parking.
157.1(e)	Parking garages	Section incorrectly referenced 309 as the section for which an Exception could be granted, and did not cite 309.1 (DTR) and 329 (EN Mixed Use Districts).	Revised language to clarify.
175.8	Sunset for Integrated PDR Uses	Section missing correct reference to the Eastern Neighborhoods Ordinance.	Added correct reference.
207.1(f)	Dwelling unit densities	This should not apply to RTO-M, as RTO-M doesn't have any of the dwelling unit density issues that RTO does. Included references not updated by legislation that created Article 4.	Removed RTO-M. Updated references.
218(b)(c) and (d)	Retail	As written, the Code implies that you could do 2,500 sf of retail, 2,500 sf of grocery, and 2,500 sf of gym.	Nested grocery and gym under retail, so that the max is 2,500 per parcel across all three – unless there's a CU for gyms or grocery.
227	Other Uses	The “##” clause was appropriate when added as part of the Bayview project, because the definition of office was archaic. With EN, the definition was improved, making this clause obsolete and confusing.	Delete the ## clause.
227(e)	Other Uses	Incorrect reference to Internet Service Exchange	Changed reference.
227(h)	Other Uses - Wireless	Unlike every other C-M-PDR district, PDR-1-D doesn't allow wireless.	Changed to allow it
227(i)	Other Uses – Wireless	This use is “Conditional” everywhere but the PDR-1-D District. There isn't a clear rationale for this restriction.	Change to make it Conditional in the PDR-1-D District.
227(r)	Other Uses –	Internet Service Exchange is, at the most restrictive, a	Changed to make it Conditional in these districts.

Sec.	Topic	Issue	Proposed Change
	Internet Service Exchange	Conditional Use everywhere in the City but PDR-1-D and – G.	
227(t)(1)(E)	Other Uses - SEW	The definition of uses that can be considered PDR includes Section 227. However, many of these uses do not meet the understanding of what is PDR.	Changed to reflect definition of PDR already utilized in Article 4.
227(t)(1)(E)	Other Uses - SEW	For SEW It says that all workspaces must be accessed from building common areas. However, the larger PDR spaces shouldn't have to be accessed from a common space	Change to allow larger PDR spaces to be accessed from the street, for truck loading purposes.
231A	PDR replacement	Numbering the Section 231A was an administrative mix-up made when the Eastern Neighborhoods were adopted.	Change to 230. Code elsewhere refers to 230.
231A(b)(2)	PDR replacement	The definition of uses that can be considered PDR includes Section 227. However, many of these uses do not meet the understanding of what is PDR.	Changed to reflect definition of PDR already utilized in Article 4.
231A	PDR replacement	When updating in this Section the definition of what constitutes PDR, it removes IPDR and SEW from being used to replace PDR. However, these are uses intended to be OK in the Eastern Neighborhoods' PDR districts.	Add IPDR and SEW as things that can replace PDR.
249.36(c)(1)	Life Science SUD	Reference to 219.1 should have been removed during EN process (we made, then removed, that section in that plan)	Removed reference to 219.1
249.37(b)	Innovative Industries SUD	We say "Life Science" instead of "Innovative Industries"	Added correct reference
249.38	Retail in PDR Special Use	In PDR Districts, groceries stores and gyms can be as large as they want, with a Conditional Use. In the UMU, they need to conform with per-parcel limitations. Thus, in this SUD, grocery stores and gyms actually are more restrictive.	Made sure that grocery stores and gyms can exceed UMU levels in this SUD, in keeping with intent of the SUD.
329(b)(1) and (3)	EN Large Project Authorization	As written, the street frontage criteria for warranting an X case wouldn't capture any new large projects, but could capture things like adding an awning on a building on a long parcel. The height threshold is also unclear as to whether buildings that are already taller than 75 feet would trigger an X case for vertical additions.	Eliminated street frontage criteria, and revised language for clarity.
329(d)(9)	EN Large Project Authorization	Section conveys that modification can occur for small projects in historic buildings (through 307(h)), but not large projects. There isn't a policy reason for this restriction on large projects.	Included in 140(b) and 329 that this is something that can be modified.
329(d)(10)	EN Large Project	We've started allowing exceptions for accessory uses, i.e. "flexible occupancy units". However, we haven't clarified	Allowed this through a modification of accessory uses for large projects. Clarified that these units are foremost

Sec.	Topic	Issue	Proposed Change
	Authorization	the standards.	residential (and subject to appropriate controls and fees), that they must be on the ground floor, that they must be on a street (and not an alley), and that they are coordinated with other agencies which might have additional controls for such a hybrid use.
352(c)(2)	Hearing Fees	The intent is for 329 cases to pay akin to a CU.	Added 329 to the list of cases for which the 2 nd case can be 50% off
401	Definition of Non-residential	The definition of PDR has been revised to remove all uses from Section 227 except subsections (a), (b), and (p). However, these uses have not been added anywhere else, meaning that it is unclear what fees they would pay.	Add all subsections except (a), (b), and (p) to the definition of Non-residential.
411.3(a)(2)(F)(vi)	TIDF application	The sections that are absolved from TIDF are incorrect, reflecting changes to Section 227 that were not also made to Section 411 (which was in the Administrative Code until 2010).	Revised the section to absolve only uses as originally intended in TIDF. The original intent seems to have been to absolve in Subsection F(vi) uses with little transportation impact, and thus the choice to charge the fee to “arts activities” (“p”). To this was added fringe financial (“s”), SEW (“t”), IPDR (“u”), tobacco shops (“v”).
419.2	UMU housing definitions	Changes to residential use within existing buildings could be any fee Tier. This is in conflict with the direction taken with fees, which was to support existing buildings by making changes of use the lowest fee tier.	Changed to make housing in existing buildings Tier A
419.2	UMU housing definitions	Not clear what Tier land dedication in the Mission should be.	Made Tier A, recognizing that such parcels are still subject to fee tiers.
419.2	UMU housing definitions	It’s unclear what Tier projects fall into, given lack of definition of a “story”. Also, incorrect reference made to EN Plan.	Revised language to mirror that made in the Area Plan Impact Fee Leg (Ord 270-10). Added correct reference.
419.5(a)(1)(F)	UMU housing alternatives	Should refer also to the option for 30% 3-bedrooms	Cited relevant Code section.
419.5(a)(2)(B)	UMU housing alternatives	The 2 nd sentence is grammatically challenged. Probably should add “that could” before “be provided on a collective”.	Added language.
419.5(a)(2)(I)	UMU housing alternatives	References two-bedroom rule. Should be expanded to discuss 3-bedroom option as well.	Cited relevant Code section.
419.5, Table 419A.4	UMU housing alternatives	Table should be “419.5”	Corrected reference.
419.5,	UMU housing	Asterisk under table says % increases if “two-bedroom	Cited relevant Code section.

Sec.	Topic	Issue	Proposed Change
Table 419A.4	alternatives	requirement is waived”. It’s confusing, because the rule is more of a bedroom mix requirement than a two-bedroom rule.	
423.5	EN Fund	References Section 423.6 and Admin Code 10E.7 quite a bit, but really it’s referencing 423.5 and 10E.2(c).	Corrected references
607.2(e)	Signs: mixed use districts	No reference made to controls in the DTR Districts.	Added DTR to list of districts where General Advertising is not allowed.
607.2(f)(3)(B)	Signs: mixed use districts	Parcels in UMU went from unrestricted business signs (when they were industrially zoned) to highly restricted – no bigger than 150 sf. Since signs can’t be grandparented from one business to the next, this is causing consternation.	Changed policy to create sign capacity appropriate for the UMU, which balances the districts historic nature with its classification as a mixed use district.
607.2(f)(3)	Signs: mixed use districts	It’s not clear which controls apply to business signs in the DTR Districts	Reference added that clarifies that the controls are the same as all other mixed use districts
726, 734	Valencia NCT and NCT-2	District name not updated in table.	At top of use table, add “Transit” to the name of the district.
734.69, 735.69, 736.69	NCT-2, SoMa NCT, and Mission NCT	Controls for Tobacco Paraphernalia were not added to new EN NC Districts (NCT-2, SoMa, Mission St.) because of overlapping timing of Ord 244-08.	Made all districts C, in keeping with the legislation that created these controls (244-08).
734.69A, 735.69A, 736.69A	NCT-2, SoMa NCT, and Mission NCT	Controls for Specialty Food – Self-Service was not added to new EN NC Districts (NCT-2, SoMa, Mission St.) because of overlapping timing of Ord 245-08.	Added controls in keeping with the legislation that created these controls (245-08). <ul style="list-style-type: none"> • In NCT-2, made P, like NC-2. • In SoMa, made P, since small self-service restaurant is P. • Mission – made C, since small self-service is C and it’s C in the other parts of the Mission as well.
734.69B, 735.69B, 736.69B	NCT-2, SoMa NCT, and Mission NCT	Controls for Amusement Arcades was not added to new EN NC Districts (NCT-2, SoMa, Mission St.) because of overlapping timing of Ord 51-09.	Ord 51-09 explicitly made arcades NP except in NC-3 and NCT-3. As such, changed as follows: <ul style="list-style-type: none"> • In NCT-2, made NP, like NC-2 • In SoMa, made NP, like other NC districts. • In Mission NCT, made Conditional Use like NC-3.
735.1	SOMA NCT	Mis-reference in the “Specific Provisions” table	Corrected reference
736.39	Mission NCT	Mis-reference in Code section	Corrected reference
781.5	Mission Alcohol SUD	Portion of this district in which large fast food is NP has been incorporated into the Mission NCT. Thus, need not reference the whole strip.	Changed reference to be from Cesar Chavez to Randall
803.3(b)(1)(B)	Permitted uses in EN Mixed Use	Ref to 316.8 should just be 316, as this refers to all CUs (and there is no 316.8)	Changed reference
803.8(d)	Housing in	The section seems to require a 3:1 ratio of housing in all	Clarified that this is only for new construction, as in similar

Sec.	Topic	Issue	Proposed Change
	mixed use districts	projects. This is problematic for existing buildings.	RSD District.
803.9(b) and (c)	Non-residential uses in mixed use districts	803.9(b) and (c) say that office over 25,000 sf requires a CU, whereas the use tables in 840, 841, 842, and 843 just say “P” for historic buildings. This is an internal conflict. Because UMU allows certain floors of office as of right, but in historic buildings it’s a CU over 25,000, it means it may be even MORE restrictive in for historic buildings – not our intent.	In historic buildings, permitted office as-of-right beyond 25,000, recognizing that at that size the project would still require authorization from the Planning Commission.
803.9(h)	Vertical office controls in MUG and UMU	This section prohibits ground floor office space in MUG and UMU. However, there is an exception for certain “retail-like” office uses to be permitted on the ground floor in the land use tables.	Updated language to reference land use tables that permit certain ground floor office uses, and make it clear that such ground floor office use is not considered a “designated office story.”
803.9(i)	Retail MUG, MUO, and UMU	Ref to 890.114 (Services, Medical) should be to 890.104 (Sales and Services, Retail)	Changed reference
814.49, 840.65, 841.65, 842.65, 843.65	Office in South Park, MUG, MUR, MUO, and UMU	The reference is wrong for all of these sections. For South Park, we don’t even need the distinction between historic and non-historic buildings, as office is P.	Changed reference to 803.9(b) for MUG, MUR, and MUO, and 803.9(c) for UMU.
814.31, 840-843.45	Retail in South Park, MUG, MUR, MUO, and UMU	Retail definition and reference exclude personal service, although this is understood as an acceptable use in these districts	Added reference.
840	MUG	Intro incorrectly states that movie theaters and hotels are permitted.	Updated intro.
840.04-843.04	Setbacks in MUG, MUR, MUO, and UMU	In setbacks, lacking reference to Sec 134	Added reference.
840-843.62	Recreation buildings in MUG, MUR, MUO, and UMU	Refers to recreation buildings in 843.21, but really should be 843.34.	Updated references.
840-843.85 and 86	Labs in MUG, MUR, MUO, and UMU	Refers to 890.53(a), but there is no (a).	Updated references.

Sec.	Topic	Issue	Proposed Change
840.50 and 843.50	MUG and UMU services	It is unclear whether medical, financial, and professional services are a subset of office, retail, or both.	Clarified that these are generally office uses, and that the exception can only be for retail-oriented services.
841	MUR	Intro incorrectly states that movie theaters are not permitted, and that offices are restricted to upper floors.	Updated intro
841.09	MUR	Change reference from 803.8(e) to 803.8(d)	Updated reference
890.49(a)(4)(A)	IPDR	The definition of uses that can be considered PDR includes Section 227. However, many of these uses do not meet the understanding of what is PDR.	Changed to reflect definition of PDR already utilized in Article 4.
890.49(a)(4)(B)(ii)	IPDR	Lacked clarity that personal services are also not permitted to count as PDR	Clarified reference
890.54(c)	Light manufacturing	Still lists household goods under this definition, though we created 890.54(d) to specifically deal with household goods. Therefore, delete household goods from (c).	Deleted reference

* Unless otherwise noted, Code Sections were downloaded on May 1, 2011.

Proposed Changes to the Administrative Code

Sec.	Topic	Issue	Proposed Change
10E.2(c)	Eastern Neighborhoods	Priority projects require 80% of EN Impact Fee money spent a certain way. But 423.5 says that \$ must be spent according to percentages. And the two are in conflict. Plus, if all the priority projects are funded, but there's still remaining money, that currently wouldn't count as being "effectively utilized."	80% should be spent on priority projects within each category, or until all the priority projects are paid for. That would avoid the conflict and still get them built.

* Unless otherwise noted, Code Sections were downloaded on May 8, 2011.

Proposed Changes to the Zoning Map

Sec.	Topic	Issue	Proposed Change
Zoning, Height, and SUD Map	Condo Lots Zoning	Condos that converted near the time of the adoption of the Eastern Neighborhoods were not captured in the process. Thus, the zoning of the land will reflect the EN, but the individual condos will have the old zoning and height, and not be included in new Special Use Districts created during the Eastern Neighborhoods process.	Correct mistakes.
Zoning Map	Innovative Industries SUD	During the Eastern Neighborhoods process, an Innovative Industries SUD was created to cover much of the PDR Districts. During the process, this SUD was reduced only to the American Industrial Center buildings, in return for the creation of IPDR, the Amnesty Program, and older measures. However, this change was not made in the Map	Correct mistake.

Sec.	Topic	Issue	Proposed Change
		Legislation itself.	
Zoning Map	Rezoning Error	In the Eastern Neighborhoods process, Parcel 3949 001A was mistakenly zoned MUR with a 40 foot height limit. This 47 square foot parcel is surrounded by parcels zoned UMU at 68ft.	Rezone parcel to UMU and 68 ft.
Zoning Map	Rezoning Error	Ordinance 69-87 changed the zoning of 771 Capp St. (Block 3637, Lot 18) to NC-3. However, this change never appeared in the Planning Departments records, and it remained RM-2. Subsequently, the Eastern Neighborhoods changed this parcel from RM-2 to RTO Mission. As such, the previous mistake cannot be administratively corrected.	Correct mistake. Recognizing that all NC-3 parcels in the Mission were rezoned Mission NCT, rezone this parcel Mission NCT.
Zoning, Height, and SUD Map	Lot Merger Error	In 2007, Lots 001, 001A, 002, and 002A of Block 4044 were merged into one Lot – 52. The Eastern Neighborhoods Map Legislation changed the zoning and heights on the former parcels, but did not include Lot 52.	Rezone parcel 4044 052 to reflect the changes made to the former parcels (4044 001, 001A, 002, and 002A) by the Eastern Neighborhoods Map legislation.

ERRATA for Case No. 2011.0559TZ: Eastern Neighborhoods Code Cleanup

Changes made since Planning Commission Initiation (June 23, 2011)

Planning Code Sec.	Topic	Issue	Proposed Change
134(f)(3)	Rear yard modifications	Our intent was to replace the existing subsection (3) with a new subsection (3). However, in the previous version only part of the existing subsection (3) was shown as deleted.	Delete the rest of existing subsection (3).
175.8	Sunset for Integrated PDR Uses	Section missing correct reference to the Eastern Neighborhoods Ordinance.	Added correct reference.
227(i)	Other Uses – Wireless	This use is “Conditional” everywhere but the PDR-1-D District. There isn’t a clear rationale for this restriction.	Change to make it Conditional in the PDR-1-D District.
401	Definition of Non-residential	The definition of PDR has been revised to remove all uses from Section 227 except subsections (a), (b), and (p). However, these uses have not been added anywhere else, meaning that it is unclear what fees they would pay.	Add all subsections except (a), (b), and (p) to the definition of Non-residential.
803.9(h)	Vertical office controls in MUG and UMU	This section prohibits ground floor office space in MUG and UMU. However, there is an exception for certain “retail-like” office uses to be permitted on the ground floor in the land use tables.	Updated language to reference land use tables that permit certain ground floor office uses, and make it clear that such ground floor office use is not considered a “designated office story.”
840. 50	MUG services	The MUG District and UMU District treat retail-type office uses the same way, yet changes proposed by this legislation to the UMU District were not applied to the MUG District.	Made the same changes for the MUG District.



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

DATE: July 14, 2011
TO: Case File No. 2011.0559TZE
CC: Steve Wertheim, Long-Range Planning;
Nannie Turrell, Environmental Planning
FROM: Michael Jacinto, Environmental Planner
RE: Environmental Review,
Eastern Neighborhoods Code Clean-Up and Modification

1650 Mission St.
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Background

From 2002 to 2009, the Planning Department engaged in a comprehensive area-wide community planning process for the "Eastern Neighborhoods," an approximately 2,200-acre area comprising four neighborhoods on the eastern side of San Francisco: East SoMa, the Mission, Showplace Square/Potrero Hill and the Central Waterfront.

The objectives of the planning process were to establish area-wide policies and new use (zoning) districts in order to: (1) permit some production, distribution and repair (PDR) uses in combination with commercial uses; (2) mix residential and commercial uses; (3) mix residential and PDR uses; and (4) delineate residential-only districts. The new use districts replaced existing industrial, commercial and residential single-use districts. Adjustments to existing height limits in certain areas were also legislated.

In conjunction with the rezoning effort, the Planning Department developed area plans for inclusion within the General Plan for the four neighborhoods in the project area. These plans address policy-level issues pertaining to land use, economic development, historic resources, urban design (including building heights and urban form), transportation, open space, and community facilities.

On August 7, 2008, the Planning Commission certified the Eastern Neighborhoods Rezoning and Area Plans Project Final Environmental Impact Report (FEIR). The programmatic FEIR analyzed three rezoning options, a number of variants ("Peoples' Plan", and one by the Mission Coalition for Economic Justice and Jobs), as well as the potential for future physical effects associated with adopting policies included in the area plans. Subsequent to the certification of the FEIR, the Commission adopted environmental findings and approved the project by adopting Planning Code and General Plan text and map amendments. The mayor signed the final Eastern Neighborhoods legislation on December 19, 2008. The legislation went into effect on January 19, 2009.

Planning Code, Zoning Map and Text Amendments

As described in the attached staff report, the purpose of the proposed ordinances is to amend the Planning Code to achieve the following: (1) improve Code readability and ease of application; (2) correct technical errors; (3) update criteria for rear-yard

modifications; (4) update land use tables in the Eastern Neighborhoods to include omitted and/or deleted land uses; (5) add provisions to modify accessory use criteria for Large Project Authorizations (Planning Code Section 329) in Eastern Neighborhoods Mixed-Use Districts; (6) update affordable housing tiers for existing buildings in the Urban Mixed-Use (UMU) Districts; and (7) clarify language regulating the use of historic buildings in the UMU District. These changes are discussed in summary form under “Environmental Review” below.

Environmental Review

Code Clean-Up

The following are Planning Code sections where staff proposes amendments that address typos, grammatical errors, and corrected cross-references: 102.5, 121.8, 135(d); 135(d)(1)-(5); 140(b); 151.1; 151(g); 151.1(h)(A)(B)(C); 157.1(e); 175.8; 227; 227(e); 227(t)(1)(E); 231A; 231A(b)(2); 249.37(b); 329(d)(10); 419.5(a)(1)(F); 419.5(a)(2)(B); 419.5(a)(2)(I); 419.5, Table 419A.4; 423.5; 735.1; 736.39; 781.5; 803.3(b)(1)(B); 803.9(i); 814.49; 840.65; 841.65; 842.65; 843.65; 814.31; 840-843.45; 840; 840.04-843.04; 840-843.62; 840-843.85 and 86; 840. 50 and 843.50; 841; 841.09; 890.49(a)(4)(A); 890.49(a)(4)(B)(ii); 890.54(c); and Zoning Maps, Height and SUD Maps. The foregoing proposed amendments to the Planning Code “would not result in direct or reasonably foreseeable indirect physical changes to the environment.” CEQA Guidelines Sections 15060(c)(2) and 15378.

Rear Yard Modification (Planning Code Section 134)

The proposed ordinance would amend and clarify the criteria for administrative rear yard modifications by the Zoning Administrator for Eastern Neighborhood 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 per Section 307(h)(1).

The land use and open space analyses in the FEIR (pp. 155, 160, 165) cite the following Area Plan policies: Policy 5.1.7 and 6.1.9: For blocks with an established mid-block open space, rear-yard setbacks should respect prevailing conditions. The proposed amendment would not alter the Planning Code’s overall requirement for the provision of private or publicly-accessible open space, nor would it adversely impact neighborhood character, result in a demonstrative and substantial, adverse aesthetic effect or increase the use of existing neighborhood parks or other recreational facilities such that substantial deterioration of such facilities would occur.

Land Use Tables

The proposed ordinance would amend land use tables in Eastern Neighborhood Mixed Use, Neighborhood Commercial, and PDR Districts that fall in the Eastern Neighborhoods plan area to provide controls for Internet Services Exchange, Tobacco Paraphernalia, Specialty Food – Self Service, and Amusement Arcades where they had been inadvertently excluded in the original Eastern Neighborhoods code language or inadvertently removed by subsequent legislation.

The above amendments address specific land use controls adopted as part of the Eastern Neighborhoods Rezoning and Area Plans Project. The FEIR (pp. 6-26) studied three land use alternatives that varied by the amount of use, category type, and geography. Alternative A included the most land designated for PDR use and the least amount of land for new housing and mixed-use development. Conversely, Alternative C identified the most land area dedicated to housing or mixed-use development and the least amount of area designated solely for PDR use of the alternatives contemplated. The Preferred Project (FEIR Figure C&R-1) sought to balance future housing and mixed-use development in appropriate areas with PDR retention. The proposed amendments would not alter the distribution and location of the use districts eventually adopted. The amendments would not disrupt or divide established communities or have a substantial, adverse impact on the character of the Eastern Neighborhoods or surroundings.

Affordable Housing

The proposed ordinance would amend affordable housing tier language in the UMU District so that any change of use in an existing space from non-residential to residential shall be subject only to the lowest affordability tier, which is consistent with recently updated development impact fee policy to use the lowest fee tier for the adaptive reuse of existing buildings. This amendment addresses housing affordability levels and would not result in direct or reasonably foreseeable indirect physical changes to the environment.

Office Controls

The proposed ordinance would amend office controls in the UMU District so that office uses greater than 25,000 square feet in historic buildings do not require a Conditional Use Authorization to be consistent with the intent to help preserve historic buildings by permitting a larger range of uses as of right. The FEIR (pp. 457-458) identified a significant adverse impact to known and potential historical resources associated with the adoption of the Preferred Project's zoning districts, because "the proposed rezoning could also increase the incentive to demolish historic buildings currently in PDR or industrial use that may conflict with adjacent or nearby residential uses developed in the future pursuant to the new zoning and community plans." The proposed ordinance would incentivize adaptive reuse of older buildings by allowing conversion to office use as-of-right up to 25,000 square feet, where such uses are permitted. This amendment would not increase the severity of the identified, adverse impact to historical resources,

but may marginally reduce these potential effects by expanding the types of as-of-right uses that could occupy existing buildings, thereby providing potentially viable options to demolition and new construction in some instances.

Determination

San Francisco Administrative Code Section 31.19(c)(1) states that a modified project must be reevaluated and that "If, on the basis of such reevaluation, the Environmental Review Officer determines, based on the requirements of CEQA, that no additional environmental review is necessary, this determination and the reasons therefore shall be noted in writing in the case record, and no further evaluation shall be required by this Chapter."

The FEIR for the Eastern Neighborhoods Rezoning and Area Plans Project identifies significant environmental effects associated with land use, traffic, historical architectural resources, and shadow; growth-inducing impacts associated with rezoning and adoption of community plans; alternatives that reduce, avoid, or otherwise eliminate significant environmental effects; and feasible mitigation measures to minimize significant effects. The proposed Planning Code amendments would not result in new significant effects beyond those identified in the FEIR, substantially increase the severity of identified effects, or necessitate new mitigation measures previously deemed infeasible.

Because the current proposal is substantially similar to the project and its alternatives analyzed in the FEIR, the Planning Department determines that no supplemental environmental review for this project is necessary and the Final EIR certified by the Planning Commission on August 7, 2008 (Motion No. 17659) provides the requisite environmental review to allow the Planning Commission to consider acting on the resolution.



SAN FRANCISCO PLANNING DEPARTMENT

SAN FRANCISCO
CITY PLANNING COMMISSION
MOTION NO. 17659

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CERTIFYING A FINAL ENVIRONMENTAL IMPACT REPORT FOR THE PROPOSED EASTERN NEIGHBORHOODS REZONING AND AREA PLANS PROJECT, AMENDMENTS TO THE SAN FRANCISCO PLANNING CODE AND ZONING MAPS, AMENDMENTS TO THE SAN FRANCISCO GENERAL PLAN, AND ADOPTION OF INTERIM HISTORIC PRESERVATION PROCEDURES. THE PLAN AREA GENERALLY INCLUDES THE EASTERN PORTION OF THE SOUTH OF MARKET AREA ("EAST SOMA"), THE MISSION, SHOWPLACE SQUARE/POTRERO HILL, AND THE CENTRAL WATERFRONT NEIGHBORHOODS OF SAN FRANCISCO AND MAKING OTHER RELATED FINDINGS.

MOVED, that the San Francisco Planning Commission (hereinafter "Commission") hereby CERTIFIES the Final Environmental Impact Report identified as Case File No. 2004.0160E – Eastern Neighborhoods Rezoning and Area Plans Project (hereinafter "Project") based upon the following findings:

- 1) The City and County of San Francisco, acting through the Planning Department (hereinafter "Department") fulfilled all procedural requirements of the California Environmental Quality Act (Cal. Pub. Res. Code Sections 21000 *et seq.*, hereinafter "CEQA"), the State CEQA Guidelines (Cal. Admin. Code Title 14, Sections 15000 *et seq.*, (hereinafter "CEQA Guidelines") and Chapter 31 of the San Francisco Administrative Code (hereinafter "Chapter 31").
 - a. The Citywide Group of the Department filed for environmental evaluation on February 19, 2004 and the Major Environmental Analysis section of the Department determined that an Environmental Impact Report (hereinafter "EIR") was required and provided public notice of that determination by publication in a newspaper of general circulation on March 9, 2005.
 - b. Notice of Completion was filed with the State Secretary of Resources via the State Clearinghouse on March 9, 2005.
 - c. On June 30, 2007, the Department published the Draft Environmental Impact Report ("DEIR") and provided public notice in a newspaper of general circulation of the availability of the document for public review and comment and of the date and time of the Planning Commission public hearing on the DEIR; this notice was mailed to the Department's list of persons requesting such notice.

- d. On June 30, 2007, copies of the DEIR were mailed or otherwise delivered to a list of persons requesting it, to those noted on the distribution list in the DEIR, and to government agencies, the latter both directly and through the State Clearinghouse.
 - e. Notices of Availability of the DEIR and of the date and time of the public hearings were posted on the Planning Department's website and also in various locations in the project area by Department staff on June 30, 2007.
- 2) The Commission held a duly advertised public hearing on the DEIR on August 9, 2007 at which time opportunity for public comment was given, and public comment was received on the DEIR. The period for acceptance of written comments ended on September 14, 2007.
 - 3) The Department prepared responses to comments on environmental issues received at the public hearing and in writing on the DEIR, prepared revisions to the text of the DEIR in response to comments received or based on additional information that became available during the public review period, corrected errors in the DEIR, and prepared impact analysis for proposed revisions to the Area Plans. This material was presented in a Comments and Responses document, published on May 29, 2008, was distributed to the Commission and to all parties who commented on the DEIR, and was available to others upon request at Department offices and web site.
 - 4) A Final Environmental Impact Report has been prepared by the Department, consisting of the DEIR, any consultations and comments received during the review process, any additional information that became available, and the Summary of Comments and Responses all as required by law ("FEIR").
 - 5) Project environmental files have been made available for review by the Commission and the public. These files are available for public review at the Department offices at 1650 Mission Street, Suite 400, and are part of the record before the Commission.
 - 6) On August 7, 2008, the Commission reviewed and considered the FEIR and hereby does find that the contents of said report and the procedures through which the FEIR was prepared, publicized and reviewed comply with the provisions of CEQA, the CEQA Guidelines and Chapter 31 of the San Francisco Administrative Code.
 - 7) The Planning Commission hereby does find that the FEIR concerning Case File No. 2004.0160E – Eastern Neighborhoods Rezoning and Area Plans Project reflects the independent judgment and analysis of the City and County of San Francisco, is adequate, accurate and objective. The Commission also finds that since publication of the DEIR there has been no significant new information or

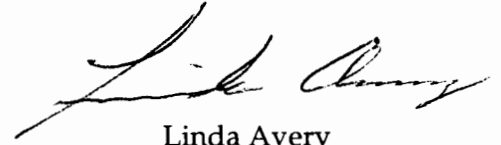
other factors that would require recirculation of the document pursuant to CEQA Guidelines Section 15088.5. Information to support this conclusion is found in the Final EIR document, which includes the Comments and Responses and in Department staff analysis. In furtherance of the above findings, the Planning Commission hereby does CERTIFY THE COMPLETION of said Final Environmental Impact Report in compliance with CEQA, the CEQA Guidelines, and Chapter 31.

The Commission, in certifying the completion of the FEIR, hereby does find that the proposed project described in the FEIR would have the following significant unavoidable environmental impacts, which could not be mitigated to a level of non-significance:

- a. The Preferred Project would result in a potentially significant, adverse cumulative land use impact related to the loss of Production, Distribution and Repair land supply and building space as identified for EIR Option C.
- b. The Preferred Project would result in a significant, adverse transit impact on Muni service affecting the following seven lines: 9-San Bruno, 22-Fillmore, 26-Valencia, 27-Bryant, 33-Stanyan, 48-Quintara, 49-Van Ness/Mission.
- c. A significant, adverse transportation impact to the following intersections would occur under Preferred Project conditions: 13th/Bryant, South Van Ness/Howard/13th, Seventh/Brannan, Seventh/Townsend, Eighth/Brannan, Eighth/Bryant, Eighth/Harrison, Third/César Chávez, and César Chávez/Evans.
- d. A significant, adverse environmental impact related to historical architectural resources would occur under Preferred Project conditions. Demolition or significant alteration of buildings that are identified as historical resources, potential resources or age-eligible properties could be anticipated to occur as a result of development secondary to project implementation. The EIR also identifies a significant, adverse cumulative impact related to the demolition, alteration, or other changes to one or more resources (including historic districts), such that the historical significance of those resources would be "materially impaired."
- e. A significant, adverse environmental impact related to potential shading of parks and public open spaces under the jurisdiction of the San Francisco Recreation and Parks Department would occur under Preferred Project conditions, because the feasibility of complete mitigation for potential new shadow impacts of currently unknown development proposals cannot be known at this time.

August 7, 2008
File No: 2004.0160E
Eastern Neighborhoods
Rezoning & Area Plans
Motion No. 17659

I hereby certify that the foregoing Motion was ADOPTED by the Planning Commission on August 7, 2008.



Linda Avery
Planning Commission Secretary

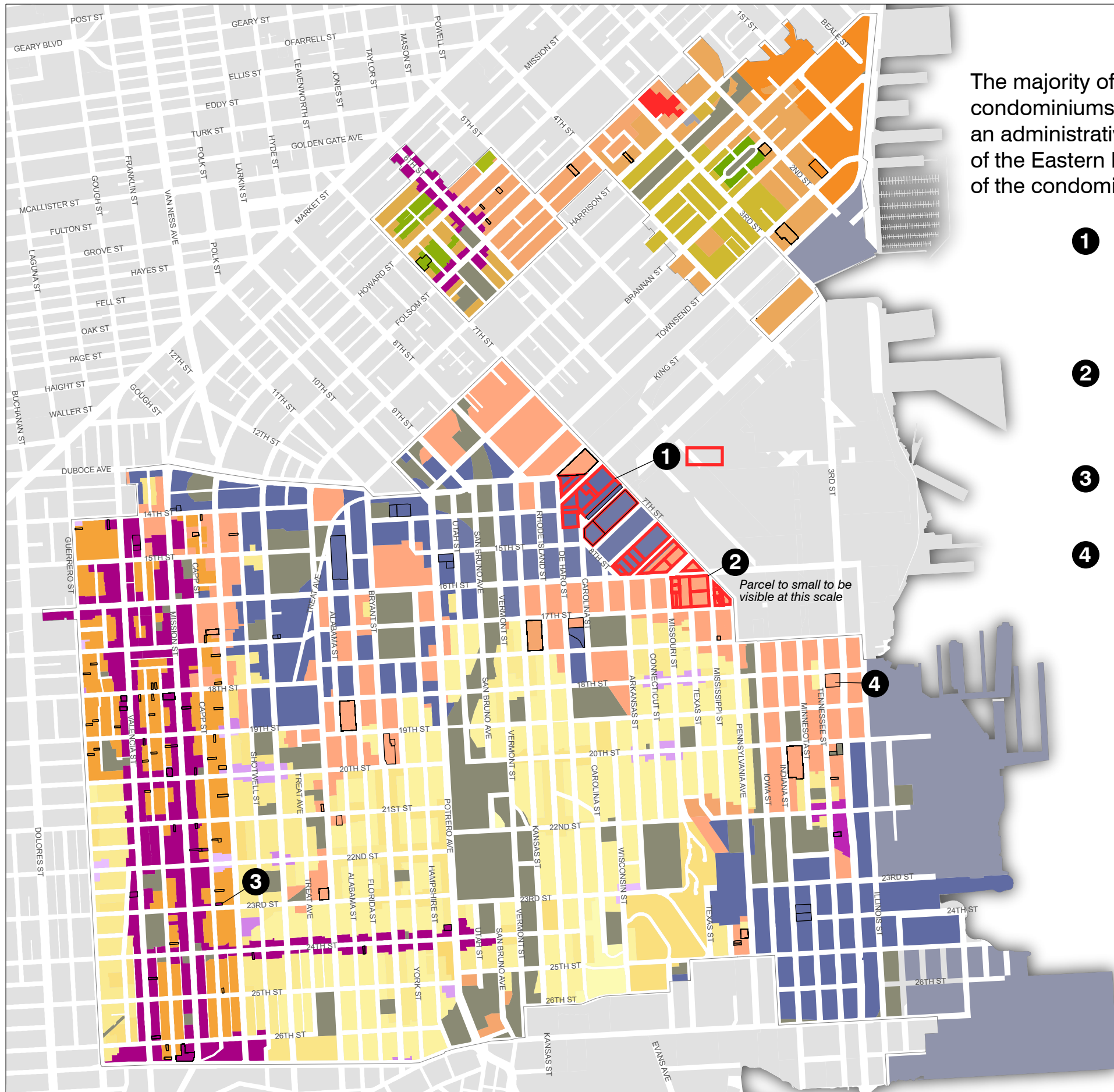
AYES: Borden, More, Lee, Olague

NOES: None

ABSENT: None

EXCUSED: Antonini, Miguel, Sugaya

ACTION: Certification of the Eastern Neighborhoods Rezoning and Area Plans FEIR



The majority of the proposed zoning map amendments will make sure that all individual condominiums have the same zoning as the property on which they are located. This is an administrative change necessitated by an oversight that occurred during the adoption of the Eastern Neighborhoods Plan in 2008, and will not affect the allowed use or height of the condominiums or the buildings. □

- 1 Removal of the “Innovative Industries Special Use District” from these parcels. This change was made by the Planning Commission in 2008, but due to an oversight the change was not made in the legislation. □
- 2 Rezone this very small parcel (Block 3949 Lot 001A) from MUR to UMU, and from 40 feet to 68 feet, to be consistent with its surrounding properties.
- 3 Rezone this parcel (Block 3637 Lot 018) from RTO-Mission to Mission NCT.
- 4 Rezone this parcel (Block 4044 Lot 052) from M-2 to UMU, from 50-X feet in height to 45-X, 58-X, and 68-X, and add to the Life Science Special Use District.

ZONING DISTRICTS		
P	SPD	NC-1
C-3-O	RED	NC-2
RH-1	RSD	NC-3
RH-2	SLI	NCT-2
RH-3	SSO	NCT
RM-1	MUG	M-2
RM-2	MUO	PDR-1-D
RTO-M	MUR	PDR-1-G
SB-DTR	UMU	

1 Mile

1 [Planning Code - Eastern Neighborhoods Code Cleanup]

2

3 **Ordinance amending various sections of the San Francisco Planning Code sections**
 4 **to 1) improve the City’s ability to implement the goals, objectives, and policies of**
 5 **the Eastern Neighborhoods Plan, 2) make technical corrections to the Code, 3)**
 6 **update land use tables in the Eastern Neighborhoods, 4) clarify language for**
 7 **affordable housing tiers and the use of historic buildings in the UMU District, 5)**
 8 **clarify permitted modifications for Large Project Authorizations in the Eastern**
 9 **Neighborhoods; and 6) making environmental findings, Planning CodeSection 302**
 10 **findings, and findings of consistency with the General Plan and the Priority Policies**
 11 **of Planning Code Section 101.1.**

12

13

14

NOTE: Additions are *single-underline italics Times New Roman*;
 Deletions are ~~*strike-through italics Times New Roman*~~.
 Board amendment additions are double-underlined;
 Board amendment deletions are ~~strikethrough normal~~.

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Be it ordained by the People of the City and County of San Francisco:

19

Section 1. Findings.

20

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24

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(a) The Planning Department has determined that the actions contemplated in this Ordinance are in compliance with the California Environmental Quality Act (California Public Resources Code sections 21000 et seq.). Said determination is on file with the Clerk of the Board of Supervisors in File No. _____ and is incorporated herein by reference.

1 (b) On _____, 2011, the Planning Commission, in Resolution No.
2 _____ approved and recommended this legislation for adoption by the Board of
3 Supervisors and adopted findings that it is consistent, on balance, with the City's General
4 Plan and eight priority policies of Planning Code Section 101.1. The Board adopts these
5 findings as its own. A copy of said Resolution is on file with the Clerk of the Board of
6 Supervisors in File No. _____, and is incorporated herein by reference.

7 (c) Pursuant to Planning Code Section 302, this Board of Supervisors finds that this
8 legislation will serve the public necessity, convenience, and welfare for the reasons set forth in
9 Planning Commission Resolution No. _____, and incorporates such reasons herein
10 by reference.

11
12 Section 2. The San Francisco Planning Code is hereby amended by amending Sections
13 102.5, 121.8, 134, 135, 140, 145.1, 145.5, 151.1, 157.1, 175.8, 207.1, 218, 227, 231A,
14 249.36, 249.37, 249.38, 329, 352, 401, 411.3, 419.2, 419.5, 423.5, 607.2, 726, 734, 735, 736,
15 736.1, 781.5, 803.3, 803.8, 803.9, 814.31, 814.49, 840, 841, 842, 843, 890.49, 890.54, to
16 read as follows:

17 **SEC. 102.5. DISTRICT.**

18 A portion of the territory of the City, as shown on the Zoning Map, within which certain
19 regulations and requirements or various combinations thereof apply under the provisions of
20 this Code. The term "district" shall include any use, special use, height and bulk, or special
21 sign district. The term "R District" shall mean any RH-1(D), RH-1, RH-1(S), RH-2, RH-3, RM-
22 1, RM-2, RM-3, RM-4, RTO, RTO-M, RC-1, RC-2, RC-3, RC-4 or RED District. The term "C
23 District" shall mean any C-1, C-2, C-3, or C-M District. The term "RTO District" shall be that
24 subset of R Districts which are the RTO and RTO-M District. The term "M District" shall mean
25 any M-1 or M-2 District. The term "PDR District" shall mean any PDR-1-B, PDR-1-D, PDR-1-

1 G, or PDR-2 District. The term "RH District" shall mean any RH-1(D), RH-1, RH-1(S), RH-2, or
2 RH-3 District. The term "RM District" shall mean any RM-1, RM-2, RM-3, or RM-4 District. The
3 term "RC District" shall mean any RC-1, RC-2, RC-3, or RC-4 District. The term "C-3 District"
4 shall mean any C-3-O, C-3-R, C-3-G, or C-3-S District. For the purposes of Section 128 and
5 Article 11 of this Code, the term "C-3 District" shall also include the Extended Preservation
6 District designated on Section Map 3SU of the Zoning Map. The term "NC District" shall mean
7 any NC-1, NC-2, NC-3, NC-T, NC-S, and any Neighborhood Commercial District and
8 Neighborhood Commercial Transit District identified by street or area name in Section 702.1.
9 The term "NCT" shall mean any district listed in Section 702.1(b), including any NCT-1, NCT-
10 2, NCT-3 and any Neighborhood Commercial Transit District identified by street or area name.
11 The term "Mixed Use" District shall mean all Chinatown Mixed Use, South of Market Mixed
12 Use, Eastern Neighborhoods Mixed Use, and Downtown Residential Districts. The term
13 "Chinatown Mixed Use District" shall mean any Chinatown CB, Chinatown VR, or Chinatown
14 R/NC District named in Section 802.1. The term "South of Market Mixed Use Districts" shall
15 refer to all RED, RSD, SLR, SLI, or SSO Districts named in Section 802.1. The term "Eastern
16 Neighborhoods Mixed Use Districts" shall refer to all SPD, MUG, MUO, MUR, and UMU
17 Districts named in Section 802.1. The term "DTR District" or "Downtown Residential District"
18 shall refer to any Downtown Residential District identified by street or area name in Section
19 825, 827, 828, and 829.

20 **SEC. 121.8. USE SIZE LIMITS (NON-RESIDENTIAL), PDR-1-B AND PDR-2 DISTRICTS.**

21 In order to preserve land and building space for light industrial activities, non-accessory
22 retail and office uses that exceed the square footage stated in the table below shall not be
23 permitted in PDR-1-B and PDR-2 Districts. The use area shall be measured as the occupied
24 floor area of all retail or offices activities on a lot, as defined in the land use controls for PDR
25 Districts in Section 218 (Retail Sales and Personal Services) and Section 219 (Offices) of this

Code. Additionally, a cumulative use size maximum applies in *PDR-1-B and PDR-2* Districts, such that the combined floor area of any and all uses permitted by Sections 218 and 219 may not exceed the limits stated in the table below for any given lot.

These use size maximum limits shall not apply to accessory uses, as defined in Section 204.3 of this Code.

District	Cumulative Use Size Limit, All Uses per Section 218	Cumulative Use Size Limit, All Uses per Section 219	Total Size Maximum. All Uses per Sections 218 and 219 Combined
PDR-1-B	2,500 sq. ft.	5,000 sq. ft.	7,500 sq. ft.
PDR-2	2,500 sq. ft.	5,000 sq. ft.	5,000 sq. ft.

SEC. 134. REAR YARDS, R, NC, C, SPD, M, MUG, MUO, MUR, UMU, RSD, SLR, SLI AND SSO DISTRICTS.

The rear yard requirements established by this Section 134 shall apply to every building in an R, NC-1, NC-2 District or Individual Neighborhood Commercial District as noted in Subsection (a), except those buildings which contain only single room occupancy (SRO) or live/work units and except in the Bernal Heights Special Use District and Residential Character Districts to the extent these provisions are inconsistent with the requirements set forth in Section 242 of this Code. With the exception of dwellings in the South of Market Mixed Use and Eastern Neighborhoods Mixed Use Districts containing only SRO units, the rear yard requirements of this Section 134 shall also apply to every dwelling in a(n) MUG, MUO, MUR, UMU, SPD, RSD, SLR, SLI, SSO, NC-2, NCT-1, NCT-2, NC-3, NCT-3, Individual Area Neighborhood Commercial Transit District, Individual Neighborhood Commercial District as noted in Subsection (a), C or M District. Rear yards shall not be required in NC-S Districts.

1 These requirements are intended to assure the protection and continuation of established
2 midblock, landscaped open spaces, and maintenance of a scale of development appropriate
3 to each district, consistent with the location of adjacent buildings.

4 (a) **Basic Requirements.** The basic rear yard requirements shall be as follows for the
5 districts indicated:

6 (1) **RH-1(D), RH-1, RH-1(S), RM-3, RM-4, RC-1, RC-2, RC-3, RC-4, NC, C, M, MUG,**
7 **MUO, MUR, UMU, RED, SPD, RSD, SLR, SLI and SSO Districts.** The minimum rear yard
8 depth shall be equal to 25 percent of the total depth of the lot on which the building is situated,
9 but in no case less than 15 feet. For buildings containing only SRO units in the South of
10 Market Mixed Use and Eastern Neighborhoods Mixed Use Districts, the minimum rear yard
11 depth shall be equal to 25 percent of the total depth of the lot on which the building is situated,
12 but the required rear yard of SRO buildings not exceeding a height of 65 feet shall be reduced
13 in specific situations as described in Subsection (c) below.

14 (A) **RH-1(D), RH-1, RH-1(S), RM-3, RM-4, RC-1, NC-1, NCT-1, Inner Sunset, Outer**
15 **Clement Street, Haight Street, Sacramento Street, 24th Street-Noe Valley, and West**
16 **Portal Avenue Districts.** Rear yards shall be provided at grade level and at each succeeding
17 level or story of the building.

18 (B) **NC-2, NCT-2, Ocean Avenue, Castro Street, Inner Clement Street, Upper**
19 **Fillmore Street, North Beach, Union Street, Valencia Street, 24th Street-Mission**
20 **Districts.** Rear yards shall be provided at the second story, and at each succeeding story of
21 the building, and at the first story if it contains a dwelling unit.

22 [DIAGRAM: OMITTED BUT NOT TO BE DELETED]

23
24 (C) **RC-2, RC-3, RC-4, NC-3, NCT-3, Broadway, Hayes-Gough, Upper Market Street,**
25 **SoMa, Mission Street, Polk Street, C, M, RED, SPD, RSD, SLR, SLI, SSO, MUR, MUG,**

1 **MUO, and UMU Districts.** Rear yards shall be provided at the lowest story containing a
2 dwelling unit, and at each succeeding level or story of the building.

3 (D) **Upper Market NCT and Upper Market NCD.** Rear yards shall be provided at the
4 grade level, and at each succeeding story of the building. For buildings in the Upper Market
5 NCT that do not contain residential uses and that do not abut adjacent lots with an existing
6 pattern of rear yards or mid-block open space, the Zoning Administrator may waive or reduce
7 this rear yard requirement pursuant to the procedures of subsection (e).

8 (2) **RH-2, RH-3, RTO, RTO-M, RM-1 and RM-2 Districts.** The minimum rear yard depth
9 shall be equal to 45 percent of the total depth of the lot on which the building is situated,
10 except to the extent that a reduction in this requirement is permitted by Subsection (c) below.
11 Rear yards shall be provided at grade level and at each succeeding level or story of the
12 building.

13 [DIAGRAM: OMITTED BUT NOT TO BE DELETED]

14 (b) **Permitted Obstructions.** Only those obstructions specified in Section 136 of this
15 Code shall be permitted in a required rear yard, and no other obstruction shall be constructed,
16 placed or maintained within any such yard. No motor vehicle, trailer, boat or other vehicle
17 shall be parked or stored within any such yard, except as specified in Section 136.

18 (c) **Reduction of Requirements in RH-2, RH-3, RTO, RTO-M, RM-1 and RM-2**
19 **Districts.** The rear yard requirement stated in Paragraph (a)(2) above, for RH-2, RH-3, RTO,
20 RTO-M, RM-1 and RM-2 Districts, and as stated in Paragraph (a)(1) above, for single room
21 occupancy buildings located in either the South of Market Mixed Use or Eastern
22 Neighborhoods Mixed Use Districts not exceeding a height of 65 feet, shall be reduced in
23 specific situations as described in this Subsection (c), based upon conditions on adjacent lots.
24 Except for those SRO buildings referenced above in this paragraph whose rear yard can be
25 reduced in the circumstances described in Subsection (c) to a 15-foot minimum, under no

1 circumstances, shall the minimum rear yard be thus reduced to less than a depth equal to 25
2 percent of the total depth of the lot on which the building is situated, or to less than 15 feet,
3 whichever is greater.

4 (1) **General Rule.** In such districts, the forward edge of the required rear yard shall be
5 reduced to a line on the subject lot, parallel to the rear lot line of such lot, which is an average
6 between the depths of the rear building walls of the two adjacent buildings. Except for single
7 room occupancy buildings in the South of Market Mixed Use Districts, in any case in which a
8 rear yard requirement is thus reduced, the last 10 feet of building depth thus permitted on the
9 subject lot shall be limited to a height of 30 feet, measured as prescribed by Section 260 of
10 this Code, or to such lesser height as may be established by Section 261 of this Code.

11 (2) **Alternative Method of Averaging.** If, under the rule stated in Paragraph (c)(1)
12 above, a reduction in the required rear yard is permitted, the reduction may alternatively be
13 averaged in an irregular manner; provided that the area of the resulting reduction shall be no
14 more than the product of the width of the subject lot along the line established by Paragraph
15 (c)(1) above times the reduction in depth of rear yard permitted by Paragraph (c)(1); and
16 provided further that all portions of the open area on the part of the lot to which the rear yard
17 reduction applies shall be directly exposed laterally to the open area behind the adjacent
18 building having the lesser depth of its rear building wall.

19 (3) **Method of Measurement.** For purposes of this Subsection (c), an "adjacent
20 building" shall mean a building on a lot adjoining the subject lot along a side lot line. In all
21 cases the location of the rear building wall of an adjacent building shall be taken as the line of
22 greatest depth of any portion of the adjacent building which occupies at least 1/2 the width
23 between the side lot lines of the lot on which such adjacent building is located, and which has
24 a height of at least 20 feet above grade, or two stories, whichever is less, excluding all
25 permitted obstructions listed for rear yards in Section 136 of this Code. Where a lot adjoining

1 the subject lot is vacant, or contains no dwelling or group housing structure, or is located in an
2 RH-1(D), RH-1, RH-1(S), RM-3, RM-4, RC, RED, SPD, RSD, SLR, SLI, SSO, NC, C, M or P
3 District, such adjoining lot shall, for purposes of the calculations in this Subsection (c), be
4 considered to have an adjacent building upon it whose rear building wall is at a depth equal to
5 75 percent of the total depth of the subject lot.

6 (4) **Applicability to Special Lot Situations.** In the following special lot situations, the
7 general rule stated in Paragraph (c)(1) above shall be applied as provided in this Paragraph
8 (c)(4), and the required rear yard shall be reduced if conditions on the adjacent lot or lots so
9 indicate and if all other requirements of this Section 134 are met.

10 [DIAGRAMS: OMITTED BUT NOT TO BE DELETED]

11 (A) **Corner Lots and Lots at Alley Intersections.** On a corner lot as defined by this
12 Code, or a lot at the intersection of a street and an alley or two alleys, the forward edge of the
13 required rear yard shall be reduced to a line on the subject lot which is at the depth of the rear
14 building wall of the one adjacent building.

15 (B) **Lots Abutting Properties with Buildings that Front on Another Street or Alley.**
16 In the case of any lot that abuts along one of its side lot lines upon a lot with a building that
17 fronts on another street or alley, the lot on which it so abuts shall be disregarded, and the
18 forward edge of the required rear yard shall be reduced to a line on the subject lot which is at
19 the depth of the rear building wall of the one adjacent building fronting on the same street or
20 alley. In the case of any lot that abuts along both its side lot lines upon lots with buildings that
21 front on another street or alley, both lots on which it so abuts shall be disregarded, and the
22 minimum rear yard depth for the subject lot shall be equal to 25 percent of the total depth of
23 the subject lot, or 15 feet, whichever is greater.

24 (C) **Through Lots Abutting Properties that Contain Two Buildings.** Where a lot is a
25 through lot having both its front and its rear lot line along streets, alleys, or a street and an

1 alley, and both adjoining lots are also through lots, each containing two dwellings or group
2 housing structures that front at opposite ends of the lot, the subject through lot may also have
3 two buildings according to such established pattern, each fronting at one end of the lot,
4 provided all the other requirements of this Code are met. In such cases the rear yard required
5 by this Section 134 for the subject lot shall be located in the central portion of the lot, between
6 the two buildings on such lot, and the depth of the rear wall of each building from the street or
7 alley on which it fronts shall be established by the average of the depths of the rear building
8 walls of the adjacent buildings fronting on that street or alley. In no case, however, shall the
9 total minimum rear yard for the subject lot be thus reduced to less than a depth equal to 25
10 percent of the total depth of the subject lot, or to less than 15 feet, whichever is greater.
11 Furthermore, in all cases in which this Subparagraph (c)(4)(C) is applied, the requirements of
12 Section 132 of this Code for front setback areas shall be applicable along both street or alley
13 frontages of the subject through lot.

14 [DIAGRAMS: OMITTED BUT NOT TO BE DELETED]

15 (d) **Reduction of Requirements in C-3 Districts.** In C-3 Districts, an exception to the
16 rear yard requirements of this Section may be allowed, in accordance with the provisions of
17 Section 309, provided that the building location and configuration assure adequate light and
18 air to windows within the residential units and to the usable open space provided.

19 [DIAGRAM: OMITTED BUT NOT TO BE DELETED]

20 (e) **Modification of Requirements in NC and South of Market Mixed Use Districts.**
21 The rear yard requirements in NC and South of Market Mixed Use Districts may be modified
22 or waived in specific situations as described in this Subsection (e).

23 (1) **General.** The rear yard requirement in NC Districts may be modified or waived by the
24 Zoning Administrator pursuant to the procedures which are applicable to variances, as set
25 forth in Sections 306.1 through 306.5 and 308.2, in the case of NC Districts, and in

1 accordance with Section 307(g), in the case of South of Market Mixed Use Districts if all of the
2 following criteria are met for both NC and South of Market Mixed Use Districts:

3 (A) Residential uses are included in the new or expanding development and a
4 comparable amount of usable open space is provided elsewhere on the lot or within the
5 development where it is more accessible to the residents of the development; and

6 (B) The proposed new or expanding structure will not significantly impede the access of
7 light and air to and views from adjacent properties; and

8 (C) The proposed new or expanding structure will not adversely affect the interior block
9 open space formed by the rear yards of adjacent properties.

10 (2) **Corner Lots and Lots at Alley Intersections.** On a corner lot as defined by this
11 Code, or on a lot at the intersection of a street and an alley of at least 25 feet in width, the
12 required rear yard may be substituted with an open area equal to 25 percent of the lot area
13 which is located at the same levels as the required rear yard in an interior corner of the lot, an
14 open area between two or more buildings on the lot, or an inner court, as defined by this
15 Code, provided that the Zoning Administrator determines that all of the criteria described
16 below in this Paragraph are met.

17 (A) Each horizontal dimension of the open area shall be a minimum of 15 feet.

18 (B) The open area shall be wholly or partially contiguous to the existing midblock open
19 space formed by the rear yards of adjacent properties.

20 (C) The open area will provide for the access to light and air to and views from adjacent
21 properties.

22 (D) The proposed new or expanding structure will provide for access to light and air from
23 any existing or new residential uses on the subject property.

24 The provisions of this Paragraph 2 of Subsection (e) shall not preclude such additional
25 conditions as are deemed necessary by the Zoning Administrator to further the purposes of

1 this Section.

2 (f) **Modification of Requirements in the Eastern Neighborhoods Mixed Use**
3 **Districts.** The rear yard requirement in Eastern Neighborhoods Mixed Use Districts may be
4 modified or waived by the Planning Commission pursuant to Section 329, and modified by the
5 Zoning Administrator pursuant to the procedures ~~and criteria~~ set forth in Section 307(h) for
6 other projects, provided that:

7 (1) ~~Residential uses are included in the new or expanding development and a comparable amount~~
8 ~~of readily accessible usable open space is provided elsewhere on the lot or within the development~~ A
9 comparable, but not necessarily equal amount of square footage as would be created in a code
10 conforming rear yard is provided elsewhere within the development;

11 (2) The proposed new or expanding structure will not significantly impede the access to
12 light and air from adjacent properties or adversely affect the interior block open space formed by the
13 rear yards of adjacent properties; and

14 (3) ~~The proposed new or expanding structure will not adversely affect the interior block open~~
15 ~~space formed by the rear yards of adjacent properties~~ The modification request is not combined with
16 any other residential open space modification or exposure variance for the project, except exposure
17 modifications in designated landmark buildings under Section 307(h)(1).

18 (g) **Reduction of Requirements in the North of Market Residential Special Use**
19 **District.** The rear yard requirement may be substituted with an equivalent amount of open
20 space situated anywhere on the site, provided that the Zoning Administrator determines that
21 all of the following criteria are met:

22 (1) The substituted open space in the proposed new or expanding structure will improve
23 the access of light and air to and views from existing abutting properties; and

24 (2) The proposed new or expanding structure will not adversely affect the interior block
25 open space formed by the rear yards of existing abutting properties.

1 This provision shall be administered pursuant to the notice and hearing procedures which
2 are applicable to variances as set forth in Sections 306.1 through 306.5 and 308.2.

3 [DIAGRAMS: OMITTED BUT NOT TO BE DELETED]

4 **SEC. 135. USABLE OPEN SPACE FOR DWELLING UNITS AND GROUP HOUSING, R,**
5 **NC, MIXED USE, C, AND M DISTRICTS.**

6 Except as provided in Sections 134.1, 172 and 188 of this Code, usable open space shall
7 be provided for each dwelling and each group housing structure in R, NC, C, Mixed Use, and
8 M Districts according to the standards set forth in this Section unless otherwise specified in
9 specific district controls elsewhere in this Code.

10 (a) **Character of Space Provided.** Usable open space shall be composed of an outdoor
11 area or areas designed for outdoor living, recreation or landscaping, including such areas on
12 the ground and on decks, balconies, porches and roofs, which are safe and suitably surfaced
13 and screened, and which conform to the other requirements of this Section. Such area or
14 areas shall be on the same lot as the dwelling units (or bedrooms in group housing) they
15 serve, and shall be designed and oriented in a manner that will make the best practical use of
16 available sun and other climatic advantages. "Private usable open space" shall mean an area
17 or areas private to and designed for use by only one dwelling unit (or bedroom in group
18 housing). "Common usable open space" shall mean an area or areas designed for use jointly
19 by two or more dwelling units (or bedrooms in group housing).

20 (b) **Access.** Usable open space shall be as close as is practical to the dwelling unit (or
21 bedroom in group housing) for which it is required, and shall be accessible from such dwelling
22 unit or bedroom as follows:

23 (1) Private usable open space shall be directly and immediately accessible from such
24 dwelling unit or bedroom; and shall be either on the same floor level as such dwelling unit or
25 bedroom, with no more than one story above or below such floor level with convenient private

1 access.

2 (2) Common usable open space shall be easily and independently accessible from such
3 dwelling unit or bedroom, or from another common area of the building or lot.

4 (c) **Permitted Obstructions.** In the calculation of either private or common usable open
5 space, those obstructions listed in Sections 136 and 136.1 of this Code for usable open space
6 shall be permitted.

7 (d) **Amount Required.** Usable open space shall be provided for each building in the
8 amounts specified herein and in Table 135 for the district in which the building is located;
9 ~~provided, however, that in the Downtown Residential (DTR) Districts, open space shall be provided in~~
10 ~~the amounts specified in Section 825.~~

11 In Neighborhood Commercial Districts, the amount of usable open space to be provided
12 shall be the amount required in the nearest Residential District, but the minimum amount of
13 open space required shall be in no case greater than the amount set forth in Table 135A for
14 the district in which the building is located. The distance to each Residential District shall be
15 measured from the midpoint of the front lot line or from a point directly across the street there
16 from, whichever requires less open space.

17 (1) For dwellings other than ~~those specified in SRO dwellings, except as provided in~~
18 Paragraphs (d)(23) through (d)(5) below, the minimum amount of usable open space to be
19 provided for use by each dwelling unit shall be as specified in the second column of Table
20 135A if such usable open space is all private. Where common usable open space is used to
21 satisfy all or part of the requirement for a dwelling unit, such common usable open space shall
22 be provided in an amount equal to 1.33 square feet for each one square foot of private usable
23 open space specified in the second column of Table 135A. In such cases, the balance of the
24 required usable open space may be provided as private usable open space, with full credit for
25 each square foot of private usable open space so provided.

1 (2) For group housing structures and SRO units, the minimum amount of usable open
2 space provided for use by each bedroom or SRO unit shall be 1/3 the amount required for a
3 dwelling unit as specified in Paragraphs (d)(1) above and (d)(4) and (d)(5), below. For purposes
4 of these calculations, the number of bedrooms on a lot shall in no case be considered to be
5 less than one bedroom for each two beds. Where the actual number of beds exceeds an
6 average of two beds for each bedroom, each two beds shall be considered equivalent to one
7 bedroom.

8 (3) For dwellings specifically designed for and occupied by senior citizens or physically
9 handicapped persons, as defined and regulated by Section 209.1(m) of this Code, the
10 minimum amount of usable open space to be provided for use by each dwelling unit shall be
11 ½ the amount required for each dwelling unit as specified in Paragraph (d)(1) above.

12 (4) **DTR Districts.** For all residential uses, 75 square feet of open space is required per
13 dwelling unit. All residential open space must meet the provisions described in this Section
14 unless otherwise established in this subsection or in Section 825 or a Section governing an
15 individual DTR District. Open space requirements may be met with the following types of open
16 space: "private usable open space" as defined in Section 135(a) of this Code, "common
17 usable open space" as defined in Section 135(a) of this Code, and "publicly accessible open
18 space" as defined in subsection (h) below. At least 40 percent of the residential open space is
19 required to be common to all residential units. Common usable open space is not required to
20 be publicly-accessible. Publicly-accessible open space, including off-site open space
21 permitted by subsection (i) below and by Section 827(a)(9), meeting the standards of
22 subsection (h) may be considered as common usable open space. For residential units with
23 direct access from the street, building setback areas that meet the standards of Section 145.1
24 and the Ground Floor Residential Design Guidelines may be counted toward the open space
25 requirement as private non-common open space.

(5) Eastern Neighborhoods Mixed Use Districts. The minimum amount of usable open space to be provided for use by each dwelling unit shall be as specified in Table 135B. For group housing structures and SRO units, the minimum amount of usable open space provided for use by each bedroom shall be 1/3 the amount required for a dwelling unit as specified in Table 135B.

TABLE 135A MINIMUM USABLE OPEN SPACE FOR DWELLING UNITS AND GROUP HOUSING OUTSIDE THE EASTERN NEIGHBORHOODS MIXED USE DISTRICT		
District	Square Feet Of Usable Open Space Required For Each Dwelling Unit If All Private	Ratio of Common Usable Open Space That May Be Substituted for Private
RH-1(D), RH-1	300	1.33
RH-1(S)	300 for first unit; 100 for minor second unit	1.33
RH-2	125	1.33
RH-3	100	1.33
RM-1, RC-1, RTO, RTO-M	100	1.33
RM-2, RC-2, SPD	80	1.33
RM-3, RC-3, RED	60	1.33
RM-4, RC-4, RSD	36	1.33
C-3, C-M, SLR, SLI, SSO, M-1, M-2	36	1.33

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C-1, C-2	Same as for the R District establishing the dwelling unit density ratio for the C-1 or C-2 District property	
NC-1, NC-2, NCT-1, NCT-2, NC-S, Inner Sunset, Sacramento Street, West Portal Avenue, Ocean Avenue	100	1.33
NC-3, Castro Street, Inner Clement Street, Outer Clement Street, Upper Fillmore Street, Haight Street, Union Street, Valencia Street, 24th Street-Mission, 24th Street-Noe Valley, NCT-3, SoMa, Mission Street	80	1.33
Broadway, Hayes-Gough, Upper Market Street, North Beach, Polk Street	60	1.33
Chinatown Community Business, Chinatown Residential Neighborhood Commercial, Chinatown Visitor Retail	48	1.00
DTR	This table not applicable. 75 square feet per dwelling. See Sec. 135(d)(4).	

<p style="text-align: center;">TABLE 135B</p> <p style="text-align: center;">MINIMUM USABLE OPEN SPACE FOR DWELLING UNITS AND GROUP HOUSING IN THE</p> <p style="text-align: center;">EASTERN NEIGHBORHOODS MIXED USE DISTRICTS</p>		
Square feet of usable open space per dwelling unit, if not publicly accessible	Square feet of usable open space per dwelling unit, if publicly accessible	Percent of open space that may be provided off site
80 square feet	54 square feet	50%

(e) **Slope.** The slope of any area credited as either private or common usable open space shall not exceed five percent.

(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 six feet and a minimum area of 36 square feet if located on a deck, balcony, porch or roof, and shall have a minimum horizontal dimension of 10 feet and a minimum area of 100 square feet if located on open ground, a terrace or the surface of an inner or outer court.

(2) **Exposure.** In order to be credited as private usable open space, an area must be kept open in the following manner:

(A) For decks, balconies, porches and roofs, at least 30 percent of the perimeter must be unobstructed except for necessary railings.

(B) In addition, the area credited on a deck, balcony, porch or roof must either face a street, face or be within a rear yard, or face or be within some other space which at the level of the private usable open space meets the minimum dimension and area requirements for common usable open space as specified in Paragraph 135(g)(1) below.

1 [DIAGRAMS: OMITTED BUT NOT TO BE DELETED]

2 (C) Areas within inner and outer courts, as defined by this Code, must either conform to
3 the standards of Subparagraph (f)(2)(B) above or be so arranged that the height of the walls
4 and projections above the court on at least three sides (or 75 percent of the perimeter,
5 whichever is greater) is such that no point on any such wall or projection is higher than one
6 foot for each foot that such point is horizontally distant from the opposite side of the clear
7 space in the court, regardless of the permitted obstruction referred to in Subsection 135(c)
8 above.

9 (3) **Fire Escapes as Usable Open Space.** Normal fire escape grating shall not be
10 considered suitable surfacing for usable open space. The steps of a fire escape stairway or
11 ladder, and any space less than six feet deep between such steps and a wall of the building,
12 shall not be credited as usable open space. But the mere potential use of a balcony area for
13 an emergency fire exit by occupants of other dwelling units (or bedrooms in group housing)
14 shall not prevent it from being credited as usable open space on grounds of lack of privacy or
15 usability.

16 (4) **Use of Solariums.** In C-3 Districts, the area of a totally or partially enclosed solarium
17 shall be credited as private usable open space if (i) such area is open to the outdoors through
18 openings or clear glazing on not less than 50 percent of its perimeter and (ii) not less than 30
19 percent of its overhead area and 25 percent of its perimeter are open or can be opened to the
20 air.

21 (g) **Common Usable Open Space: Additional Standards.**

22 (1) **Minimum Dimensions and Minimum Area.** Any space credited as common usable
23 open space shall be at least 15 feet in every horizontal dimension and shall have a minimum
24 area of 300 square feet.

25 (2) **Use of Inner Courts.** The area of an inner court, as defined by this Code, may be

1 credited as common usable open space, if the enclosed space is not less than 20 feet in
2 every horizontal dimension and 400 square feet in area; and if (regardless of the permitted
3 obstructions referred to in Subsection 135(c) above) the height of the walls and projections
4 above the court on at least three sides (or 75 percent of the perimeter, whichever is greater) is
5 such that no point on any such wall or projection is higher than one foot for each foot that
6 such point is horizontally distant from the opposite side of the clear space in the court.

7 [DIAGRAMS: OMITTED BUT NOT TO BE DELETED]

8 (3) **Use of Solariums.** The area of a totally or partially enclosed solarium may be
9 credited as common usable open space if the space is not less than 15 feet in every
10 horizontal dimension and 300 square feet in area; and if such area is exposed to the sun
11 through openings or clear glazing on not less than 30 percent of its perimeter and 30 percent
12 of its overhead area.

13 (h) **Publicly-Accessible Usable Open Space Standards:** In DTR Districts and the
14 Eastern Neighborhoods Mixed Use Districts, any space credited as publicly-accessible usable
15 open space, where permitted or required by this Code, shall meet the following standards:

16 (1) Open space shall be of one or more of the following types:

17 (A) An unenclosed park or garden at street grade or following the natural topography,
18 including improvements to hillsides or other unimproved public areas;

19 (B) An unenclosed plaza at street grade, with seating areas and landscaping and no
20 more than 10 percent of the total floor area devoted to facilities for food or beverage service,
21 exclusive of seating areas as regulated in Subsection (2)(d), below;

22 (C) An unenclosed pedestrian pathway which complies with the standards of Section
23 270.2 and which is consistent with applicable design guidelines.

24 (D) Streetscape improvements with landscaping and pedestrian amenities that result in
25 additional pedestrian space beyond the pre-existing sidewalk width and conform to the Better

1 Streets Plan and any other applicable neighborhood streetscape plans per Section 138.1 or
2 other related policies such as those associated with sidewalk widenings or building setbacks,
3 other than those intended by design for the use of individual ground floor residential units; and

4 (2) Open space shall meet the following standards:

5 (A) Be in such locations and provide such ingress and egress as will make the area
6 convenient, safe, secure and easily accessible to the general public;

7 (B) Be appropriately landscaped;

8 (C) Be protected from uncomfortable winds;

9 (D) Incorporate ample seating. Any seating which is provided shall be available for public
10 use and may not be exclusively reserved or dedicated for any food or beverage services
11 located within the open space;

12 (E) Be well signed and accessible to the public during daylight hours;

13 (F) Be well lit if the area is of the type requiring artificial illumination;

14 (G) Be designed to enhance user safety and security;

15 (H) Be of sufficient size to be attractive and practical for its intended use; and

16 (I) Have access to drinking water and toilets if feasible and appropriate.

17 (3) **Maintenance:** Open spaces shall be maintained at no public expense. The owner of
18 the property on which the open space is located shall maintain it by keeping the area clean
19 and free of litter and keeping in a healthy state any plant material that is provided. Conditions
20 intended to assure continued maintenance of the open space for the actual lifetime of the
21 building giving rise to the open space requirement may be imposed by the Commission or
22 Department pursuant to applicable procedures in this Code.

23 (4) **Informational Plaque:** Prior to issuance of a permit of occupancy, a plaque shall be
24 placed in a publicly conspicuous location outside the building at street level, or at the site of
25 any publicly-accessible open space. The plaque shall identify said open space feature and its

1 location, stating the right of the public to use the space and the hours of use, describing its
2 principal required features (e.g., number of seats or other defining features) and stating the
3 name, telephone number, and address of the owner or owner's agent responsible for
4 maintenance. The plaque shall be of no less than 24 inches by 36 inches in size unless
5 specifically reduced by the Zoning Administrator in cases where the nature, size, or other
6 constraints of the open space would make the proscribed dimensions inappropriate.

7 (5) Property owners providing open space under this section will hold harmless the City
8 and County of San Francisco, its officers, agents and employees, from any damage or injury
9 caused by the design, construction, use, or maintenance of open space. Property owners are
10 solely liable for any damage or loss occasioned by any act or negligence in respect to the
11 design, construction, use, or maintenance of the open space.

12 (i) **Off-Site Provision of Required Usable Open Space.**

13 (1) **Eastern Neighborhoods Mixed Use Districts.** In the Eastern Neighborhoods Mixed
14 Use Districts, the provision of off-site publicly accessible open space may be credited toward
15 the residential usable open space requirement, subject to Section 329 for projects to which
16 that Section applies and Section 307(h) for other projects. Any such space shall meet the
17 publicly accessible open space standards set forth in Section 135(h) and be provided within
18 800 feet of the project. No more than 50 percent of a project's required usable open space
19 shall be off-site. The publicly accessible off-site usable open space shall be constructed,
20 completed, and ready for use no later than the project itself, and shall receive its Certificate of
21 Final Completion from the Department of Building Inspection prior to the issuance of any
22 Certificate of Final Completion or Temporary Certificate of Occupancy for the project itself.

23 (2) **DTR Districts.** In DTR Districts the provision of off-site publicly accessible open
24 space may be counted toward the requirements of residential open space per the procedures
25 of Section 309.1 provided it is within the individual DTR district of the project or within 500 feet

1 of any boundary of the individual DTR district of the project, and meets the standards of
2 subsection (h).

3 (A) At least 36 square feet per residential unit of required open space must be provided
4 on-site. Pursuant to the procedures of Section 309.1, the Planning Commission may reduce
5 the minimum on-site provision of required residential open space to not less than 18 square
6 feet per unit in order to both create additional publicly-accessible open space serving the
7 district and to foster superior architectural design on constrained sites.

8 (B) **Open Space Provider.** The open space required by this Section may be provided
9 individually by the project sponsor or jointly by the project sponsor and other project sponsors,
10 provided that each square foot of jointly developed open space may count toward only one
11 sponsor's requirement. With the approval of the Planning Commission, a public or private
12 agency may develop and maintain the open space, provided that (i) the project sponsor or
13 sponsors pay for the cost of development of the number of square feet the project sponsor is
14 required to provide, (ii) provision satisfactory to the Commission is made for the continued
15 maintenance of the open space for the actual lifetime of the building giving rise to the open
16 space requirement, and (iii) the Commission finds that there is reasonable assurance that the
17 open space to be developed by such agency will be developed and open for use by the time
18 the building, the open space requirement of which is being met by the payment, is ready for
19 occupancy.

20 (3) **Ocean Avenue NCT.** In the Ocean Avenue NCT District, the provision of off-site
21 publicly accessible open space may be credited toward the residential usable open space
22 requirement subject to the procedures of Section 303. Any such open space shall meet the
23 publicly accessible open space standards set forth in Section 135(h) and be provided within
24 800 feet of the project. No more than 50 percent of a project's usable open space requirement
25 may be satisfied off-site. The publicly accessible off-site usable open space shall be

1 constructed, completed, and ready for use no later than the project itself, and shall receive its
2 certificate of final completion from the Department of Building Inspection prior to the issuance
3 of any certificate of final completion or temporary certificate of occupancy for the project itself.

4 **SEC. 140. ALL DWELLING UNITS IN ALL USE DISTRICTS TO FACE ON AN OPEN**
5 **AREA.**

6 (a) With the exception of dwelling units in single room occupancy buildings in the South
7 of Market Mixed Use Districts, in each dwelling unit in any use district, the required windows
8 (as defined by Section 504 of the San Francisco Housing Code) of at least one room that
9 meets the 120-square-foot minimum superficial floor area requirement of Section 503 of the
10 Housing Code shall face directly on an open area of one of the following types:

11 (1) A public street, public alley at least 25 feet in width, side yard at least 25 feet in width,
12 or rear yard meeting the requirements of this Code; provided, that if such windows are on an
13 outer court whose width is less than 25 feet, the depth of such court shall be no greater than
14 its width; or

15 (2) An open area (whether an inner court or a space between separate buildings on the
16 same lot) which is unobstructed (except for fire escapes not projecting more than necessary
17 for safety and in no case more than four feet six inches, chimneys, and those obstructions
18 permitted in Sections 136(c)(14), (15), (16), (19), (20) and (29) of this Code) and is no less
19 than 25 feet in every horizontal dimension for the floor at which the dwelling unit in question is
20 located and the floor immediately above it, with an increase of five feet in every horizontal
21 dimension at each subsequent floor, except for single room occupancy buildings in the
22 Eastern Neighborhoods Mixed Use Districts, which are not required to increase five feet in
23 every horizontal dimension until the fifth floor of the building.

24 (b) For historic buildings identified in Section 307(h)(~~13~~) which are located within the
25 Eastern Neighborhoods Mixed Use Districts, the requirements of this Section 140 may be

1 modified or waived ~~by the Zoning Administrator~~ pursuant to the procedures and criteria set forth
2 in Section 307(h) and 329.

3 [DIAGRAM: OMITTED BUT NOT TO BE DELETED]

4 **SEC. 145.1. STREET FRONTAGES IN NEIGHBORHOOD COMMERCIAL, RESIDENTIAL-**
5 **COMMERCIAL, COMMERCIAL, AND MIXED USE DISTRICTS.**

6 (a) **Purpose.** The purpose of this Section is to preserve, enhance and promote attractive,
7 clearly defined street frontages that are pedestrian-oriented, fine-grained, and which are
8 appropriate and compatible with the buildings and uses in Neighborhood Commercial
9 Districts, Commercial Districts, Residential-Commercial Districts, and Mixed Use Districts.

10 (b) **Definitions.**

11 (1) **Development lot.** A "development lot" shall mean:

12 (A) Any lot containing a proposal for new construction, or

13 (B) Building alterations which would increase the gross square footage of a structure by
14 20 percent or more, or

15 (C) In a building containing parking, a change of more than 50 percent of the building's
16 gross floor area to or from residential uses, excluding residential accessory off-street parking.

17 (2) **Active use.** An "active use", shall mean any principal, conditional, or accessory use
18 which by its nature does not require non-transparent walls facing a public street or involves
19 the storage of goods or vehicles.

20 (A) Residential uses are considered active uses above the ground floor; on the ground
21 floor, residential uses are considered active uses only if more than 50 percent of the linear
22 residential street frontage at the ground level features walk-up dwelling units which provide
23 direct, individual pedestrian access to a public sidewalk, and are consistent with the Ground
24 Floor Residential Design Guidelines, as adopted and periodically amended by the Planning
25 Commission.

1 (B) Spaces accessory to residential uses, such as fitness or community rooms, are
2 considered active uses only if they meet the intent of this section and have access directly to
3 the public sidewalk or street.

4 (C) Building lobbies are considered active uses, so long as they do not exceed 40 feet or
5 25% of building frontage, whichever is larger.

6 (D) Public Uses described in 790.80 and 890.80 are considered active uses except utility
7 installations.

8 (c) **Controls.** The following requirements shall generally apply, except for those controls
9 listed in subsections (1) Above Grade Parking Setback and (4) Ground Floor Ceiling Height,
10 which only apply to a "development lot" as defined above.

11 In NC-S Districts, the applicable frontage shall be the primary facade(s) which contain
12 customer entrances to commercial spaces.

13 (1) **Above-Grade Parking Setback.** Off-street parking at street grade on a development
14 lot must be set back at least 25 feet on the ground floor and at least 15 feet on floors above,
15 from any facade facing a street at least 30 feet in width. Parking above the ground level shall
16 be entirely screened from all public rights-of-way in a manner that accentuates ground floor
17 uses, minimizes mechanical features and is in keeping with the overall massing and
18 architectural vocabulary of the building. In C-3 Districts, parking above the ground level,
19 where permitted, shall also be designed to facilitate conversion to other uses by maintaining
20 level floors and a clear ceiling height of nine feet or equal to that of the adjacent street-fronting
21 active uses, whichever is greater. Removable parking ramps are excluded from this
22 requirement.

23 The following shall apply to projects subject to this section:

24 (A) when only one parking space is permitted, if a space is proposed it must be within
25 the

1 first 25 feet of the building;

2 (B) when two or more parking spaces are proposed, one space may be within the first 25
3 feet of the building;

4 (C) when three or more parking spaces are proposed, all parking spaces must be set
5 back at least 25 feet from the front of the development.

6 (2) **Parking and Loading Entrances.** No more than one-third of the width or 20 feet,
7 whichever is less, of any given street frontage of a new or altered structure parallel to and
8 facing a street shall be devoted to parking and loading ingress or egress. In NC-S Districts, no
9 more than one-third or 50 feet, whichever is less, of each lot frontage shall be devoted to
10 ingress/egress of parking. Street-facing garage structures and garage doors may not extend
11 closer to the street than a primary building facade unless the garage structure and garage
12 door

13 are consistent with the features listed in Section 136 of this Code. The total street frontage
14 dedicated to parking and loading access should be minimized, and combining entrances for
15 off-street parking with those for off-street loading is encouraged. The placement of parking
16 and loading entrances should minimize interference with street-fronting active uses and with
17 the movement of pedestrians, cyclists, public transit, and autos. Entrances to off-street
18 parking shall be located at least six feet from a lot corner located at the intersection of two
19 public rights-of-way. Off-street parking and loading entrances should minimize the loss of on-
20 street parking and loading spaces. Off-street parking and loading are also subject to the
21 provisions of Section 155 of this Code. In C-3 Districts, so as not to preclude the conversion
22 of parking space to other uses in the future, parking at the ground-level shall not be sloped,
23 and the floor shall be aligned as closely as possible to sidewalk level along the principal
24 pedestrian frontage and/or to those of the street-fronting commercial spaces and shall have a
25 minimum clear ceiling height of 14 feet or equal to that of street-fronting commercial spaces,

1 whichever is greater. Removable parking ramps are excluded from this requirement.

2 (3) **Active Uses Required.** With the exception of space allowed for parking and loading
3 access, building egress, and access to mechanical systems, space for active uses as defined
4 in Subsection (b)(2) and permitted by the specific district in which it is located shall be
5 provided within the first 25 feet of building depth on the ground floor and 15 feet on floors
6 above from any facade facing a street at least 30 feet in width. Building systems including
7 mechanical, electrical, and plumbing features may be exempted from this requirement by the
8 Zoning Administrator only in instances where those features are provided in such a fashion as
9 to not negatively impact the quality of the ground floor space.

10 (4) **Ground Floor Ceiling Height.** Unless otherwise established elsewhere in this
11 Code:

12 (A) Ground floor non-residential uses in UMU Districts shall have a minimum floor-to-
13 floor height of 17 feet, as measured from grade.

14 (B) Ground floor non-residential uses in all C-3, C-M, NCT, DTR, Chinatown Mixed Use,
15 RSD, SLR, SLI, SPD, SSO, MUG, MUR, and MUO Districts shall have a minimum floor-to-
16 floor height of 14 feet, as measured from grade.

17 (C) Ground floor non-residential uses in all RC districts, C-2 districts, RED districts, and
18 NC districts other than NCT, shall have a minimum floor-to-floor height of 14 feet, as
19 measured from grade except in 40-foot and 50-foot height districts, where buildings shall have
20 a minimum floor-to-floor height of 10 feet.

21 (5) **Street-Facing Ground-Level Spaces.** The floors of street-fronting interior spaces
22 housing non-residential active uses and lobbies shall be as close as possible to the level of
23 the adjacent sidewalk at the principal entrance to these spaces. Street-facing ground-level
24 spaces housing non-residential active uses in hotels, office buildings, shopping centers, and
25 other large buildings shall open directly onto the street, rather than solely into lobbies and

1 interior spaces of the buildings. Such required street-facing entrances shall remain open to
2 the public during business hours.

3 (6) **Transparency and Fenestration.** Frontages with active uses that are not residential
4 or PDR must be fenestrated with transparent windows and doorways for no less than 60
5 percent of the street frontage at the ground level and allow visibility to the inside of the
6 building. The use of dark or mirrored glass shall not count towards the required transparent
7 area.

8 (7) **Gates, Railings, and Grillwork.** Any decorative railings or grillwork, other than wire
9 mesh, which is placed in front of or behind ground floor windows, shall be at least 75 percent
10 open to perpendicular view. Rolling or sliding security gates shall consist of open grillwork
11 rather than solid material, so as to provide visual interest to pedestrians when the gates are
12 closed, and to permit light to pass through mostly unobstructed. Gates, when both open and
13 folded or rolled as well as the gate mechanism, shall be recessed within, or laid flush with, the
14 building facade.

15 (d) **Exceptions for Historic Buildings.** Specific street frontage requirements in this
16 Section may be modified or waived by the Planning Commission for structures designated as
17 landmarks, significant or contributory buildings within a historic district, or buildings of merit
18 when the Historic Preservation Commission advises that complying with specific street
19 frontage requirements would adversely affect the landmark, significant, contributory, or
20 meritorious character of the structure, or that modification or waiver would enhance the
21 economic feasibility of preservation of the landmark or structure.

22 **SEC. 145.5. GROUND FLOOR STANDARDS IN INDUSTRIAL DISTRICTS.**

23 All new buildings constructed in Industrial Districts, as defined in Section 201, shall
24 provide ground floor spaces with a minimum ~~floor-to-floor-clear ceiling~~ height of ~~17~~15 feet, as
25 measured from grade. In existing buildings, a minimum clear ceiling height of 15 feet shall be

1 retained where currently existing. Any building permit which seeks to reduce the *floor-to-floor*
2 *clear ceiling* height to less than ~~17~~15 feet shall require a variance as set forth in Section 305 of
3 this Code.

4 **SEC. 151.1. SCHEDULE OF PERMITTED OFF-STREET PARKING SPACES IN**
5 **SPECIFIED DISTRICTS.**

6 (a) **Applicability.** This subsection shall apply only to DTR, NCT, Upper Market Street
7 NCD, RTO, Eastern Neighborhood Mixed Use, PDR-1-D, and PDR-1-G or C-3 Districts.

8 (b) **Controls.** Off-street accessory parking shall not be required for any use, and the
9 quantities of off-street parking specified in Table 151.1 shall serve as the maximum amount of
10 off-street parking that may be provided as accessory to the uses specified. For non-residential
11 and non-office uses in the UMU, PDR-1-D, and PDR-1-G Districts, the maximum amount of
12 off-street parking that may be provided as accessory shall be no more than 50% greater than
13 that indicated in Table 151.1. Variances from accessory off-street parking limits, as described
14 in this Section, may not be granted. Where off-street parking is provided that exceeds the
15 quantities specified in Table 151.1 or as explicitly permitted by this Section, such parking shall
16 be classified not as accessory parking but as either a principally permitted or conditional use,
17 depending upon the use provisions applicable to the district in which the parking is located. In
18 considering an application for a conditional use for any such parking due to the amount being
19 provided, the Planning Commission shall consider the criteria set forth in Section 157 and
20 157.1 of this Code.

21 (c) **Definition.** Where a number or ratio of spaces are described in Table 151.1, such
22 number or ratio shall refer to the total number of parked cars accommodated in the project
23 proposal, regardless of the arrangement of parking, and shall include all spaces accessed by
24 mechanical means, valet, or non-independently accessible means. For the purposes of
25 determining the total number of cars parked, the area of an individual parking space, except

for those spaces specifically designated for persons with physical disabilities, may not exceed 185 square feet, including spaces in tandem, or in parking lifts, elevators or other means of vertical stacking. Any off-street surface area accessible to motor vehicles with a width of 7.5 feet and a length of 17 feet (127.5 square feet) not otherwise designated on plans as a parking space may be considered and counted as an off-street parking space at the discretion of the Zoning Administrator if the Zoning Administrator, in considering the possibility for tandem and valet arrangements, determines that such area is likely to be used for parking a vehicle on a regular basis and that such area is not necessary for the exclusive purpose of vehicular circulation to the parking or loading facilities otherwise permitted.

(d) **Car-share parking.** Any off-street parking space dedicated for use as a car-share parking space, as defined in Section 166, shall not be credited toward the total parking permitted as accessory in this Section.

Table 151.1
OFF-STREET PARKING PERMITTED AS ACCESSORY

Use or Activity	Number of Off-Street Car Parking Spaces or Space Devoted to Off-Street Car Parking Permitted
Dwelling units in RH-DTR Districts	P up to one car for each two dwelling units; up to one car for each dwelling unit, subject to the criteria and procedures of Section 151.1(e); NP above one space per unit.
Dwelling units in C-3 and SB-DTR, Districts, except as specified below	P up to one car for each four dwelling units; up to 0.75 cars for each dwelling unit, subject to the criteria and procedures of Section 151.1(f); NP above 0.75 cars for each dwelling unit.
Dwelling units in C-3 and SB-DTR,	P up to one car for each four dwelling units; up to one car

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Districts with at least 2 bedrooms and at least 1,000 square feet of occupied floor area	for each dwelling unit, subject to the criteria and procedures of Section 151.1(f); NP above one car for each dwelling unit.
Dwelling units in C-3 Districts and in the Van Ness and Market Downtown Residential Special Use District	P up to one car for each four dwelling units; C up to .5 cars for each dwelling unit, subject to the criteria and procedures of Section 151.1(f); NP above two cars for each four dwelling units.
Dwelling units and SRO units in MUG, MUR, MUO, SPD Districts, except as specified below	P up to one car for each four dwelling units; up to 0.75 cars for each dwelling unit, subject to the criteria and conditions and procedures of Section 151.1(g); NP above 0.75 cars for each dwelling unit.
Dwelling units in MUG, MUR, MUO, SPD Districts with at least 2 bedrooms and at least 1,000 square feet of occupied floor area	P up to one car for each four dwelling units; up to one car for each dwelling unit, subject to the criteria and conditions and procedures of Section 151.1(g); NP above one car for each dwelling unit.
Dwelling units in NCT Districts and the Upper Market Street NCD, except as specified below	P up to one car for each two dwelling units; C up to 0.75 cars for each dwelling unit, subject to the criteria and procedures of Section 151.1(g); NP above 0.75 cars for each dwelling unit.
Dwelling units in the Ocean Avenue NCT Districts	P up to one car for each unit; NP above.
Dwelling units in RTO Districts, except	P up to three cars for each four dwelling units; C up to one

1 2 3 4	as specified below	car for each dwelling unit, subject to the criteria and procedures of Section 151.1(g); NP above one car for each dwelling unit.
5 6	Dwelling units and SRO units in UMU Districts, except as specified below	P up to 0.75 cars for each dwelling unit and subject to the conditions of 151.1(g); NP above.
7 8 9	Dwelling units in UMU District with at least 2 bedrooms and at least 1,000 square feet of occupied floor area	P up to 1 car for each dwelling unit and subject to the conditions of 151.1(g); NP above.
10 11 12	Group housing of any kind	P up to one car for each three bedrooms or for each six beds, whichever results in the greater requirement, plus one for the manager's dwelling unit if any. NP above.
13 14 15	All non-residential uses in C-3 Districts	Not to exceed 7% of gross floor area of such uses. See requirements in Section 204.5
16 17	Hotel, inn, or hostel	P up to one for each 16 guest bedrooms, plus one for the manager's dwelling unit, if any.
18 19	Motel	P up to one for each guest unit, plus one for the manager's dwelling unit, if any.
20 21 22 23	Hospital or other inpatient medical institution	P up to one for each 8 guest beds excluding bassinets or for each 2,400 square feet of gross floor area devoted to sleeping rooms, whichever results in the lesser requirement.
24 25	Residential care facility	P up to one for each 10 residents.

1	Child care facility	P up to one for each 25 children to be accommodated at any one time.
2		
3	Elementary school	P up to one for each six classrooms.
4		
5	Secondary school	P up to one for each two classrooms.
6		
7	Post-secondary educational institution	P up to one for each two classrooms.
8	Church or other religious institutions	P up to one for each 20 seats.
9	Theater or auditorium	P up to one for each eight seats up to 1,000 seats, plus one for each 10 seats in excess of 1,000.
10		
11	Stadium or sports arena	P up to one for each 15 seats.
12		
13	Medical or dental office or outpatient clinic	P up to one for each 300 square feet of occupied floor area.
14		
15	All office uses in C-3, DTR, SPD, MUG, MUR, and MUO Districts	P up to seven percent of the gross floor area of such uses and subject to the pricing conditions of Section 155(g); NP above.
16		
17		
18	Office uses in UMU, PDR-1-D, and PDR-1-G Districts, except as specified below	P up to one car per 1,000 square feet of gross floor area and subject to the pricing conditions of Section 155(g); NP above.
19		
20		
21	Office uses in UMU, PDR-1-D, and PDR-1-G Districts where the entire parcel is greater than ¼-mile from Market, Mission, 3rd <u>Streets</u> and 4th	P up to one car per 500 square feet of gross floor area; NP above.
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23		
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25		

1	<i>Streets north of Berry Street</i>	
2		
3	Non-residential uses in RTO and RM	None permitted.
4	districts permitted under Section 231.	
5	All non-residential uses in NCT districts	For uses in Table 151 that are described as a ratio of
6	and the Upper Market Street NCD,	occupied floor area, P up to 1 space per 1,500 square feet
7	except for retail grocery stores with over	of occupied floor area or the quantity specified in Table 151,
8	20,000 gross square feet except as	whichever is less, and subject to the conditions and criteria
9	specified below	of Section 151.1(g) NP above.
10	Retail grocery store uses in NCT	P up 1 space per 500 square feet of occupied floor area,
11	districts and the Upper Market Street	and subject to the conditions and criteria of Section
12	NCD with over 20,000 square feet of	151.1(g) C up to 1 space per 250 square feet of occupied
13	occupied floor area	floor area for that area in excess of 20,000 square feet,
14		subject to the conditions and criteria of Section 151.1(g).
15		NP above.
16	All retail in the Eastern Neighborhoods	P up to one for each 1,500 square feet of gross floor area.
17	Mixed Use Districts where any portion of	
18	the parcel is less than 1/4 mile from	
19	Market, Mission, 3rd <i>Streets</i> and 4th	
20	<i>Streets north of Berry Street</i> , except	
21	grocery stores of over 20,000 gross	
22	square feet.	
23		
24	With the exception of Eastern	P up to one for each 200 square feet of occupied floor area.
25	Neighborhoods Mixed Use Districts as	

1	set forth above, all other restaurant, bar,	
2	nightclub, pool hall, dance hall, bowling	
3	alley or other similar enterprise	
4		
5	With the exception of Eastern	P up to one for each 1,000 square feet of occupied floor
6	Neighborhoods Mixed Use Districts as	area.
7	set forth above, all other retail space	
8	devoted to the handling of bulky	
9	merchandise such as motor vehicles,	
10	machinery or furniture	
11	With the exception of Eastern	P up to one for each 4,000 square feet of occupied floor
12	Neighborhoods Mixed Use Districts as	area.
13	set forth above, all other greenhouse or	
14	plant nursery	
15	With the exception of Eastern	P up to one for each 500 square feet of gross floor area up
16	Neighborhoods Mixed Use Districts as	to 20,000 square feet, plus one for each 250 square feet of
17	set forth above, all other retail space	gross floor area in excess of 20,000.
18		
19	Service, repair or wholesale sales	P up to one for each 1,000 square feet of occupied floor
20	space, including personal, home or	area.
21	business service space in South of	
22	Market Districts	
23	Mortuary	P up to five.
24	Storage or warehouse space, and	P up to one for each 2,000 square feet of occupied floor
25		

1 2 3 4 5 6 7 8 9 10 11 12 13 14	space devoted to any use first permitted in an M-2 District	area.
	Arts activities and spaces except theater or auditorium spaces	P up to one for each 2,000 square feet of occupied floor area.
	Laboratory	P up to one for each 1,500 square feet of occupied floor area.
	Small Enterprise Workspace Building	P up to one for each 1,500 square feet of occupied floor area.
	Integrated PDR	P up to one for each 1,500 square feet of occupied floor area.
	Other manufacturing and industrial uses	P up to one for each 1,500 square feet of occupied floor area.

(e) In DTR districts, any request for accessory parking in excess of what is permitted by right shall be reviewed on a case-by-case basis by the Planning Commission, subject to the procedures set forth in Section 309.1 of this Code. In granting approval for parking accessory to residential uses above that permitted by right in Table 151.1, the Commission shall make the following affirmative findings:

(1) All parking in excess of that allowed by right is stored and accessed by mechanical means, valet, or non-independently accessible method that maximizes space efficiency and discourages use of vehicles for commuting or daily errands;

(2) Vehicle movement on or around the project site associated with the excess accessory parking does not unduly impact pedestrian spaces or movement, transit service, bicycle movement, or the overall traffic movement in the district;

1 (3) Accommodating excess accessory parking does not degrade the overall urban
2 design quality of the project proposal;

3 (4) All parking in the project is set back from facades facing streets and alleys and lined
4 with active uses, and that the project sponsor is not requesting any exceptions or variances
5 requiring such treatments elsewhere in this Code; and

6 (5) Excess accessory parking does not diminish the quality and viability of existing or
7 planned streetscape enhancements.

8 (f) In C-3 Districts, any request for accessory parking in excess of what is permitted by
9 right in Table 151.1, shall be reviewed on a case-by-case basis by the Planning Commission,
10 subject to the procedures set forth in Section 309 of this Code. In granting approval for
11 parking accessory to residential uses above that permitted by right in Table 151.1, the
12 Planning Commission shall make the following affirmative findings:

13 (1) For projects with 50 units or more, all residential accessory parking in excess of 0.5
14 parking spaces for each dwelling unit shall be stored and accessed by mechanical stackers or
15 lifts, valet, or other space-efficient means that allows more space above-ground for housing,
16 maximizes space efficiency and discourages use of vehicles for commuting or daily errands.
17 The Planning Commission may authorize the request for additional parking notwithstanding
18 that the project sponsor cannot fully satisfy this requirement provided that the project sponsor
19 demonstrates hardship or practical infeasibility (such as for retrofit of existing buildings) in the
20 use of space-efficient parking given the configuration of the parking floors within the building
21 and the number of independently accessible spaces above 0.5 spaces per unit is de minimus
22 and subsequent valet operation or other form of parking space management could not
23 significantly increase the capacity of the parking space above the maximums in Table 151.1

24 (2) For any project with residential accessory parking in excess of 0.375 parking spaces
25 for each dwelling unit, the project complies with the housing requirements of Sections 315

1 through 315.9 of this Code except as follows: the inclusionary housing requirements that
2 apply to projects seeking conditional use authorization as designated in Section 315.3(a)(2)
3 shall apply to the project.

4 (3) The findings of Section 151.1(d)(2), (d)(3) and (d)(5) are satisfied;

5 (4) All parking meets the active use and architectural screening requirements in
6 Sections 155(s)(1)(B) and 155(s)(1)(C) and the project sponsor is not requesting any
7 exceptions or variances requiring such treatments elsewhere in this Code.

8 (g) In RTO and NCT districts and the Upper Market Street NCD, any request for
9 accessory parking in excess of what is principally permitted in Table 151.1, but which does
10 not exceed the maximum amount stated in Table 151.1, shall be reviewed by the Planning
11 Commission as a Conditional Use. In MUG, MUR, MUO, and SPD Districts, any project
12 subject to Section 329 and that requests residential accessory parking in excess of that which
13 is principally permitted in Table 151.1, but which does not exceed the maximum amount
14 stated in Table 151.1, shall be reviewed by the Planning Commission according to the
15 procedures of Section 329. Projects that are not subject to Section 329 shall be reviewed
16 under the procedures detailed in subsection (*hs*), below. In granting such Conditional Use or
17 exception per 329 for parking in excess of that principally permitted in Table 151.1, the
18 Planning Commission shall make the following affirmative findings according to the uses to
19 which the proposed parking is accessory:

20 (1) **Parking for all uses.**

21 (A) Vehicle movement on or around the project does not unduly impact pedestrian
22 spaces or movement, transit service, bicycle movement, or the overall traffic movement in the
23 district;

24 (B) Accommodating excess accessory parking does not degrade the overall urban
25 design quality of the project proposal;

1 (C) All above-grade parking is architecturally screened and, where appropriate, lined
2 with active uses according to the standards of Section 145.1, and the project sponsor is not
3 requesting any exceptions or variances requiring such treatments elsewhere in this Code; and

4 (D) Excess accessory parking does not diminish the quality and viability of existing or
5 planned streetscape enhancements.

6 (2) **Parking for Residential Uses.**

7 (A) For projects with 50 dwelling units or more, all residential accessory parking in
8 excess of 0.5 spaces per unit shall be stored and accessed by mechanical stackers or lifts,
9 valet, or other space-efficient means that reduces space used for parking and maneuvering,
10 and maximizes other uses.

11 (3) **Parking for Non-Residential Uses.**

12 (A) Projects that provide more than 10 spaces for non-residential uses must dedicate
13 5% of these spaces, rounded down to the nearest whole number, to short-term, transient use
14 by vehicles from certified car sharing organizations per Section 166, vanpool, rideshare, taxis,
15 or other co-operative auto programs. These spaces shall not be used for long-term storage
16 nor satisfy the requirement of Section 166, but rather to park them during trips to commercial
17 uses. These spaces may be used by shuttle or delivery vehicles used to satisfy subsection
18 (B).

19 (B) Retail uses larger than 20,000 square feet, including but not limited to grocery,
20 hardware, furniture, consumer electronics, greenhouse or nursery, and appliance stores,
21 which sell merchandise that is bulky or difficult to carry by hand or by public transit, shall offer,
22 at minimal or no charge to its customers, door-to-door delivery service and/or shuttle service.
23 This is encouraged, but not required, for retail uses less than 20,000 square feet.

24 (C) Parking shall be limited to short-term use only.

25 (D) Parking shall be available to the general public at times when such parking is not

1 needed to serve the use or uses to which it is accessory.

2 (h) Small residential projects in MUG, MUR, MUO, and SPD Districts. Any project that is
3 not subject to the requirements of Section 329 and that requests residential accessory parking
4 in excess of what is principally permitted in Table 151.1 shall be reviewed by the Zoning
5 Administrator subject to Section 307(h). The Zoning Administrator may grant parking in
6 excess of what is principally permitted in Table 151.1, not to exceed the maximum amount
7 stated in Table 151.1, only if the Zoning Administrator determines that all of the following
8 conditions are met:

9 (~~1A~~) all the conditions of subsection (f)(1) above have been met.

10 (~~2B~~) parking is not accessed from any protected Transit or Pedestrian Street described in
11 Section 155(r), and

12 (~~3C~~) where more than ten spaces are proposed at least half of them, rounded down to the
13 nearest whole number, are stored and accessed by mechanical stackers or lifts, valet, or
14 other space-efficient means that reduces space used for parking and maneuvering, and
15 maximizes other uses.

16 **SEC. 157.1. CONDITIONAL USE APPLICATIONS FOR NON-ACCESSORY PARKING**
17 **GARAGES IN EASTERN NEIGHBORHOODS MIXED USE DISTRICTS AND DTR**
18 **DISTRICTS.**

19 (a) In considering a Conditional Use application for a non-accessory parking garage in
20 Eastern Neighborhoods Mixed Use Districts and DTR Districts, the Planning Commission
21 shall affirmatively find that such facility meets all the criteria and standards of this Section, as
22 well as any other requirement of this Code as applicable.

23 (b) A non-accessory garage permitted with Conditional Use may not be permitted under
24 any condition to provide additional accessory parking for specific residential or non-residential
25 uses if the number of spaces in the garage, in addition to the accessory parking permitted in

1 the subject project or building, would exceed those amounts ~~Not Permitted~~ as-of-right or as a
2 Conditional Use by Section 151.1

3 (c) **Criteria.**

4 (1) Such facility shall meet all the design requirements for setbacks from facades and
5 wrapping with active uses at all levels per the requirements of Section 145.1; and

6 (2) Such parking shall not be accessed from any protected Transit or Pedestrian Street
7 described in Section 155(r); and

8 (3) Such parking garage shall be located in a building where the ratio of gross square
9 footage of parking uses to other uses that are permitted or Conditionally permitted in that
10 district is not more than 1 to 1; and

11 (4) Such parking shall be available for use by the general public on equal terms and
12 shall not be deeded or made available exclusively to tenants, residents, owners or users of
13 any particular use or building except in cases that such parking meets the criteria of
14 subsection (d) or (e) below; and

15 (5) Such facility shall provide spaces for car sharing vehicles per the requirements of
16 Section 166 and bicycle parking per the requirements of Section 155.2; and

17 (6) Such facility, to the extent open to the public per subsection (4) above, shall meet
18 the pricing requirements of Section 155(g) and shall generally limit the proposed parking to
19 short-term occupancy rather than long-term occupancy; and

20 (7) Vehicle movement on or around the facility does not unduly impact pedestrian
21 spaces or movement, transit service, bicycle movement, or the overall traffic movement in the
22 district; and

23 (8) Such facility and its access does not diminish the quality and viability of existing or
24 planned streetscape enhancements.

25 (d) **Parking of Fleet Vehicles.** Parking of fleet of commercial or governmental vehicles

1 intended for work-related use by employees and not used for parking of employees' personal
2 vehicles may be permitted with Conditional Use provided that the Commission affirmatively
3 finds all of the above criteria except criteria (4) and (6).

4 (e) **Pooled Residential Parking.** Non-accessory parking facilities limited to use by
5 residents, tenants or visitors of specific off-site development(s) may be permitted with
6 Conditional Use provided that the Commission affirmatively finds all of the above criteria
7 under (c) except criteria (4) and (6), and provided that the proposed parking on the subject lot
8 would not exceed the maximum amounts permitted by Section 151.1 with Conditional Use or
9 309.1 and 329 exception as accessory for the uses in the off-site residential development. For
10 the purpose of this subsection, an "off-site development" is a development which is existing or
11 has been approved by the Planning Commission or Planning Department in the previous 12
12 months, is located on a lot other than the subject lot, and does not include any off-street
13 parking. A Notice of Special Restrictions shall be recorded on both the off-site and subject
14 development lot indicating the allocation of the pooled parking.

15 **SEC. 175.8. SUNSET FOR INTEGRATED PDR USES.**

16 Any Integrated PDR use (as defined in Sec. 890.49) permitted by this Code will require
17 conditional use authorization five years after the effective date of Ordinance Number 298-
18 08 in order to allow for greater scrutiny of Integrated PDR uses in light of the City's
19 Enterprise Zone Payroll Tax Credit program. The Planning Commission and Board of
20 Supervisors should consider revising this control to continue permitting Integrated PDR uses if
21 data show that 25 percent of all employees in areas Integrated PDR uses are eligible for the
22 City's Enterprise Zone Payroll Tax Credit.

23 **SEC. 207.1. RULES FOR CALCULATION OF DWELLING UNIT DENSITIES.**

24 The following rules shall apply in the calculation of dwelling unit densities under this
25 Code:

1 (a) The entire amount of lot area per dwelling unit specified in Sections 207.5 or 209.1
2 of this Code shall be required for each dwelling unit on the lot. Fractional numbers shall be
3 adjusted downward to the next lower whole number of dwelling units.

4 (b) Where permitted by the provisions of Sections 207.5, 209.1 and 209.2 of this Code,
5 two or more of the dwelling and other housing uses specified in said sections may be located
6 on a single lot, either in one structure or in separate structures, provided that the specified
7 density limits are not exceeded by the total of such combined uses. Where dwelling units and
8 group housing are combined, the maximum permitted density for dwelling units and for group
9 housing shall be prorated to the total lot area according to the quantities of these two uses
10 that are combined on the lot.

11 (c) Where any portion of a lot is narrower than five feet, such a portion shall not be
12 counted as part of the lot area for purposes of calculating the permitted dwelling density.

13 (d) No private right-of-way used as the principal vehicular access to two or more lots
14 shall be counted as part of the lot area of any such lot for purposes of calculating the
15 permitted dwelling unit density.

16 (e) Where a lot is divided by a use district boundary line, the dwelling unit density limit
17 for each district shall be applied to the portion of the lot in that district, and none of the
18 dwelling units attributable to the district permitting the greater density shall be located in the
19 district permitting the lesser density.

20 (f) In the RTO ~~and RTO-M~~ Districts, dwelling units that are affordable (meeting the
21 criteria of Section ~~406(b) 326.3(h)(2)(B)~~ or the requirements of Section ~~415 315~~) shall not count
22 toward density calculations or be limited by lot area.

23 **SEC. 218. - RETAIL SALES AND PERSONAL SERVICES.**

24

C-	C-	C-	C-	C-	C-	C-	M-	M-	PDR-1-G	PDR-1-D	PDR-	PDR-	
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1	2	3-O	3-R	3-G	3-S	M	1	2			1-B	2	
													SEC. 218. RETAIL SALES AND PERSONAL SERVICES.
													The uses specified in this Section shall not include any use first specifically listed in a subsequent Section of this Code.
P	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	(a) Retail business or personal service establishment,

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													of a type which supplies new commodities or offers personal services primarily to residents in the immediate vicinity.
	P	P	P	P	P	P	P	P	P under 2,500 gsf per lot; <u>C above for Grocery stores, as defined in Section 790.102(a) and Health club, fitness, gymnasium, or exercise facility when including equipment and</u>	P under 5,000 gsf per lot; <u>C above for Grocery stores, as defined in Section 790.102(a) and Health club, fitness, gymnasium, or exercise facility when including</u>	P	P	(b) Retail business or personal service establishment not limited to sales or services primarily for residents in the immediate vicinity, and not restricted to sale of new

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									<u>space for weight-lifting and cardiovascular activities.</u>	<u>equipment and space for weight-lifting and cardiovascular activities</u>			commodities.
	P	P	P	P	P	P	P	P	P	P	P	P	—(c)
									<u>under 2,500 gsf per lot; € above</u>	<u>under 5,000 gsf per lot € above</u>	<u>under 2,500 gsf per lot</u>	<u>under 2,500 gsf per lot*</u>	Grocery stores, as defined in Section 790.102(a).
	P	P	P	P	P	P	P	P	<u>P under 2,500 gsf per lot; € above</u>	<u>P under 5,000 gsf per lot € above</u>	<u>P under 2,500 gsf per lot</u>	<u>P under 2,500 gsf per lot*</u>	—(d) Health club, fitness, gymnasium, or exercist facility when including equipment and space for weight lifting and cardiovascular activities.

															*Subject to the limitations of Section 121.8.
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SEC. 227. OTHER USES.

C-1	C-2	C-3-O	C-3-R	C-3-G	C-3-S	C-M	M-1	M-2	PDR-1-G	PDR-1-D	PDR-1-B	PDR-2	
P	P				P	P	P	P	P	P	P	P	(a) Greenhouse.
P	P	P	P	P	P	P	P	P	P	P	P	P	(b) Urban Agriculture.
	C			C	C	P	P	P	P		P	P	(c) Mortuary establishment, including retail establishments that predominantly sell or offer for sale caskets, tombstones, or other funerary goods.
P	P	P	P	P	P	P	P	P	C	C	C	C	(d) Public structure or use of a nonindustrial character, when in conformity with the General Plan. Such structure or use shall not include a storage yard,

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													incinerator, machine shop, garage or similar use.
P*	P*	C	C	P	P	P	P	P	P	P	C	P	(e) Utility installation, excluding Internet Services Exchange (see Section 227(r)); public service facility, excluding service yard; provided that operating requirements necessitate location within the district.
C*	C*	C	C	C	C	C	C	C	C	C		C	(f) Public transportation facility, whether public or privately owned or operated, when in conformity with the General Plan, and which does not require approval of the Board of Supervisors under other provisions of law, and which includes:

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														(1) Off-street passenger terminal facilities for mass transportation of a single or combined modes including but not limited to aircraft, ferries, fixed-rail vehicles and buses when such facility is not commonly defined as a boarding platform, bus stop, transit shelter or similar ancillary feature of a transit system; and
														(2) Landing field for aircraft.
C*	C*	C	C	C	C	C	P	P	P	P			P	(g) Public transportation facility, when in conformity with the General Plan, other than as required in (f) of this Section or as in Sections 223 and 226 of this Code.

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P	P	P	P	P	P	P	P	P	P	P	<u>P</u>	C	P	(h) Commercial wireless transmitting, receiving or relay facility, including towers, antennae, and related equipment for the transmission, reception, or relay of radio, television, or other electronic signals where:
														(1) No portion of such facility exceeds a height of 25 feet above the roof line of the building on the premises or above the ground if there is no building, or 25 feet above the height limit applicable to the subject site under Article 2.5 of this Code, whichever is the lesser height; and
														(2) Such facility, if closer than 1,000 feet to any R District (except for

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													those R Districts entirely surrounded by a C-3, M or a combination of C-3 and M Districts), does not include a parabolic antenna with a diameter in excess of three meters or a composite diameter or antennae in excess of six meters. (See also Section 204.3.)
C	C	C	C	C	C	C	C	C	C	<u>C</u>	C	C	(i) Commercial wireless transmitting, receiving or relay facility, as described in Subsection 227(h) above, where:
													(1) Any portion of such facility exceeds a height of 25 feet above the roof line of the building on the premises or above the ground if there is no building, or 25 feet above

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													the height limit applicable to the subject site under Article 2.5 of this Code, whichever is the lesser height; or
													(2) Such facility, if closer than 1,000 feet to any R District (except for those R Districts entirely surrounded by a C-3, M or combination of C-3 and M Districts), includes a parabolic antenna with a diameter in excess of three meters or a composite diameter of antennae in excess of six meters. (See also Section 204.3.)
P*	P*	P	P	P	P	P	P	P	P	P	P	P	(j) Sale or lease sign, as defined and regulated by Article 6 of this Code.
	P*	P	P	P	P	P	P	P					(k) General advertising

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													sign, as defined and regulated by Article 6 of this Code.
P*	P*	P	P	P	P	P	P	P	P	P	P	P	(l) Access driveway to property in any C or M District.
C	C					C	C	C	C#	C#	C#	C#	(m) Planned Unit Development, as defined and regulated by Section 304 and other applicable provisions of this Code.
							P						(n) Any use that is permitted as a principal use in any other C, M, or PDR District without limitation as to enclosure within a building, wall or fence.
SEE SECTIONS 205 THROUGH 205.2													(o) Temporary uses, as specified in and regulated by Sections 205 through 205.2 of this Code. (*See Section

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													212(a.)
P	P	P	P	P	P	P	P	P	P##	P##	P##	P##	(p) Arts activities.
	P						P	P				P	(q) Waterborne commerce, navigation, fisheries and recreation, and industrial, commercial and other operations directly related to the conduct of waterborne commerce, navigation, fisheries or recreation on property subject to public trust.
C	C	C	C	C	C	C	C	C	<u>C</u>	<u>C</u>	C	C	(r) Internet Services Exchange as defined in Section 209.6(c).
P	P	P	P	P	P	P	P	P	P	P	P	P	(s) Fringe financial services, as defined in Section 249.35, and subject to the restrictions set forth in Section 249.35, including, but not limited to, that no new
									under 2,500 gsf per lot;	under 5,000 gsf per lot;	under 2,500 gsf per lot;	under 2,500 gsf per lot	

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									c	c	and subject to con- trols of Sec. 121.8	and subject to con- trols of Sec. 121.8	fringe financial service shall be located within a ¼ miles of an existing fringe financial service.
NA	NA	NA	NA	NA	NA	NA	NA	NA	P	P	NP	NP	(t) Small Enterprise Workspace (S.E.W.). An S.E.W. is a single building that is comprised of discrete workspace units which are independently accessed from building common areas. (1) The S.E.W. building must meet the following additional requirements: (A) Each unit may contain only uses principally or conditionally permitted in the subject zoning district, or office uses (as defined

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																	<p>the ground floor as long as each such unit contains a principal PDR use. For the purposes of this Section, a PDR use is one identified in <u>Sections 220, and 222, 223, 224, 225, 226, through 227(a), 227(b), and 227(p)</u> of this Code. <u>Such PDR units may be independently accessible from the street.</u></p> <p>(F) After the issuance of any certificate of occupancy or completion for the building, any merger, subdivision, expansion, or other change in gross floor area of any unit shall be permitted only as long as the provisions of this subsection (D) and (E) are met. To facilitate</p>
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																<p>review of any such project, all such applications will be referred to the Planning Department, and applicants are required to submit full building plans, not just the unit(s) subject to the change in floor area.</p> <p>(2) S.E.W. units may be established only in new buildings or in buildings for which a first certificate of occupancy or completion was issued after the effective date of this Section.</p> <p>(3) Where permitted, S.E.W. Buildings are exempt from the controls in Sec. 2304 limiting demolition of industrial buildings.</p>
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NA	NA	NA	NA	NA	NA	NA	NA	NA	P. subject to con- trols in Sec. 890.49	P. subject to con- trols in Sec. 890.49	NP	NP	(u) Integrated PDR, as defined in Sec. 890.49
C	C	C	C	C	C	C	C	C			C	C	(v) Tobacco Paraphernalia Establishments, defined as retail uses where more than 10% of the square footage of occupied floor area, as defined in Section 102.10, or more than 10 linear feet of display area projected to the floor, whichever is less, is dedicated to the sale, distribution, delivery, furnishing or marketing of Tobacco Paraphernalia from one person to

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															<p>Health and Safety Code Sections 11054 et seq. "Tobacco Paraphernalia" does not include lighters, matches, cigarette holders, any device used to store or preserve tobacco, tobacco, cigarettes, cigarette papers, cigars, or any other preparation of tobacco that is permitted by existing law. Medical Cannabis Dispensaries, as defined in Section 3201(f) of the San Francisco Health Code, are not Tobacco Paraphernalia Establishments.</p>
														<p>[# Dwellings are not permitted as part of any Planned Unit Development in these</p>	

	districts.]
	{## For these districts, commercial production and port production of video and digital films, including special effects production, is subject to the use size restrictions per Section 219 Offices.}
	[*See Section 212(a)]

SEC. ~~230~~ 231A. DEMOLITION OF INDUSTRIAL BUILDINGS IN PDR DISTRICTS, REPLACEMENT REQUIREMENTS.

(a) In order to preserve the existing stock of buildings suitable for industrial activities and to create new viable space for industrial operations in PDR Districts, an industrial building that is not unsound and is proposed for demolition must be replaced by a new building that complies with the criteria set forth below:

(1) If the building proposed for demolition represents greater than 0.4 FAR, then the replacement building shall include at least one square foot of industrial use for each square foot of industrial use in the building proposed for demolition.

(2) If the building proposed for demolition represents 0.4 FAR or less, then the replacement building shall include at least two square feet of industrial use for each square foot of industrial use in the building proposed for demolition.

(b) **Definitions.** For the purpose of this subsection, the following definitions shall apply:

(1) Unsound shall refer to buildings in which rehabilitation would cost fifty percent (50%)

1 or more to construct a comparable building.

2 (2) For purposes of this section, iIndustrial use shall refer to any legally authorized use of
3 a building or portion of a building that is included in Planning Code Sections 220, ~~or 222, 223,~~
4 224, 225, 226, through 227(a), 227(b), 227(c), 227(t), and 227(u).

5 (3) An industrial building shall mean any building containing any industrial use.

6 **SEC. 249.36. - LIFE SCIENCE AND MEDICAL SPECIAL USE DISTRICT.**

7 (a) **Purpose.** The Life Science and Medical Special Use District is intended to support
8 uses that benefit from proximity to the University of California. San Francisco (UCSF) campus
9 at Mission Bay. These uses include medical office and life science (biotechnology) uses.

10 (b) **Geography.** The boundaries of the Life Science and Medical Special Use District
11 are shown on Sectional Map No. 8SU of the Zoning Map. Generally, the area borders
12 Mariposa St. on the north, 23rd St. on the south, I-280 to the west, and 3rd St. to the east.
13 Within this area, the Dogpatch Historic District is generally excluded.

14 (c) **Controls.** All provisions of the Planning Code currently applicable shall continue to
15 apply, except as otherwise provided in this Section:

16 (1) **Medical Services.** Medical services, including medical offices and clinics, as
17 defined in Section 890.114, are a principally permitted use and are exempted from use size
18 limitations, PDR replacement requirements (Sec. 230), and vertical (floor-by-floor) zoning
19 controls (Sec. ~~219.1 and~~ 803.9(h)). For the purposes of this Section, a medical service use
20 may be affiliated with a hospital or medical center as defined in 890.44

21 (2) **Life Science Offices.** Office uses that contain Life Science facilities, as defined in
22 Section 890.53, are a principally permitted use and are exempted from use size limitations,
23 PDR replacement requirements (Sec. 230), and vertical (floor-by-floor) zoning controls (Sec.
24 219.1 and 803.9(h)).

25 (3) **Life Science Laboratories.** Laboratories that engage in life science research and

1 development, as defined in Section 890.52, are a principally permitted use and are exempted
2 from use size limitation, PDR replacement requirements (Sec. 230), and vertical (floor-by-
3 floor) zoning controls (Sec. 219.1 and 803.9(h)).

4 **SEC. 249.37. - INNOVATIVE INDUSTRIES SPECIAL USE DISTRICT.**

5 (a) **Purpose.** The purpose of the Innovative Industries Special Use District is to provide
6 affordable office space to small firms and organizations which are engaged in innovative
7 activities, including incubator businesses and microenterprises.

8 (b) **Geography.** The boundaries of the *Innovative Industries–Life–Science* Special Use
9 District are shown on Sectional Map No. 8SU of the Zoning Map.

10 (c) **Controls.** All provisions of the Planning Code currently applicable shall continue to
11 apply, except that:

- 12 (1) office uses shall be principally permitted uses on all stories above the ground story.
- 13 (2) retail uses shall be subject to the size controls applicable in the Urban Mixed Use
14 District, as stated in Sec. 843.45.

15 **SEC. 249.38. - TRANSIT-ORIENTED RETAIL SPECIAL USE DISTRICT.**

16 (a) **Purpose.** The Transit-Oriented Retail Special Use District is intended to support
17 street activity along 16th Street.

18 (b) **Geography.** The boundaries of the Transit-Oriented Retail Special Use District
19 include all parcels in PDR Districts that are along 16th St. from Mission St. to Potrero Avenue.

20 (c) **Controls.** All provisions of the Planning Code currently applicable shall continue to
21 apply, except that the amount and types of retail sales and services allowed on a parcel will
22 be controlled in the same manner as in the UMU District or the underlying zoning district,
23 whichever is greater.

24 **SEC. 329. - LARGE PROJECT AUTHORIZATION IN EASTERN NEIGHBORHOODS MIXED**
25 **USE DISTRICTS.**

1 (a) **Purpose.** The purpose of this Section is to ensure that all large projects proposed in
2 the Eastern Neighborhoods Mixed Use Districts are reviewed by the Planning Commission, in an
3 effort to achieve the objectives and policies of the General Plan, the applicable Design
4 Guidelines, and the purposes of this Code.

5 (b) **Applicability.** This Section applies to all ~~new construction and proposed alterations of~~
6 ~~existing buildings~~ projects in the Eastern Neighborhoods Mixed Use ~~Buildings~~ that meet at least
7 one of the following criteria:

8 (1) The project includes the construction of a new building greater than 75 feet in height
9 (excluding any exceptions permitted per Section 260(b)), or includes a vertical addition to an
10 existing building with a height of 75 feet or less resulting in a total building height greater than 75
11 feet; or

12 (2) The project involves a net addition or new construction of more than 25,000 gross
13 square feet; ~~or~~

14 ~~(3) The project has 200 or more linear feet of contiguous street frontage on any public right of~~
15 ~~way.~~

16 (c) **Planning Commission Design Review:** As set forth in Subsection (e), below, the
17 Planning Commission shall review and evaluate all physical aspects of a proposed project at
18 a public hearing. At such hearing, the Director of Planning shall present any recommended
19 project modifications or conditions to the Planning Commission, including those which may be
20 in response to any unique or unusual locational, environmental, topographical or other
21 relevant factors. The Commission may subsequently require these or other modifications or
22 conditions, or disapprove a project, in order to achieve the objectives and policies of the
23 General Plan or the purposes of this Code. This review shall address physical design issues
24 including but not limited to the following:

25 (1) Overall building massing and scale;

1 (2) Architectural treatments, facade design and building materials;

2 (3) The design of lower floors, including building setback areas, commercial space,
3 townhouses, entries, utilities, and the design and siting of rear yards, parking and loading
4 access;

5 (4) The provision of required open space, both on- and off-site. In the case of off-site
6 publicly accessible open space, the design, location, access, size, and equivalence in quality
7 with that otherwise required on-site;

8 (5) The provision of mid-block alleys and pathways on frontages between 200 and 300
9 linear feet per the criteria of Section 270, and the design of mid-block alleys and pathways as
10 required by and pursuant to the criteria set forth in Section 270.2

11 (6) Streetscape and other public improvements, including tree planting, street furniture,
12 and lighting;

13 (7) Circulation, including streets, alleys and mid-block pedestrian pathways;

14 (8) Bulk limits;

15 (9) Other changes necessary to bring a project into conformance with any relevant
16 design guidelines. Area Plan or Element of the General Plan.

17 (d) **Exceptions.** As a component of the review process under this Section 329, projects
18 may seek specific exceptions to the provisions of this Code as provided for below:

19 (1) Exceeding the principally permitted accessory residential parking ratio described in
20 Section 151.1 and pursuant to the criteria therein;

21 (2) Exception from residential usable open space requirements. In circumstances where
22 such exception is granted, a fee shall be required pursuant to the standards in Sections
23 135(j), pursuant to the criteria of Section 305(c).

24 (3) Modification of the horizontal massing breaks required by Section 270.1 in light of
25 any equivalent reduction of horizontal scale, equivalent volume of reduction, and unique and

1 superior architectural design, pursuant to the criteria of Section 270.1(d).

2 (4) Exception from satisfaction of loading requirements per Section 152.1 pursuant to
3 the criteria contained therein.

4 (5) Exception to height limits for vertical non-habitable architectural elements described
5 in Section 263.21 and pursuant to the criteria therein;

6 (6) Provision of the required minimum dwelling unit mix, as set forth in Section 207.6,
7 pursuant to the criteria of Section 305(c);

8 (7) Exception for rear yards, pursuant to the requirements of Section 134(f);

9 (8) The number of Designated Office Stories for projects which are subject to vertical
10 office controls pursuant to 219.1 or 803.9(h) and contain more than one building on the project
11 site, so long as

12 (A) an increase in the number of Designated Office Stories would result in a total square
13 footage of office space no greater than that which would otherwise be permitted by the
14 project.

15 (B) office uses are consolidated within a lesser number of buildings than would
16 otherwise be the case, and

17 (C) the resulting location and mix of uses increases the project's consistency with
18 nearby land uses;

19 (9) Relief from dwelling unit exposure requirements for buildings which are designated
20 landmark buildings or contributory buildings within designated historic districts under Article 10 of
21 this Code, and/or buildings recorded with the State Historic Preservation Office as eligible for the
22 California Register, when the following criteria are met:

23 (i) literal enforcement of Section 140 would result in the material impairment of the historic
24 resource; and

25 (ii) the project complies with the Secretary of the Interior's Standards, (36 C.F.R. § 67.7 (2001))

1 and/or Section 1006 and any related Article 10 appendices of this Code.

2 (10) Modification of the accessory use provisions of Section 803.3(b)(1)(c) for dwelling units.
3 Dwelling units modified under this Subsection shall continue to be considered dwelling units for the
4 purposes of this Code and shall be subject to all such applicable controls and fees. Additionally, any
5 building which receives a modification pursuant to this Subsection shall (i) have appropriately
6 designed street frontages to accommodate both residential and modified accessory uses and (ii) obtain
7 comment on the proposed modification from other relevant agencies prior to the Planning Commission
8 hearing, including the Fire Department and Department of Building Inspection. Modifications are
9 subject to the following:

10 (i) A modification may only be granted for the ground floor portion of dwelling units that front
11 on a street with a width equal to or greater than 40 feet.

12 (ii) The accessory use may only include those uses permitted as of right at the subject property.
13 However, uses permitted in any unit obtaining an accessory use modification may be further limited by
14 the Planning Commission.

15 (iii) The Planning Commission may grant exceptions to the size of the accessory use, type and
16 number of employees, and signage restrictions of the applicable accessory use controls.

17 (11) Where not specified elsewhere in this Subsection (d), modification of other Code
18 requirements which could otherwise be modified as a Planned Unit Development (as set forth
19 in Section 304), irrespective of the zoning district in which the property is located.

20 **(e) Hearing and Decision.**

21 **(1) Hearing.** The Planning Commission shall hold a public hearing for all projects that
22 are subject to this Section.

23 **(2) Notice of Hearing.** Notice of such hearing shall be provided pursuant to the same
24 requirements for Conditional Use requests, as set forth in Section 306.3 and 306.8

25 **(3) Director's Recommendations on Modifications and Exceptions.** At the hearing,

1 the Planning Director shall review for the Commission key issues related to the project based
2 on the review of the project pursuant to Subsection (c) and recommend to the Commission
3 modifications, if any, to the project and conditions for approval as necessary. The Director
4 shall also make recommendations to the Commission on any proposed exceptions pursuant
5 to Subsection (d).

6 (4) **Decision and Imposition of Conditions.** The Commission, after public hearing
7 and, after making appropriate findings, may approve, disapprove or approve subject to
8 conditions, the project and any associated requests for exception. As part of its review and
9 decision, the Planning Commission may impose additional conditions, requirements,
10 modifications, and limitations on a proposed project in order to achieve the objectives,
11 policies, and intent of the General Plan or of this Code.

12 (5) **Appeal.** The decision of the Planning Commission may be appealed to the Board of
13 Appeals by any person aggrieved within 15 days after the date of the decision by filing a
14 written notice of appeal with that body, setting forth wherein it is alleged that there was an
15 error in the interpretation of the provisions of this Code or abuse of discretion on the part of
16 the Planning Commission.

17 (6) **Discretionary Review.** No requests for discretionary review shall be accepted by
18 the Planning Department or heard by the Planning Commission for projects subject to this
19 Section.

20 (7) **Change of Conditions.** Once a project is approved, authorization of a change in
21 any condition previously imposed by the Planning Commission shall require approval by the
22 Planning Commission subject to the procedures set forth in this Section.

23 **SEC. 352. - COMMISSION AND ZONING ADMINISTRATOR HEARING APPLICATIONS.**

24 (a) Conditional Use (Section 303), Planned Unit Development (Section 304),
25

1	Estimated Construction Cost	Initial Fee
2		
3	No construction cost, excluding extension	\$1,800.00
4	of hours	
5	No construction cost, extension of hours	\$1,286.00
6	Wireless Telecommunications Services	\$4,500.00
7	(WTS)	
8		
9	Estimated Construction Cost	Initial Fee
10	\$1.00 to \$9,999.00	\$1,286.00
11	\$10,000.00 to \$999,999.00	\$1,286.00 plus 0.583% of cost over \$10,000.00
12		
13	\$1,000,000.00 to \$4,999,999.00	\$7,171.00 plus 0.695% of cost over \$1,000,000.00
14	\$5,000,000.00 to \$9,999,999.00	\$35,537.00 plus 0.583% of cost over \$5,000,000.00
15	\$10,000,000.00 to \$19,999,999.00	\$65,257.00 plus 0.303% of cost over \$10,000,000.00
16		
17	\$20,000,000.00 or more	\$96,230.00

(b) Variance (Section 305)

18		
19	Estimated Construction Cost	Initial Fee
20	\$0.00—\$9,999.00	\$817.00
21		
22	\$10,000.00—\$19,999.00	\$1,821.00
23		
24	\$20,000.00 and greater	\$3,708.00

Variance fees are subject to additional time and material charges, as set forth in Section 350(c).

1 (c) Downtown (C-3) District Review (Section 309) and Coastal Zone Permit (Section
2 330) Applications Commission Hearing Fee Schedule:

3 Estimated Construction Cost	4 Initial Fee
5 \$0.00 to \$9,999.00	\$256.00
6 \$10,000.00 to \$999,999.00	\$261.00 plus 0.117% of cost over \$10,000.00
7 \$1,000,000.00 to \$4,999,999.00	\$1,442.00 plus 0.139% of cost over \$1,000,000.00
8 \$5,000,000.00 to \$9,999,999.00	\$7,130.00 plus 0.116% of cost over \$5,000,000.00
9 \$10,000,000.00 to \$19,999,999.00	\$13,050.00 plus 0.061% of cost over \$10,000,000
10 \$20,000,000.00 or more	\$19,268.00

11
12 (1) Applications with Verified Violations of this Code: The Planning Department shall
13 charge \$204.00 as an initial fee, plus time and materials as set forth in Section 350(c).

14 (2) Where an applicant requests two or more approvals involving a conditional use,
15 planned unit development, variance, Downtown (C-3) District Section 309 review, Large
16 Project Authorization in the Eastern Neighborhoods Mixed Use Districts, certificate of
17 appropriateness, permit to alter a significant or contributory building both within and outside of
18 Conservation Districts, or a coastal zone permit review, the amount of the second and each
19 subsequent initial fees of lesser value shall be reduced to 50 percent.

20 (3) Minor project modifications requiring a public hearing to amend conditions of
21 approval of a previously authorized project, not requiring a substantial reevaluation of the prior
22 authorization: \$955.00.

23 (4) The applicant shall be charged for any time and materials beyond the initial fee in
24 Section 352, as set forth in Section 350(c).
25

1 (5) An applicant proposing major revisions, as determined by the Zoning Administrator,
2 to a project application that has been inactive for more than six months and is assigned shall
3 submit a new application. An applicant proposing major revisions to a project which has not
4 been assigned and for which an application is on file with the Planning Department shall be
5 charged time and materials to cover the full costs in excess of the initial fee paid.

6 (6) For agencies or departments of the City and County of San Francisco, the initial fee
7 for applications shall be based upon the construction cost as set forth above.

8 (d) **Discretionary Review Request:** \$500.00; provided, however, that the fee shall be
9 waived if the discretionary review request is filed by a neighborhood organization that: (1) has
10 been in existence for 24 months prior to the filing date of the request, (2) is on the Planning
11 Department's neighborhood organization notification list, and (3) can demonstrate to the
12 Planning Director or his/her designee that the organization is affected by the proposed project.
13 Such fee shall be refunded to the individual or entity that requested discretionary review in the
14 event the Planning Commission denies the Planning Department's approval or authorization
15 upon which the discretionary review was requested. Mandatory discretionary reviews:
16 \$3,438.00.

17 (e) **Institutional Master Plan (Section 304.5).**

18 (1) **Full Institutional Master Plan or Substantial Revision:** \$12,259.00 plus time and
19 materials if the cost exceeds the initial fee as set forth in Section 350(c).

20 (2) **Abbreviated Institutional Master Plan:** \$2,244.00 plus time and materials if the
21 cost exceeds the initial fee as set forth in Section 350(c).

22 (f) **Land Use Amendments and Related Plans and Diagrams of the San Francisco**
23 **General Plan:** Fee based on the Department's estimated actual costs for time and materials
24 required to review and implement the requested amendment, according to a budget prepared
25 by the Director of Planning, in consultation with the sponsor of the request.

1 (g) **General Plan Referrals:** \$3,310.00 plus time and materials if the cost exceeds the
2 initial fee as set forth in Section 350(c).

3 (h) **Redevelopment Plan Review:** The Director of Planning shall prepare a budget to
4 cover actual time and materials expected to be incurred, in consultation with the
5 Redevelopment Agency. A sum equal to ½ the expected cost will be submitted to the
6 Department, prior to the commencement of the review. The remainder of the costs will be due
7 at the time the initial payment is depleted.

8 (i) **Reclassify Property or Impose Interim Zoning Controls:** \$7,052.00

9 (1) The applicant shall be charged for any time and materials as set forth in Section
10 350(c).

11 (2) **Applications with Verified Violations of this Code:** The Planning Department
12 shall charge time and materials as set forth in Section 350(c).

13 (j) **Setback Line, Establish, Modify or Abolish:** \$2,851.00

14 (k) **Temporary Use Fees:** \$409.00 as an initial fee, plus time and materials if the cost
15 exceeds the initial fee, as set forth in Section 350(c).

16 (l) **Amendments to Text of the Planning Code:** \$14,090.00 as an initial fee, plus time
17 and materials if the cost exceeds the initial fee as set forth in Section 350(c).

18 (m) **Zoning Administrator Conversion Determinations Related to Service Station**
19 **Conversions:** \$2,783.00 as an initial fee, plus time and materials if the cost exceeds the
20 initial fee. (Section 228.4).

21 (n) **Conditional Use Appeals to the Board of Supervisors:**

22 (1) \$500.00 for the appellant of a conditional used authorization decision to the Board of
23 Supervisors; provided, however, that the fee shall be waived if the appeal is filed by a
24 neighborhood organization that: (1) has been in existence for 24 months prior to the appeal
25 filing date, (2) is on the Planning Department's neighborhood organization notification list, and

1 (3) can demonstrate to the Planning Director or his/her designee that the organization is
2 substantially affected by the proposed project.

3 (2) Such fees shall be used to defray the cost of an appeal to the Planning Department.
4 At the time of filing an appeal, the Clerk of the Board of Supervisors shall collect such fee and
5 forward the fee amount to the Planning Department.

6 **SEC. 401. – DEFINITIONS.**

7 (a) In addition to the specific definitions set forth elsewhere in this Article, the following
8 definitions shall govern interpretation of this Article:

9 "Affordable housing project." A housing project containing units constructed to satisfy
10 the requirements of Sections 413.5, 413.8, 415.4, or 4.5.5 of this Article, or receiving funds
11 from the Citywide Affordable Housing Fund.

12 "Affordable to a household." A purchase price that a household can afford to pay based
13 on an annual payment for all housing costs of 33 percent of the combined household annual
14 net income, a 10 percent down payment, and available financing, or a rent that a household
15 can afford to pay based on an annual payment for all housing costs of 30 percent of the
16 combined annual net income.

17 "Affordable to qualifying households":

18 (A) With respect to owned units, the average purchase price on the initial sale of all
19 affordable owned units in an affordable housing project shall not exceed the allowable
20 average purchase price. Each unit shall be sold:

21 (i) Only to households with an annual net income equal to or less than that of a
22 household of moderate income; and

23 (ii) At or below the maximum purchase price.

24 (B) With respect to rental units in an affordable housing project, the average annual
25 rent shall not exceed the allowable average annual rent. Each unit shall be rented:

1 (i) Only to households with an annual net income equal to or less than that of a
2 household of lower income;

3 (ii) At or less than the maximum annual rent.

4 "Allowable average purchase price":

5 (A) For all affordable one-bedroom units in a housing project, a price affordable to a
6 two-person household of median income as set forth in Title 25 of the California Code of
7 Regulations Section 6932 ("Section 6932") on January 1st of that year;

8 (B) For all affordable two-bedroom units in a housing project, a price affordable to a
9 three-person household of median income as set forth in Section 6932 on January 1st of that
10 year;

11 (C) For all affordable three-bedroom units in a housing project, a price affordable to a
12 four-person household of median income as set forth in Section 6932 on January 1st of that
13 year;

14 (D) For all affordable four-bedroom units in a housing project, a price affordable to a
15 five-person household of median income as set forth in Section 6932 on January 1st of that
16 year.

17 "Affordable to qualifying middle income households":

18 (A) With respect to owned units, the average purchase price on the initial sale of all
19 qualifying middle income units shall not exceed the allowable average purchase price deemed
20 acceptable for households with an annual gross income equal to or less than the qualifying
21 limits for a household of middle income, adjusted for household size. This purchase price shall
22 be based on household spending of 35% of income for housing, and shall only apply to initial
23 sale, and not for the life of the unit.

24 (B) With respect to rental units, the average annual rent - including the cost of utilities
25 paid by the tenant according to the HUD utility allowance established by the San Francisco

1 Housing Authority - for qualifying middle income units shall not exceed the allowable average
2 purchase price deemed acceptable for households with an annual gross income equal to or
3 less than the qualifying limits for a household of middle income, adjusted for household size.
4 This price restriction shall exist for the life of the unit.

5 "Allowable average annual rent":

6 (A) For all affordable one-bedroom units in a housing project, 18 percent of the
7 median income for a household of two persons as set forth in Section 6932 on January 1st of
8 that year;

9 (B) For all affordable two-bedroom units in a housing project, 18 percent of the
10 median income for a household of three persons as set forth in Section 6932 on January 1st
11 of that year;

12 (C) For all affordable three-bedroom units in a housing project, 18 percent of the
13 median income for a household of four persons as set forth in Section 6932 on January 1st of
14 that year;

15 (D) For all affordable four-bedroom units in a housing project, 18 percent of the
16 median income for a household of five persons as set forth in Section 6932 on January 1st of
17 that year.

18 "Annual gross income." Gross income as defined in CCR Title 25, Section 6914, as
19 amended from time to time, except that MOH may, in order to promote consistency with the
20 procedures of the San Francisco Redevelopment Agency, develop an asset test that differs
21 from the State definition if it publishes that test in the Procedures Manual.

22 "Annual net income." Net income as defined in Title 25 of the California Code of
23 Regulations Section 6916.

24 "Average annual rent." The total annual rent for the calendar year charged by a housing
25 project for all affordable rental units in the project of an equal number of bedrooms divided by

1 the total number of affordable units in the project with that number of bedrooms.

2 "Average purchase price." The purchase price for all affordable owned units in an
3 affordable housing project of an equal number of bedrooms divided by the total number of
4 affordable units in the project with that number of bedrooms.

5 "Balboa Park Community Improvements Fund." The fund into which all fee revenue the
6 City collects from the Balboa Park Impact Fee is deposited.

7 "Balboa Park Community Improvements Program." The program intended to implement
8 the community improvements identified in the Balboa Park Area Plan, as articulated in the
9 Balboa Park Community Improvements Program Document on file with the Clerk of the Board
10 in File No. 090179.

11 "Balboa Park Impact Fee." The fee collected by the City to mitigate impacts of new
12 development in the Balboa Park Program Area, as described in the findings in Section 422.1.

13 "Balboa Park Program Area." The Balboa Park Plan Area in Figure 1 of the Balboa Park
14 Station Area Plan of the San Francisco General Plan.

15 "Base service standard." The relationship between revenue service hours offered by the
16 Municipal Railway and the number of automobile and transit trips estimated to be generated
17 by certain non-residential uses, expressed as a ratio where the numerator equals the average
18 daily revenue service hours offered by MUNI and the denominator equals the daily automobile
19 and transit trips generated by non-residential land uses as estimated by the TIDF Study or
20 updated under Section 411.5 of this Article.

21 "Base service standard fee rate." The TIDF that would allow the City to recover the
22 estimated costs incurred by the Municipal Railway to meet the demand for public transit
23 resulting from new development in the economic activity categories for which the fee is
24 charged, after deducting government grants, fare revenue, and costs for non-vehicle
25 maintenance and general administration.

1 "Board" or "Board of Supervisors." The Board of Supervisors of the City and County of
2 San Francisco.

3 "Change of Use." A change of gross floor area from one category of use to another
4 category of use listed in the use table for the zoning district of the subject lot.

5 "Child-care facility." A child-care facility as defined in California Health and Safety Code
6 Section 1596.750.

7 "Child-care provider." A provider as defined in California Health and Safety Code
8 Section 1596.791.

9 "City" or "San Francisco." The City and County of San Francisco.

10 "Commission" or "Planning Commission." The San Francisco Planning Commission.

11 "Community apartment." As defined in San Francisco Subdivision Code Section
12 1308(b).

13 "Community facilities." All uses as defined under Section 209.4(a) and 209.3(d) of this
14 Code.

15 "Condition of approval" or "Conditions of approval." A condition or set of written
16 conditions imposed by the Planning Commission or another permit-approving or issuing City
17 agency or appellate body to which a project applicant agrees to adhere and fulfill when it
18 receives approval for the construction of a development project subject to this Article.

19 "Condominium." As defined in California Civil Code Section 783.

20 "Cultural/Institution/Education (CIE)." An economic activity category subject to the TIDF
21 that includes, but is not limited to, schools, as defined in Sections 209.3(g), (h), and (i) and
22 217(f)-(i) of this Code; child care facilities; museums and zoos; and community facilities, as
23 defined in Sections 209.4 and 221(a)-(c) of this Code.

24 "DBI." The San Francisco Department of Building Inspection or its successor.

25 "Dedicated." Legally transferred to the City and County of San Francisco, including all

1 relevant legal documentation, at no cost to the City.

2 "Dedicated site." The portion of site proposed to be legally transferred at no cost to the
3 City and County of San Francisco under the requirements of this section.

4 "Department" or "Planning Department." The San Francisco Planning Department or
5 the Planning Department's designee, including the Mayor's Office of Housing and other City
6 agencies or departments.

7 "Designated affordable housing zones." For the purposes of implementing the Eastern
8 Neighborhoods Public Benefits Fund, shall mean the Mission NCT defined in Section 736 and
9 the Mixed Use Residential District defined in Section 841.

10 "Development fee." Either a development impact fee or an in-lieu fee. It shall not
11 include a fee for service or any time and material charges charged for reviewing or processing
12 permit applications.

13 "Development Fee Collection Unit" or "Unit." The Development Fee Collection Unit at
14 DBI.

15 "Development impact fee." A fee imposed on a development project as a condition of
16 approval to mitigate the impacts of increased demand for public services, facilities or housing
17 caused by the development project that may or may not be an impact fee governed by the
18 California Mitigation Fee Act (California Government Code Section 66000 et seq.).

19 "Development impact requirement." A requirement to provide physical improvements,
20 facilities or below market rate housing units imposed on a development project as a condition
21 of approval to mitigate the impacts of increased demand for public services, facilities or
22 housing caused by the development project that may or may not be governed by the
23 California Mitigation Fee Act (California Government Code Section 66000 et seq.).

24 "Development project." Any change of use within an existing structure, addition to an
25 existing structure, or new construction, which includes any occupied floor area.

1 "Development under the TIDF." Any new construction, or addition to or conversion of an
2 existing structure under a building or site permit issued on or after September 4, 2004, that
3 results in 3,000 gross square feet or more of a covered use. In the case of mixed use
4 development that includes residential development, the term "new development" shall refer to
5 only the non-residential portion of such development. "Existing structure" shall include a
6 structure for which a sponsor already paid a fee under the prior TIDF ordinance, as well as a
7 structure for which no TIDF was paid.

8 "Director." The Director of Planning or his or her designee.

9 "DPW." The Department of Public Works, or its successor.

10 "Eastern Neighborhoods Infrastructure Impact Fee." The fee collected by the City to
11 mitigate impacts of new development in the Eastern Neighborhoods Program Area, as
12 described in the Findings in Section 423.1

13 "Eastern Neighborhoods Public Benefits Fund." The fund into which all fee revenue
14 collected by the City from the Eastern Neighborhoods Impact Fee is deposited.

15 "Eastern Neighborhoods Public Benefits Program." The program intended to implement
16 the community improvements identified in the four Area Plans affiliated with the Eastern
17 Neighborhoods (Central Waterfront, East SoMa, Mission, and Showplace Square/Potrero
18 Hill), as articulated in the Eastern Neighborhoods Public Benefits Program Document, on file
19 with the Clerk of the Board in File No. 081155.)

20 "Eastern Neighborhoods Program Area." The Eastern Neighborhoods Plan Area in Map
21 1 (Land Use Plan) of the Eastern Neighborhoods Area Plan of the San Francisco General
22 Plan.

23 "Economic activity category." Under the TIDF, one of the following six categories of
24 non-residential uses: Cultural/Institution/Education (CIE), Management, Information and
25 Professional Services (MIPS), Medical and Health Services, Production/Distribution/Repair

1 (PDR), Retail/Entertainment, and Visitor Services.

2 "Entertainment use." Space within a structure or portion thereof intended or primarily
3 suitable for or accessory to the operation of uses defined in San Francisco Planning Code
4 Sections 102.17 (Nighttime Entertainment), 790.38 and 890.37 (Other Entertainment), 790.36
5 and 890.36 (Adult Entertainment), 790.64 and 890.64 (Movie Theater), and 790.4 and 890.4
6 (Amusement Arcade), regardless of the zoning district that the use is located in.

7 "First certificate of occupancy." Either a temporary certificate of occupancy or a
8 Certificate of Final Completion and Occupancy as defined in San Francisco Building Code
9 Section 109A, whichever is issued first.

10 "First construction document." As defined in Section 107A.13.1 of the San Francisco
11 Building Code.

12 "Gross floor area." The total area of each floor within the building's exterior walls, as
13 defined in Section 102.9(b)(12) of this Code.

14 "Gross square feet of use." The meaning set forth in Section 102.9 of this Code, with
15 the exception of the TIDF. With respect to the TIDF, the total square feet of gross floor area in
16 a building and/or space within or adjacent to a structure devoted to all uses covered by the
17 TIDF, including any common areas exclusively serving such uses and not serving residential
18 uses. Where a structure contains more than one use, areas common to two or more uses,
19 such as lobbies, stairs, elevators, restrooms, and other ancillary spaces included in gross floor
20 area that are not exclusively assigned to one uses shall be apportioned among the two or
21 more uses in accordance with the relative amounts of gross floor area, excluding such space,
22 in the structure or on any floor thereof directly assignable to each use.

23 "Hotel" or "Hotel use." Space within a structure or portion thereof intended or primarily
24 suitable for or accessory to the operation of uses defined in San Francisco Planning Code
25 Sections 790.46 and 890.46, regardless of the zoning district that the use is located in.

1 "Household." Any person or persons who reside or intend to reside in the same housing
2 unit.

3 "Household of lower income." A household composed of one or more persons with a
4 combined annual net income for all adult members which does not exceed the qualifying limit
5 for a lower-income family of a size equivalent to the number of persons residing in such
6 household, as set forth for the County of San Francisco in Title 25 of the California Code of
7 Regulations Section 6932.

8 "Household of median income." A household composed of one or more persons with a
9 combined annual net income for all adult members which does not exceed the qualifying limit
10 for a median-income family of a size equivalent to the number of persons residing in such
11 household, as set forth for the County of San Francisco in Title 25 of the California Code of
12 Regulations Section 6932.

13 "Household of moderate income." A household composed of one or more persons with
14 a combined annual net income for all adult members which does not exceed the qualifying
15 limit for a moderate-income family of a size equivalent to the number of persons residing in
16 such household, as set forth for the County of San Francisco in Title 25 of the California Code
17 of Regulations Section 6932.

18 "Housing developer." Any business entity building housing units which receives a
19 payment from a sponsor for use in the construction of the housing units. A housing developer
20 may be (a) the same business entity as the sponsor, (b) an entity in which the sponsor is a
21 partner, joint venturor, or stockholder, or (c) an entity in which the sponsor has no control or
22 ownership.

23 "Housing project." Any development which has residential units as defined in the
24 Planning Code, including but not limited to dwellings, group housing, independent living units,
25 and other forms of development which are intended to provide long-term housing to

1 individuals and households. "Housing project" shall not include that portion of a development
2 that qualifies as an Institutional Use under the Planning Code. "Housing project" for purposes
3 of this Program shall also include the development of live/work units as defined by Section
4 102.13 of this Code. Housing project for purposes of this Program shall mean all phases or
5 elements of a multi-phase or multiple lot residential development.

6 "Housing unit" or "unit." A dwelling unit as defined in San Francisco Housing Code
7 Section 401.

8 "Improvements Fund." The fund into which all revenues collected by the City for each
9 Program Area's impact fees are deposited.

10 "In-Kind Agreement." An agreement acceptable in form and substance to the City
11 Attorney and the Director of Planning, under which the project sponsor agrees to provide a
12 specific set of community improvements, at a specific phase of construction, in lieu of
13 contribution to the relevant Fund.

14 "Infrastructure." Open space and recreational facilities; public realms improvements
15 such as pedestrian improvements and streetscape improvements; public transit facilities; and
16 community facilities such as libraries, child care facilities, and community centers.

17 "In lieu fee." A fee paid by a project sponsor in lieu of complying with a requirement of
18 this Code and that is not a development impact fee governed by the Mitigation Fee Act.

19 "Institutional use." Space within a structure or portion thereof intended or primarily
20 suitable for or accessory to the operation of uses contained in San Francisco Planning Code
21 Section 217 and 890.50, regardless of the zoning district that the use is located in.

22 "Integrated PDR use." Space within a structure or portion thereof intended or primarily
23 suitable for or accessory to the operation of uses defined in San Francisco Planning Code
24 Section 890.49, regardless of the zoning district that the use is located in.

25 "Interim Guidelines." The Office Housing Production Program Interim Guidelines

1 adopted by the City Planning Commission on January 26, 1982, as amended.

2 "Licensed Child-care facility." A child-care facility which has been issued a valid license
3 by the California Department of Social Services pursuant to California Health and Safety Code
4 Sections 1596.80-1596.875, 1596.95-1597.09, or 1597.30-1597.61.

5 "Live/work project." A housing project containing more than one live/work unit.

6 "Live/work unit" shall be as defined in Section 102.13 of this Code.

7 "Long term housing." Housing intended for occupancy by a person or persons for 32
8 consecutive days or longer.

9 "Low income." For purposes of this Article, up to 80% of median family income for the
10 San Francisco PMSA, as calculated and adjusted by the United States Department of
11 Housing and Urban Development (HUD) on an annual basis, except that as applied to
12 housing-related purposes such as the construction of affordable housing and the provision of
13 rental subsidies with funds from the SOMA Stabilization Fund established in Section 418.7, it
14 shall mean up to 60% of median family income for the San Francisco PMSA, as calculated
15 and adjusted by HUD on an annual basis.

16 "Management, Information and Professional Services (MIPS). An economic activity
17 category under the TIDF that includes, but is not limited to, office use; medical offices and
18 clinics, as defined in Section 890.114 of this Code; business services, as defined in Section
19 890.111 of this Code; Integrated PDR, as defined in Section 890.49 of this Code, and Small
20 Enterprise Workspaces, as defined in Section 227(t) of this Code.

21 "Market and Octavia Community Improvements Fund" The fund into which all fee
22 revenue collected by the City from the Market and Octavia Community Improvements Fee is
23 deposited.

24 "Market and Octavia Community Improvements Impact Fee." The fee collected by the
25 City to mitigate impacts of new development in the Market and Octavia Program Area, as

1 described in the findings in Section 421.1.

2 "Market and Octavia Community Improvements Program." The program intended to
3 implement the community improvements identified in the Market and Octavia Area Plan, as
4 articulated in the Market and Octavia Community Improvements Program Document on file
5 with the Clerk of the Board in File No. 071157.)

6 "Market and Octavia Program Area." The Market and Octavia Plan Area in Map 1 (Land
7 Use Plan) of the Market and Octavia Area Plan of the San Francisco General Plan, which
8 includes those districts zoned RTO, NCT, or any neighborhood specific NCT, a few parcels
9 zoned RH-1 or RH-2, and those parcels within the Van Ness and Market Downtown
10 Residential Special Use District (VMDRSUD). The Program Area also includes the Upper
11 Market NCD, which includes parcels one block west of the plan area that front Market Street.

12 "Market rate housing." Housing constructed in the principal project that is not subject to
13 sales or rental restrictions.

14 "Maximum annual rent." The maximum rent that a housing developer may charge any
15 tenant occupying an affordable unit for the calendar year. The maximum annual rent shall be
16 30 percent of the annual income for a lower-income household as set forth in Section 6932 on
17 January 1st of each year for the following household sizes:

- 18 (A) For all one-bedroom units, for a household of two persons;
- 19 (B) For all two-bedroom units, for a household of three persons;
- 20 (C) For all three-bedroom units, for a household of four persons;
- 21 (D) For all four-bedroom units, for a household of five persons.

22 "Maximum purchase price." The maximum purchase price that a household of
23 moderate income can afford to pay for an owned unit based on an annual payment for all
24 housing costs of 33 percent of the combined household annual net income, a 10 percent
25 down payment, and available financing, for the following household sizes:

- 1 (A) For all one-bedroom units, for a household of two persons;
- 2 (B) For all two-bedroom units, for a household of three persons;
- 3 (C) For all three-bedroom units, for a household of four persons;
- 4 (D) For all four-bedroom units, for a household of five persons.

5 "Medical and Health Services." An economic activity category under the TIDF that
6 includes, but is not limited to, those non-residential uses defined in Sections 209.3(a) and
7 217(a) of this Code; animal services, as defined in Section 224(a) and (b) of this Code; and
8 social and charitable services, as defined in Sections 209.3(d) and 217(d) of this Code.

9 "Middle Income Household." A household whose combined annual gross income for all
10 members is between 120 percent and 150 percent of the local median income for the City and
11 County of San Francisco, as calculated by the Mayor's Office of Housing using data from the
12 United States Department of Housing and Urban Development (HUD) and adjusted for
13 household size or, if data from HUD is unavailable, as calculated by the Mayor's Office of
14 Housing using other publicly available and credible data and adjusted for household size.

15 "MOH." The Mayor's Office of Housing, or its successor.

16 "MTA." The Municipal Transportation Agency, or its successor.

17 "MTA Director." The Director of MTA or his or her designee.

18 "Municipal Railway; MUNI." The public transit system owned by the City and under the
19 jurisdiction of the MTA.

20 "Net addition." The total amount of gross floor area defined in Planning Code Section
21 102.9 contained in a development project, less the gross floor area contained in any structure
22 demolished or retained as part of the proposed development project.

23 "New development." Under the TIDF, any new construction, or addition to or conversion
24 of an existing structure under a building or site permit issued on or after September 4, 2004
25 that results in 3,000 gross square feet or more of a use covered by the TIDF. In the case of

1 mixed use development that includes residential development, the term "new development"
2 shall refer to only the non-residential portion of such development. "Existing structure" shall
3 include a structure for which a sponsor already paid a fee under the prior TIDF ordinance, as
4 well as a structure for which no TIDF was paid.

5 "Nonprofit child-care provider." A child-care provider that is an organization organized
6 and operated for nonprofit purposes within the provisions of California Revenue and Taxation
7 Code Sections 23701 - 23710, inclusive, as demonstrated by a written determination from the
8 California Franchise Tax Board exempting the organization from taxes under Revenue and
9 Taxation Code Section 23701.

10 "Nonprofit organization." An organization organized and operated for nonprofit purposes
11 within the provisions of California Revenue and Taxation Code Sections 23701 - 23710,
12 inclusive, as demonstrated by a written determination from the California Franchise Tax Board
13 exempting the organization from taxes under Revenue and Taxation Code Section 23701.

14 "Non-residential use." Space within any structure or portion thereof intended or primarily
15 suitable for or accessory to occupancy by retail, office, commercial, or other non-residential
16 uses defined in Section 209.3, 209.8, 217, 218, 219, ~~and~~ 221, and 227 of this Code, except uses
17 227(a), (b), and (p), regardless of the zoning district that the use is located in; except that
18 residential components of uses defined in Section 209.3(a)-(c) and (g)-(i) shall be defined as a
19 "residential use" for purposes of this Article. For the purposes of this Article, non-residential
20 use shall not include PDR and publicly owned and operated community facilities.

21 "Notice of Special Restrictions." A document recorded with the San Francisco
22 Recorder's Office for any unit subject to this Program detailing the sale and resale or rental
23 restrictions and any restrictions on purchaser or tenant income levels included as a Condition
24 of Approval of the principal project relating to the unit.

25 "Office use." Space within a structure or portion thereof intended or primarily suitable for

1 or accessory to the operation of uses defined in San Francisco Planning Code Section
2 890.70, regardless of the zoning district that the use is located in.

3 "Off-site unit." A unit affordable to qualifying households constructed pursuant to this
4 Ordinance on a site other than the site of the principal project.

5 "On-site unit." A unit affordable to qualifying households constructed pursuant to this
6 Article on the site of the principal project.

7 "Owned unit." A unit affordable to qualifying households which is a condominium, stock
8 cooperative, community apartment, or detached single-family home. The owner or owners of
9 an owned unit must occupy the unit as their primary residence.

10 "Owner." The record owner of the fee or a vendee in possession.

11 "PDR use." Space within any structure or portion thereof intended or primarily suitable
12 for or accessory to the operation of uses defined in San Francisco Planning Code Sections
13 220, 222, 223, 224, 225, 226, 227(a), 227(b), and 227(p), regardless of the zoning district that
14 the use is located in.

15 "Principal project." A housing development on which a requirement to provide
16 affordable housing units is imposed.

17 "Principal site." The total site proposed for development, including the portion of site
18 proposed to be legally transferred to the City and County of San Francisco.

19 "Procedures Manual." The City and County of San Francisco Affordable Housing
20 Monitoring Procedures Manual issued by the San Francisco Department of City Planning, as
21 amended.

22 "Rent" or "rental." The total charges for rent, utilities, and related housing services to
23 each household occupying an affordable unit.

24 "Rental unit." A unit affordable to qualifying households which is not a condominium,
25 stock cooperative, or community apartment.

1 "Replacement of use." The total amount of gross floor area, as defined in Section 102.9
2 of this Code, to be demolished and reconstructed by a development project.

3 "Research and development use." Space within any structure or portion thereof
4 intended or primarily suitable for or accessory to the operation of uses defined in San
5 Francisco Planning Code Section 890.52, regardless of the zoning district that the use is
6 located in.

7 "Residential use." Space within any structure or portion thereof intended or primarily
8 suitable for or accessory to occupancy by uses defined in San Francisco Planning Code
9 Sections 209.1, 790.88, and 890.88, as relevant for the subject zoning district, or containing
10 group housing as defined in Section 209.2(a) - (c) of this Code and any residential
11 components of institutional uses as defined in Section 209.3(a) - (c) and (g) - (i) of this Code.

12 "Retail/entertainment." An economic activity category under the TIDF that includes, but
13 is not limited to, a retail use; an entertainment use; massage establishments, as defined in
14 Section 218.1 of this Code; laundering, and cleaning and pressing, as defined in Section 220
15 of this Code.

16 "Retail use." Space within any structure or portion thereof intended or primarily suitable
17 for or accessory to the operation of uses contained in San Francisco Planning Code Section
18 218, regardless of the zoning district that the use is located in.

19 "Revenue services hours." The number of hours that the Municipal Railway provides
20 service to the public with its entire fleet of buses, light rail (including streetcars), and cable
21 cars.

22 "Rincon Hill Community Improvements Fund." The fund into which all fee revenue
23 collected by the City from the Rincon Hill Community Infrastructure Impact Fee is deposited.

24 "Rincon Hill Community Infrastructure Impact Fee." The fee collected by the City to
25 mitigate impacts of new development in the Rincon Hill Program Area, as described in the

1 findings in Section 418.1.

2 "Rincon Hill Program Area." Those districts identified as the Rincon Hill Downtown
3 Residential (RH DTR) Districts in the Planning Code and on the Zoning Maps.

4 "Section 6932." Section 6932 of Title 25 of the California Code of Regulations as such
5 section applies to the County of San Francisco.

6 "Small Enterprise Workspace use." Space within a structure or portion thereof intended
7 or primarily suitable for or accessory to the operation of uses defined in San Francisco
8 Planning Code Section 227(t), regardless of the zoning district that the use is located in.

9 "SOMA." The area bounded by Market Street to the north, Embarcadero to the east,
10 King Street to the south, and South Van Ness and Division to the west.

11 "SOMA Community Stabilization Fee." The fee collected by the City to mitigate impacts
12 on the residents and businesses of SOMA of new development in the Rincon Hill Program
13 Area, as described in the findings in Section 418.1.

14 "SOMA Community Stabilization Fund." The fund into which all fee revenue collected by
15 the City from the SOMA Community Stabilization Fee is deposited.

16 "Sponsor" or "project sponsor." An applicant seeking approval for construction of a
17 development project subject to this Article, such applicant's successor and assigns, and/or
18 any entity which controls or is under common control with such applicant.

19 "Stock cooperative." As defined in California Business and Professions Code Section
20 11003.2.

21 "Student housing." A building where 100 percent of the residential uses are affiliated
22 with and operated by an accredited post-secondary educational institution. Typically, student
23 housing is for rent, not for sale. This housing shall provide lodging or both meals and lodging,
24 by prearrangement for one week or more at a time. This definition only applies in the Eastern
25 Neighborhoods Mixed Use Districts.

1 "TIDF; Transit Impact Development Fee." The development fee that is the subject of
2 Section 411.1 et seq. of this Article.

3 "TIDF Study." The study commissioned by the San Francisco Planning Department and
4 performed by Nelson/Nygaard Associates entitled "Transit Impact Development Fee Analysis
5 - Final Report," dated May 2001, including all the Technical Memoranda supporting the Final
6 Report and the Nelson/Nygaard update materials contained in Board of Supervisors File No.
7 040141.

8 "Total developable site area." That part of the site that can be feasibly developed as
9 residential development, excluding land already substantially developed, parks, required open
10 spaces, streets, alleys, walkways or other public infrastructure.

11 "Treasurer." The Treasurer for the City and County of San Francisco.

12 "Trip generation rate." The total number of automobile and Municipal Railway trips
13 generated for each 1,000 square feet of development in a particular economic activity
14 category as established in the TIDF Study, or pursuant to the five-year review process
15 established in Section 411.5 of this Article.

16 "Use." The purpose for which land or a structure, or both, are legally designed,
17 constructed, arranged, or intended, or for which they are legally occupied or maintained, let or
18 leased.

19 "Visitacion Valley." The area bounded by Carter Street and McLaren Park to the west,
20 Mansell Street to the north, Route 101 between Mansell Street and Bayshore Boulevard to the
21 northeast, Bayview Park to the north, Candlestick Park and Candlestick Point Recreation Area
22 to the east, the San Francisco Bay to the southeast, and the San Francisco County line to the
23 south.

24 "Visitor services." An economic activity category under the TIDF that includes, but is not
25 limited to, hotel use; motel use, as defined in Section 216(c) and (d); and time-share projects,

1 as defined in Section 11003.5(a) of the California Business and Professions Code.

2 "Waiver Agreement." An agreement acceptable in form and substance to the City
3 Attorney and the Planning Department under which the City agrees to waive all or a portion of
4 the Community Improvements Impact Fee.

5
6 **SEC. 411.3. - APPLICATION OF TIDF.**

7 (a) **Application.** Except as provided in Subsections (1) and (2) below, the TIDF shall be
8 payable with respect to any new development in the City for which a building or site permit is
9 issued on or after September 4, 2004. In reviewing whether a development project is subject
10 to the TIDF, the project shall be considered in its entirety. A sponsor shall not seek multiple
11 applications for building permits to evade paying the TIDF for a single development project.

12 (1) The TIDF shall not be payable on new development, or any portion thereof, for
13 which a TIDF has been paid, in full or in part, under the prior TIDF Ordinance adopted in 1981
14 (Ordinance No. 224-81; former Chapter 38 of the Administrative Code), except where (A)
15 gross square feet of use is being added to the building; or (B) the TIDF rate for the new
16 development is in an economic activity category with a higher fee rate than the rate set for
17 MIPS, as set forth in Section 411.3(e).

18 (2) No TIDF shall be payable on the following types of new development.

19 (A) New development on property owned (including beneficially owned) by the City,
20 except for that portion of the new development that may be developed by a private sponsor
21 and not intended to be occupied by the City or other agency or entity exempted under Section
22 411.1 et seq., in which case the TIDF shall apply only to such non-exempted portion. New
23 development on property owned by a private person or entity and leased to the City shall be
24 subject to the fee, unless the City is the beneficial owner of such new development or unless
25 such new development is otherwise exempted under this Section.

1 (B) Any new development in Mission Bay North or South to the extent application of this
2 Chapter would be inconsistent with the Mission Bay North Redevelopment Plan and
3 Interagency Cooperation Agreement or the Mission Bay South Redevelopment Plan and
4 Interagency Cooperation Agreement, as applicable.

5 (C) New development located on property owned by the United States or any of its
6 agencies to be used exclusively for governmental purposes.

7 (D) New development located on property owned by the State of California or any of its
8 agencies to be used exclusively for governmental purposes.

9 (E) New development for which a project sponsor filed an application for environmental
10 evaluation or a categorical exemption prior to April 1, 2004, and for which the City issued a
11 building permit or site permit on or before September 4, 2008; provided however, that such
12 new development may be subject to the TIDF imposed by Ordinance No. 224-81, as
13 amended through June 30, 2004, except that the Department and the Development Fee
14 Collection Unit at DBI shall be responsible for the administration, imposition, review and
15 collection of any such fee consistent with the administrative procedures set forth in Section
16 411.1 et seq. The Department shall make the text of Ordinance No. 224-81, as amended
17 through June 30, 2004, available on the Department's website and shall provide copies of that
18 ordinance upon request.

19 (F) The following types of new developments:

20 (i) Public facilities/utilities, as defined in Section 209.6 of this Code;

21 (ii) Open recreation/horticulture, as defined in Section 209.5 of this Code, including
22 private noncommercial recreation open use, as referred to in Section 221(g) of this Code;

23 (iii) Vehicle storage and access, as defined in Section 209.7 of this Code;

24 (iv) Automotive services, as defined in Section 223(l)-(v) of this Code, that are in a new
25 development;

1 (v) Wholesale storage of materials and equipment, as defined in Section 225 of this
2 Code;

3 (vi) Other Uses, as defined in Section 227(a)—(~~oq~~) and (~~qs~~)—(~~rf~~) of this Code;

4 (b) **Timing of Payment.** Except for those Integrated PDR projects subject to Section
5 328 of this Code, the TIDF shall be paid prior to issuance of the first construction document,
6 with an option for the project sponsor to defer payment until prior to issuance of the first
7 certificate of occupancy upon agreeing to pay a deferral surcharge in accordance with Section
8 107A.13 of the San Francisco Building Code. Under no circumstances may any City official or
9 agency, including the Port of San Francisco, issue a certificate of final completion and
10 occupancy for any new development subject to the TIDF until the TIDF has been paid;

11 (c) **Calculation of TIDF.** The TIDF shall be calculated on the basis of the number of
12 square feet of new development, multiplied by the square foot rate in effect at the time of
13 building or site permit issuance for each of the applicable economic activity categories within
14 the new development, as provided in Subsection 411.3(e) below. An accessory use shall be
15 charged at the same rate as the underlying use to which it is accessory. Whenever any new
16 development or series of new developments cumulatively creates more than 3,000 gross
17 square feet of covered use within a structure, the TIDF shall be imposed on every square foot
18 of such covered use (including any portion that was part of prior new development below the
19 3,000 square foot threshold).

20 (d) **Credits.** In determining the number of gross square feet of use to which the TIDF
21 applies, the Department shall provide a credit for prior uses eliminated on the site. The credit
22 shall be calculated according to the following formula:

23 (1) There shall be a credit for the number of gross square feet of use being eliminated
24 by the new development, multiplied by an adjustment factor to reflect the difference in the fee
25 rate of the use being added and the use being eliminated. The adjustment factor shall be

1 determined by the Department as follows:

2 (A) The adjustment factor shall be a fraction, the numerator of which shall be the fee
3 rate which the Department shall determine, in consultation with the MTA, if necessary, applies
4 to the economic activity category in the most recent calculation of the TIDF Schedule
5 approved by the MTA Board for the prior use being eliminated by the project.

6 (B) The denominator of the fraction shall be the fee rate for the use being added, as set
7 forth in the most recent calculation of the TIDF Schedule approved by the MTA Board.

8 (2) A credit for a prior use may be given only if the prior use was active on the site within
9 five years before the date of the application for a building or site permit for the proposed use.

10 (3) As of September 4, 2004, no sponsor shall be entitled to a refund of the TIDF on a
11 building for which the fee was paid under the former Chapter 38 of the San Francisco
12 Administrative Code.

13 (4) Notwithstanding the foregoing, the adjustment factor shall not exceed one.

14 (e) **TIDF Schedule.** The TIDF Schedule shall be as follows:

Economic Activity Category	TIDF Per Gross Square Foot of Development
Cultural/Institution/Education	\$10.00
Management, Information and Professional Services	\$10.00
Medical and Health Services	\$10.00
Production/Distribution/Repair	\$8.00
Retail/Entertainment	\$10.00
Visitor Services	\$8.00

1 **SEC. 419.2. DEFINITIONS**

2 (a) In addition to the definitions set forth in Section 401 of this Article:

3 (1) "Rental Housing Project" shall mean a project consisting solely of rental housing
4 units, as defined in Section 401 that meets the following requirements:

5 (A) The units shall be rental housing for not less than 30 years from the issuance of the
6 certificate of occupancy pursuant to an agreement between the developer and the City. This
7 agreement shall be in accordance with applicable State law governing rental housing;

8 (B) A Notice of Special Restrictions (NSR), with the City as a third party beneficiary and
9 subject to written approval of the Director, shall be recorded on the title of the property prior to
10 final map approval containing the terms of the agreement described above in subsection (1).
11 Once the agreement is recorded against the property, the NSR shall terminate.

12 (2) Tier A." ~~Sites within the UMU which not receive zoning changes that increase heights, as~~
13 ~~compared to allowable height prior to the rezoning (May 2008).~~

14 (i) All development on sites within the UMU District which received a height increase of eight
15 feet or less, or received a reduction in height, as part of the Eastern Neighborhoods Plan (on file with
16 the Clerk of the Board of Supervisors in File No. 081154), and all sites within the Mission NCT District
17 utilizing the land dedication alternative specified in Section 419.5(a)(2).

18 (ii) All changes of use within existing structures.

19 (3) "Tier B." ~~Sites within the UMU which receive zoning changes that increase heights by one to~~
20 ~~two stories.~~ All development on sites within the UMU District which received a height increase of nine
21 to 28 feet as part of the Eastern Neighborhoods Plan (on file with the Clerk of the Board of Supervisors
22 in File No. 081154).

23 (4) "Tier C." ~~Sites within the UMU which receive zoning changes that increase heights by three~~
24 ~~or more stories.~~ All development on sites within the UMU District which received a height increase of
25 29 feet or more as part of the Eastern Neighborhoods Plan (on file with the Clerk of the Board of

1 Supervisors in File No. 081154).

2 **SEC. 419.5. - ALTERNATIVES TO THE INCLUSIONARY HOUSING COMPONENT.**

3 (a) **Alternatives to the Inclusionary Housing Component.** In addition to the
4 alternatives specified in Section 415.5(9) the project sponsor may elect to satisfy the
5 requirements of Section 415.5 by one of the alternatives specified in this Section. The project
6 sponsor has the choice between the alternatives and the Planning Commission may not
7 require a specific alternative. The project sponsor must elect an alternative before it receives
8 project approvals from the Planning Commission or Planning Department and that alternative
9 will be a condition of project approval. The alternatives are as follows:

10 (1) **Middle Income Alternative.** On sites with less than 50,000 square feet of total
11 developable area, applicants may provide units as affordable to qualifying "middle income"
12 households as follows:

13 (A) A minimum percent of the total units constructed shall be affordable to and occupied
14 affordable to qualifying "middle income" households upon initial sale, according the schedule
15 in Table 419.5A-4. If the total number of units is not a whole number, the project applicant shall
16 round up to the nearest whole number for any portion of .5 or above. Units shall be affordable
17 to households between 120 percent and 150 percent of the San Francisco Area Median
18 Income, with an average affordability level of 135 percent for all units provided through this
19 alternative.

20 (B) Where market rate sales prices exceed restricted sales prices, the difference
21 between the market rate sales prices and the restricted sales prices shall be held by the
22 Mayor's Office of Housing as a silent second mortgage according to the Procedures Manual.
23 The City shall hold a deed of trust and promissory note for the second mortgage. MOH shall
24 hold this mortgage shall release it when the original note and proportional share of the
25 appreciation are paid in full to the City.

1 (C) Units shall initially be sold at or below prices to be determined by MOH in the
2 Conditions of Approval or Notice of Special Restrictions according to the formula specified in
3 the Procedures Manual to make them affordable to middle income households. Upon resale,
4 the seller shall be permitted to sell the units at their market price. The City will waive its right
5 of first refusal to the seller when the promissory note and deed of trust are paid, along with the
6 City's share of the appreciation of the unit. The promissory note shall accrue no interest and
7 shall require no monthly payments.

8 (D) Upon first resale, the seller shall have a right to keep a percentage of the total
9 appreciation of the unit proportional to every year the original seller owns the unit as an owner
10 occupant. The remainder of the proceeds of the sale, after the first mortgage, the second
11 mortgage, and any other subordinate financing is paid off, shall be repaid to MOH. Detailed
12 resale procedures shall be specified in the Middle Income Housing Procedures Manual
13 published by MOH and approved by the Planning Commission. The Director of MOH shall
14 amend the Procedures Manual as needed with the Commission's approval.

15 (E) The City shall monitor units provided under this option during the 2- and 5-year
16 Monitoring Report specified in Section 342 of this Code and in separate resolution. Should
17 this monitoring report indicate that units constructed under this program do not meet the
18 programs stated goals of providing affordable housing to Middle Income Households, the
19 Planning Department and MOH shall consider changes to this program, including, but not
20 limited to, legislative changes.

21 (F) If the project sponsor elects to satisfy the requirements of Section 415.5 and of this
22 Section by the alternative specified above, the dwelling unit mix required by Section 207.6
23 ~~requirement that 40 percent of the total number of proposed dwelling units shall contain at least two~~
24 ~~bedrooms~~ may be waived provided the minimum percent of total units affordable to qualifying
25 "middle income" as required by Table 419.5A.4 is increased by 10%.

1 (2) **Land Dedication Alternative.** Applicants may dedicate a portion of the total
2 developable area of the principal site to the City and County of San Francisco for the purpose
3 of constructing units affordable to qualifying households. A minimum percentage of
4 developable area, representing an equivalent percent of total potential units to be constructed,
5 shall be dedicated to the City according the schedule in Table 419.5A.4. To meet the
6 requirements of this alternative, the developer must convey title to land in fee simple absolute
7 to MOH according to the Procedures Manual, provided the dedicated site is deemed of
8 equivalent or greater value to the principal site per those procedures and is in line with the
9 following requirements:

10 (A) The dedicated site will result in a total amount of inclusionary units not less than forty
11 (40) units. MOH may conditionally approve and accept dedicated sites which result in no less
12 than twenty-five (25) units at its discretion.

13 (B) The dedicated site will result in a total amount of inclusionary units that is equivalent
14 or greater than the minimum percentage of the units that will be provided on the principal site,
15 as required by Table 419.5A.4. MOH may also accept dedicated sites that represent the
16 equivalent of or greater than the required percentage of units for all units *that could* be
17 provided on a collective of sites within a one-mile radius, provided the total amount of
18 inclusionary units provided on the dedicated site is equivalent to or greater than the total
19 requirements for all principal sites participating in the collective, according to the requirements
20 of Table 419.5A.4.

21 (C) The dedicated site is suitable from the perspective of size, configuration, physical
22 characteristics, physical and environmental constraints, access, location, adjacent use, and
23 other relevant planning criteria. The site must allow development of affordable housing that is
24 sound, safe and acceptable.

25 (D) The dedicated site includes infrastructure necessary to serve the inclusionary units,

1 including sewer, utilities, water, light, street access and sidewalks.

2 (E) The developer must submit full environmental clearance for the dedicated site before
3 the land can be considered for conveyance, and before a first site or building permit may be
4 conferred upon the principal project.

5 (F) The City may accept dedicated sites that vary from the minimum threshold provided
6 such a dedication is deemed generally equivalent to the original requirement by the Mayor's
7 Office of Housing.

8 (G) The City may accept dedicated sites that meet the above requirements in
9 accordance with the Procedures Manual, in combination with fees or on-site units, provided
10 such a combination is deemed generally equivalent by MOH to the original requirement.

11 (H) The project applicant has a letter from MOH verifying acceptance of site before it
12 receives project approvals from the Planning Commission or Planning Department, which
13 shall be used to verify dedication as a condition of approval.

14 (I) If the project sponsor elects to satisfy the requirements of Section 415.5 and of this
15 Section by the alternative specified above, the dwelling unit mix required by Section 207.6
16 ~~requirement that 40 percent of the total number of proposed dwelling units shall contain at least two~~
17 ~~bedrooms~~ may be waived.

18 (J) The Land Dedication Alternative may be satisfied through the dedication to the City
19 of air space above or adjacent to the project, upon the approval of MOH, or a successor
20 entity, and provided the other requirements of subsection (a)(2)(A)—(I) are otherwise
21 satisfied.

22 **TABLE 419.5A.4**
23 **HOUSING REQUIREMENTS FOR THE UMU DISTRICT**

Tier	On-Site Housing Requirement	Off-Site/In-Lieu Requirement	Middle Income Alternative*	Land Dedication Alternative for sites that have less than 30,000 square feet of developable area	Land Dedication Alternative for sites that have at least 30,000 square feet of developable area
A	18%	23%	30%	35%	30%
B	20%	25%	35%	40%	35%
C	22%	27%	40%	45%	40%

*Requirement increases by 5% if dwelling unit mix required by Section 207.6~~two-bedroom requirement~~ is waived.

(b) **Rental Incentive.** Qualified rental housing projects, as defined in Section 419A.2(g), are allowed a reduction in their inclusionary housing requirements as follows:

(1) If the rental housing project chooses to meet its inclusionary housing requirements through on-site construction, off-site construction, or an in-lieu fee, then the project is entitled to a 3% reduction in the requirements specified above in subsection (a).

(2) If the rental housing project chooses to meet its inclusionary housing requirements through the land dedication option for projects less than 30,000 square feet, then the project is entitled to a 5% reduction in the requirements specified above in the subsection (b)(2).

(3) In addition, a rental housing project shall receive a fee waiver from the Eastern Neighborhood Public Benefit Fee as set forth in Section 427.3 in the amount of \$1.00 per gross square foot.

(4) No rental incentive shall be provided for project that chooses the land dedication alternative for projects over 30,000 square feet.

1 (c) **Adjustments to Requirements for the Inclusionary Housing Component.** This
2 Section is intended to incorporate, rather than supersede, any changes made to Planning
3 Code Section 415. In the instance that the base requirements of Section 415 are amended,
4 the above-noted requirements shall be reviewed, and if appropriate, amended and/or
5 increased accordingly.

6 **SEC. 423.5. - THE EASTERN NEIGHBORHOODS PUBLIC BENEFITS FUND.**

7 (a) There is hereby established a separate fund set aside for a special purpose entitled
8 the Eastern Neighborhoods Public Benefits Fund ("Fund"). All monies collected by the
9 Development Fee Collection Unit at DBI pursuant to Section 423.3(b) shall be deposited in a
10 special fund maintained by the Controller. The receipts in the Fund to be used solely to fund
11 Public Benefits subject to the conditions of this Section.

12 (b) Expenditures from the Fund shall be recommended by the Planning Commission,
13 and administered by the Board of Supervisors.

14 (1) All monies deposited in the Fund shall be used to design, engineer, acquire, and
15 develop and improve public open space and recreational facilities; transit, streetscape and
16 public realm improvements; and community facilities including child care and library materials,
17 as defined in the Eastern Neighborhoods Nexus Studies; or housing preservation and
18 development within the Eastern Neighborhoods Plan Area. Funds may be used for childcare
19 facilities that are not publicly owned or "publicly-accessible." Funds generated for 'library
20 resources' should be used for materials in branches that directly service Eastern
21 Neighborhoods residents. Monies from the Fund may be used by the Planning Commission to
22 commission economic analyses for the purpose of revising the fee, and/or to complete an
23 updated nexus study to demonstrate the relationship between development and the need for
24 public facilities if this is deemed necessary.

25 (2) Funds may be used for administration and accounting of fund assets, for additional

1 studies as detailed in the Eastern Neighborhoods Public Benefits Program Document, and to
2 defend the Community Stabilization fee against legal challenge, including the legal costs and
3 attorney's fees incurred in the defense. Administration of this fund includes time and materials
4 associated with reporting requirements, facilitating the Eastern Neighborhoods Citizens
5 Advisory Committee meetings, and maintenance of the fund. All interest earned on this
6 account shall be credited to the Eastern Neighborhoods Public Benefits Fund.

7 (c) Funds shall be deposited into specific accounts according to the improvement type
8 for which they were collected. Funds from a specific account may be used towards a different
9 improvement type, provided said account or fund is reimbursed over a five-year period of fee
10 collection. Funds shall be allocated to accounts by improvement type as described below:

11 (1) Funds collected from all zoning districts in the Eastern Neighborhoods Program
12 Area, excluding Designated Affordable Housing Zones shall be allocated to accounts by
13 improvement type according to Table 423.56.

14 (2) Funds collected in designated affordable housing zones (Mission NCT and MUR (as
15 defined in 401423.2(3)), shall be allocated to accounts by improvement type as described in
16 Table 423.56A. The revenue devoted to affordable housing preservation and development
17 shall be deposited into a specific amount to be held by the Mayor's Office of Housing.

18 A. All funds collected from projects in the Mission NCT that are earmarked for
19 affordable housing preservation and development shall be expended on housing programs
20 and projects within the Mission Area Plan boundaries.

21 B. All funds collected from projects in the MUR that are earmarked for affordable
22 housing preservation and development shall be expended on housing programs and projects
23 shall be expended within the boundaries of 5th to 10th Streets/Howard to Harrison Streets.

24 C. Collectively, the first \$10 million in housing fees collected between the two
25 Designated Affordable Housing Zones shall be utilized for the acquisition and rehabilitation of

1 existing housing.

2 (3) All funds are supported by the Eastern Neighborhoods Nexus Studies, San
3 Francisco Planning Department, Case No. 2004.0160, and monitored according to the
4 Eastern Neighborhoods Area Plans Monitoring Program required by the Administrative Code
5 Section 10E and detailed by separate resolution.

6 **TABLE 423.56**

7 **BREAKDOWN OF EASTERN NEIGHBORHOODS PUBLIC BENEFIT FEE/FUND**
8 **BY IMPROVEMENT TYPE***

9 Improvement Type	Residential	Non-residential
10 Open space and recreational facilities	50%	7%
11 Transit, streetscape and public realm improvements	42%	90%
12 Community facilities (child care and library materials)	8%	3%

14 *Does not apply to Designated Affordable Housing Zones, which are addressed in Table
15 423.6A.

16 **TABLE 423.56A**

17 **BREAKDOWN OF EASTERN NEIGHBORHOODS PUBLIC BENEFIT FEE/FUND**
18 **BY IMPROVEMENT TYPE FOR DESIGNATED AFFORDABLE HOUSING ZONES**

19 Improvement Type	Residential	Non-residential
20 Affordable housing preservation and development	75%	n/a
21 Open space and recreational facilities	13%	7%
22 Transit, streetscape and public realm improvements	10%	90%
23 Community facilities (child care and library materials)	2%	3%

1 (d) With full participation by the Planning Department and related implementing
2 agencies, the Controller's Office shall file a report with the Board of Supervisors beginning
3 180 days after the last day of the fiscal year of the effective date of Section 423.1 et seq. that
4 shall include the following elements: (1) a description of the type of fee in each account or
5 fund; (2) amount of fee collected; (3) beginning and ending balance of the accounts or funds
6 including any bond funds held by an outside trustee; (4) amount of fees collected and interest
7 earned; (5) identification of each public improvement on which fees or bond funds were
8 expended and amount of each expenditure; (6) an identification of the approximate date by
9 which the construction of public improvements will commence; (7) a description of any
10 interfund transfer or loan and the public improvement on which the transferred funds will be
11 expended; and (8) amount of refunds made and any allocations of unexpended fees that are
12 not refunded.

13 (e) A public hearing shall be held by the Recreation and Parks Commissions to elicit
14 public comment on proposals for the acquisition of property using monies in the Fund that will
15 ultimately be maintained by the Department of Recreation and Parks. Notice of public
16 hearings shall be published in an official newspaper at least 20 days prior to the date of the
17 hearing, which notice shall set forth the time, place, and purpose of the hearing. The Parks
18 Commissions may vote to recommend to the Board of Supervisors that it appropriate money
19 from the Fund for acquisition and development of property acquired for park use.

20 (f) The Planning Commission shall work with other City agencies and commissions,
21 specifically the Department of Recreation and Parks, DPW, and the MTA, to develop
22 agreements related to the administration of the improvements to existing public facilities and
23 development of new public facilities within public rights-of-way or on any acquired public
24 property, using such monies as have been allocated for that purpose at a hearing of the Board
25 of Supervisors.

1 (g) The Planning Commission, based on findings from the Interagency Planning &
2 Implementation Committee (IPIC), shall make recommendations to the Board regarding
3 allocation of funds.

4 (h) Within 60 days of receiving the Eastern Neighborhoods Capital Expenditure
5 Evaluation Report as specified in Administrative Code Section 10E.~~2(c)7~~, the Office of the
6 Controller shall assess whether funds collected from the Eastern Neighborhoods Impact Fee
7 are being effectively utilized for capital projects serving the Eastern Neighborhoods, and
8 whether such projects are successfully advancing towards implementation, as set forth in the
9 abovementioned Section. Based on this assessment, the following shall occur:

10 (A) If the Controller determines that the funds have been effectively utilized as set forth
11 in Section 10E.~~2(c)7~~ of the Administrative Code, the Controller shall issue an affirmative
12 finding to the Board of Supervisors and the Planning Commission certifying that the intent of
13 this aforementioned Section is being met. No further Controller action is necessary for
14 purposes of this Subsection.

15 (B) If the Controller fails to issue the certification described in Subsection (h) (A) above
16 or if the Controller determines that the fees are not being effectively utilized as set forth in
17 Administrative Code Section 10E.~~2(c)7~~ and notifies the Board of Supervisors and Planning
18 Commission of this determination, then the following shall occur:

19 (i) Any project specified below within the Eastern Neighborhoods Area Plan that has
20 not already received final and effective approvals from the Planning Department, Zoning
21 Administrator, and/or the Planning Commission, shall require a conditional use authorization,
22 in addition to any other approvals necessary under the Planning Code:

23 (aa) Residential projects containing more than 10 new units that have not received
24 issuance of their first site or building permit; or

25 (bb) Non-residential projects containing a net new addition or new construction of 10,000

1 square feet or more that have not received issuance of their first site or building permit.

2 (C) Elimination of interim conditional use requirement.

3 (i) At any time after the Controller has determined that Eastern Neighborhood impact
4 fees are not being effectively utilized as set forth in Section 423.56(h)(B) above, or fails to
5 certify that they are being effectively utilized as set forth in Section 423.56(h)(A), the Planning
6 Department may provide the Controller with a newly updated or revised Eastern
7 Neighborhoods Capital Expenditure Evaluation Report.

8 (ii) Within 60 days of receiving an updated or revised Report, the Office of the Controller
9 shall determine whether funds collected from the Eastern Neighborhoods Public Benefit Fee
10 are being effectively utilized for capital projects serving the Eastern Neighborhoods consistent
11 with the intent of the Section 10E.2(c)7 of the Administrative Code.

12 (iii) If, on the basis of a new, updated or revised Eastern Neighborhoods Capital
13 Expenditure Evaluation Report, the Controller determines that the development impact fees
14 collected to date are being effectively utilized as set forth in Section 423.56 (h)(A) above, any
15 projects within the Eastern Neighborhoods Plan Area that required a conditional use
16 authorization on an interim basis as set forth in Section 423.56(h)(B) shall no longer require
17 such conditional use authorization unless the underlying use requires conditional use
18 authorization independent of the requirements set forth in Section 423.56(i)(B).

19 **SEC. 607.2. - MIXED USE DISTRICTS.**

20 Signs located in Mixed Use Districts shall be regulated as provided herein, except for
21 those signs which are exempted by Section 603. Signs not specifically regulated in this
22 Section 607.2 shall be prohibited. In the event of conflict between the provisions of Section
23 607.2 and other provisions of Article 6, the provisions of Section 607.2 shall prevail in Mixed
24 Use Districts.

25 (a) **Purposes and Findings.** In addition to the purposes stated in Sections 101 and 601

1 of this Code, the following purposes apply to Mixed Use Districts. These purposes constitute
2 findings that form a basis for regulations and provide guidance for their application.

3 (1) As Mixed Use Districts change, they need to maintain their attractiveness to
4 customers and potential new businesses alike. Physical amenities and a pleasant appearance
5 will profit both existing and new enterprises.

6 (2) The character of signs and other features projecting from buildings is an important
7 part of the visual appeal of a street and the general quality and economic stability of the area.
8 Opportunities exist to relate these signs and projections more effectively to street design and
9 building design. These regulations establish a framework that will contribute toward a
10 coherent appearance of Mixed Use Districts.

11 (3) Mixed Use Districts are typically mixed use areas with commercial units on the ground or
12 lower stories and residential uses on upper stories or have housing and commercial and
13 industrial activities interspersed. Although signs and other advertising devices are essential to
14 a vital commercial district, they should not be allowed to interfere with or diminish the livability
15 of residential units within a Mixed Use District or in adjacent residential districts.

16 (4) The scale of most Mixed Use Districts as characterized by building height, bulk, and
17 appearance, and the width of streets and sidewalks differs from that of other commercial and
18 industrial districts. Sign sizes should relate and be compatible with the surrounding district
19 scale.

20 (b) **Signs or Sign Features Not Permitted in Mixed Use Districts.** General
21 advertising signs are not permitted in the Eastern Neighborhoods and South of Market Mixed
22 Use districts, except in the South of Market General Advertising Special Sign District. Roof
23 signs as defined in Section 602.16 of this Code, wind signs as defined in Section 602.21 of
24 this Code, and signs on canopies, as defined in Section 136.1(b) of this Code, are not
25 permitted in Mixed Use Districts. No sign shall have or consist of any moving, rotating, or

1 otherwise physically animated part, or lights that give the appearance of animation by
2 flashing, blinking, or fluctuating. In addition, all signs or sign features not otherwise specifically
3 regulated in this Section 607.2 shall be prohibited.

4 (c) **Identifying Signs.** Identifying signs, as defined in Section 602.10, shall be permitted
5 in all Mixed Use Districts subject to the limits set forth below.

6 (1) One sign per lot shall be permitted and such sign shall not exceed 20 square feet in
7 area. The sign may be a freestanding sign, if the building is recessed from the street property
8 line, or may be a wall sign or a projecting sign. The existence of a freestanding identifying sign
9 shall preclude the erection of a freestanding business sign on the same lot. A wall or
10 projecting sign shall be mounted on the first-story level; a freestanding sign shall not exceed
11 15 feet in height. Such sign may be nonilluminated, indirectly illuminated, or directly
12 illuminated.

13 (2) One sign identifying a shopping center or shopping mall shall be permitted subject to
14 the conditions in Paragraph (1), but shall not exceed 30 square feet in area. Such signs may
15 be nonilluminated, indirectly illuminated, or directly illuminated during the hours of operation of
16 the businesses in the shopping center or shopping mall.

17 (d) **Nameplate.** One nameplate, as defined in Section 602.12 of this Code, not
18 exceeding an area of two square feet, shall be permitted for each noncommercial use in
19 Mixed Use Districts.

20 (e) **General Advertising Signs.** General advertising signs, as defined in Section 602.7,
21 shall be permitted in Mixed Use Districts as provided for below. General advertising signs are
22 not allowed in the South of Market *and Downtown Residential* Mixed Use Districts, except in the
23 Eastern Neighborhoods and South of Market General Advertising Special Sign District or
24 where a permit was approved by the City prior to January 1, 2001. In Mixed Use Districts
25 where such signs are permitted, general advertising signs may be either a wall sign or

1 freestanding, provided that the surface of any freestanding sign shall be parallel to and within
2 three feet of an adjacent building wall. In either case, the building wall shall form a complete
3 backdrop for the sign, as the sign is viewed from all points from a street or alley from which it
4 is legible. No general advertising sign shall be permitted to cover part or all of any windows.
5 Any extension of the copy beyond the rectangular perimeter of the sign shall be included in
6 the calculation of the sign area, as defined in Section 602.1(a) of this Code.

7 (1) **Chinatown Residential Neighborhood Commercial District.** No more than one
8 general advertising sign shall be permitted per lot. Such sign shall not exceed 72 square feet
9 in area nor exceed 12 feet in height. Such sign may be either nonilluminated or indirectly
10 illuminated.

11 (2) **Chinatown Visitor Retail and Chinatown Community Business Districts.** No
12 more than one general advertising sign not exceeding 300 square feet in area or two general
13 advertising signs of 72 square feet each shall be permitted per lot. The height of any such wall
14 sign shall not exceed 24 feet, or the height of the wall to which it is attached, or the height of
15 the lowest of any residential windowsills on the wall to which it is attached, whichever is lower.
16 If the advertising sign is a freestanding sign, the height shall not exceed 24 feet or the height
17 of the adjacent wall, whichever is lower.

18 (A) Signs may be either nonilluminated or indirectly or directly illuminated.

19 (3) **South of Market General Advertising Special Sign District.** Within the area
20 designated as a South of Market General Advertising Special Sign District, as described in
21 Section 821 of this Code and shown on Sectional Map SSD of the Zoning Map, the following
22 provisions shall apply to general advertising signs: (1) No more than two general advertising
23 signs not to exceed 300 square feet in area or one general advertising sign not to exceed 672
24 square feet in area shall be permitted per lot; (2) No more than one double-sided or multiple-
25 sided sign shall be permitted per lot; and (3) Roof signs shall be permitted and shall not

1 exceed the standards established by Section 607(b) of this Code for roof signs lying within M
2 Districts.

3 (f) **Business Signs.** Business signs, as defined in Section 602.3 shall be permitted in
4 all Mixed Use Districts subject to the limits set forth below.

5 (1) **Chinatown Residential Neighborhood Commercial District.**

6 (A) **Window Signs.** The total area of all window signs, as defined in Section 602.1(b),
7 shall not exceed 1/3 the area of the window on or in which the signs are located. Such signs
8 may be nonilluminated, indirectly illuminated, or directly illuminated.

9 (B) **Wall Signs.** The area of all wall signs shall not exceed one square foot per foot of
10 street frontage occupied by the business measured along the wall to which the signs are
11 attached, or 50 square feet for each street frontage, whichever is less; provided, however, that
12 in no case shall the wall sign or combination of wall signs cover more than 75 percent of the
13 surface of any wall, excluding openings. The height of any wall sign shall not exceed 15 feet
14 or the height of the wall to which it is attached. Such signs may be nonilluminated or indirectly
15 illuminated; or during business hours, may be directly illuminated.

16 (C) **Projecting Signs.** The number of projecting signs shall not exceed one per
17 business. The area of such sign or signs combined when there are multiple signs, as defined
18 in Section 602.1(a), shall not exceed 24 square feet. The height of such sign shall not exceed
19 15 feet or the height of the wall to which it is attached. No part of the sign shall project more
20 than 75 percent of the horizontal distance from the street property line to the curblin, or six
21 feet six inches, whichever is less. The sign may be nonilluminated or indirectly illuminated, or
22 during business hours, may be directly illuminated.

23 (D) **Signs on Awnings.** Sign copy may be located on permitted awnings in lieu of wall
24 signs and projecting signs. The area of such sign copy as defined in Section 602.1(c) shall not
25 exceed 20 square feet. Such sign copy may be nonilluminated or indirectly illuminated.

1 (2) **Chinatown Visitor Retail District.**

2 (A) **Window Signs.** The total area of all window signs, as defined in Section 602.1(b),
3 shall not exceed 1/3 the area of the window on or in which the signs are located. Such signs
4 may be nonilluminated, indirectly illuminated, or directly illuminated.

5 (B) **Wall Signs.** The area of all wall signs shall not exceed two square feet per foot of
6 street frontage occupied by the use measured along the wall to which the signs are attached,
7 or 100 square feet for each street frontage, whichever is less. The height of any wall sign shall
8 not exceed 24 feet, or the height of the wall to which it is attached, or the height of the lowest
9 of any residential windowsill on the wall to which the sign is attached, whichever is lower.
10 Such signs may be nonilluminated, indirectly, or directly illuminated.

11 (C) **Projecting Signs.** The number of projecting signs shall not exceed one per
12 business. The area of such sign, as defined in Section 602.1(a), shall not exceed 24 square
13 feet. The height of such sign shall not exceed 24 feet, or the height of the wall to which it is
14 attached, or the height of the lowest of any residential windowsill on the wall to which the sign
15 is attached, whichever is lower. No part of the sign shall project more than 75 percent of the
16 horizontal distance from the street property line to the curblin, or six feet six inches,
17 whichever is less. Such signs may be nonilluminated or indirectly illuminated; or during
18 business hours, may be directly illuminated.

19 (D) **Signs on Awnings and Marquees.** Sign copy may be located on permitted awnings
20 or marquees in lieu of projecting signs. The area of such sign copy as defined in Section
21 602.1(c) shall not exceed 30 square feet. Such sign copy may be nonilluminated or indirectly
22 illuminated, except that sign copy on marquees for movie theaters or places of entertainment
23 may be directly illuminated during business hours.

24 (E) **Freestanding Signs and Sign Towers.** One freestanding sign or sign tower per lot
25 shall be permitted in lieu of a projecting sign, if the building or buildings are recessed from the

1 street property line. The existence of a freestanding business sign shall preclude the erection
2 of a freestanding identifying sign on the same lot. The area of such freestanding sign or sign
3 tower, as defined in Section 602.1(a), shall not exceed 20 square feet nor shall the height of
4 the sign exceed 24 feet. No part of the sign shall project more than 75 percent of the
5 horizontal distance from the street property line to the curblineline, or six feet, whichever is less.
6 Such signs may be nonilluminated or indirectly illuminated; or during business hours, may be
7 directly illuminated.

8 (3) **Chinatown Community Business District, Eastern Neighborhoods, ~~and~~ South**
9 **of Market Mixed Use Mixed Use Districts, and the Downtown Residential Districts.**

10 (A) **Window Signs.** The total area of all window signs, as defined in Section 602.1(b),
11 shall not exceed 1/3 the area of the window on or in which the signs are located. Such signs
12 may be nonilluminated, indirectly illuminated, or directly illuminated.

13 (B) **Wall Signs.**

14 (i) In districts other than the Urban Mixed Use District. The area of all wall signs shall not
15 exceed three square feet per foot of street frontage occupied by the use measured along the
16 wall to which the signs are attached, or 150 square feet for each street frontage, whichever is
17 less; provided, however, that in no case shall the wall sign or combination of wall signs cover
18 more than 75 percent of the surface of any wall, excluding openings. The height of any wall
19 sign shall not exceed 24 feet, or the height of the wall to which it is attached, or the height of
20 the lowest of any residential windowsill on the wall to which the sign is attached, whichever is
21 lower. Such signs may be nonilluminated, indirectly, or directly illuminated.

22 (ii) In the Urban Mixed Use District. The area of all wall signs shall not exceed three square
23 feet per foot of street frontage occupied by the use measured along the wall to which the signs are
24 attached for up to 50 feet of street frontage, and an additional one square foot per foot of street
25 frontage thereafter; provided, however, that in no case shall the wall sign or combination of wall signs

1 cover more than 75 percent of the surface of any wall, excluding openings. The height of any wall sign
2 shall not exceed 60 feet, or the height of the wall to which it is attached, or the height of the lowest of
3 any residential windowsill on the wall to which the sign is attached, whichever is lower. Such signs may
4 be nonilluminated, indirectly, or directly illuminated.

5 (C) **Projecting Signs.** The number of projecting signs shall not exceed one per
6 business. The area of such sign or signs combined when there are multiple signs, as defined
7 in Section 602.1(a), shall not exceed 32 square feet. The height of the sign shall not exceed
8 24 feet, or the height of the wall to which it is attached, or the height of the lowest of any
9 residential windowsill on the wall to which the sign is attached, whichever is lower. No part of
10 the sign shall project more than 75 percent of the horizontal distance from the street property
11 line to the curblineline, or six feet six inches, whichever is less. Such signs may be
12 nonilluminated, indirectly, or directly illuminated.

13 (D) **Sign Copy on Awnings and Marquees.** Sign copy may be located on permitted
14 awnings or marquees in lieu of projecting signs. The area of such sign copy, as defined in
15 Section 602.1(c), shall not exceed 40 square feet. Such sign copy may be nonilluminated or
16 indirectly illuminated; except that sign copy on marquees for movie theaters or places of
17 entertainment may be directly illuminated during business hours.

18 (E) **Freestanding Signs and Sign Towers.** One freestanding sign or sign tower per lot
19 shall be permitted in lieu of a projecting sign if the building or buildings are recessed from the
20 street property line. The existence of a freestanding business sign shall preclude the erection
21 of a freestanding identifying sign on the same lot. The area of such freestanding sign or sign
22 tower, as defined in Section 602.1(a), shall not exceed 30 square feet nor shall the height of
23 the sign exceed 24 feet. No part of the sign shall project more than 75 percent of the
24 horizontal distance from the street property line to the curblineline, or six feet, whichever is less.
25 Such signs may be nonilluminated or indirectly illuminated, or during business hours, may be

1 directly illuminated.

2 (g) **Special Sign Districts.** Additional controls apply within certain Mixed Use Districts
3 that are designated as Special Sign Districts. The designations, locations, and boundaries of
4 these Special Sign Districts are provided on Sectional Map SSD of the Zoning Map of the City
5 and County of San Francisco, and are described within Sections 608.1 through 608.10 of this
6 Code.

7 (h) **Special Districts for Sign Illumination.** Signs in Mixed Use Districts shall not have
8 nor consist of any flashing, blinking, fluctuating or otherwise animated light except in the
9 following special districts, all specifically designated as "Special Districts for Sign Illumination"
10 on Sectional Map SSD of the Zoning Map of the City and County of San Francisco, and
11 described in Section 607(e) of this Code.

12 (1) **Broadway District.** Along the main commercial frontage of Broadway between
13 Wayne and Osgood.

14 (i) **Other Sign Requirements.** Within Mixed Use Districts, the following additional
15 requirements shall apply:

16 (1) **Public Areas.** No sign shall be placed upon any public street, alley, sidewalk, public
17 plaza or right-of-way, or in any portion of a transit system, except such projecting signs as are
18 otherwise permitted by this Code and signs, structures, and features as are specifically
19 approved by the appropriate public authorities under applicable laws and regulations not
20 inconsistent with this Code and under such conditions as may be imposed by such authorities
21 or posted pursuant to the Police Code.

22 (2) **Maintenance.** Every business sign pertaining to an active establishment shall be
23 adequately maintained in its appearance. When the activity for which the business sign has
24 been posted has ceased operation for more than 90 days within the Chinatown Mixed Use
25 Districts, all signs pertaining to that business activity shall be removed after that time.

1 (3) **Temporary Signs.** The provisions of Section 607.1(g) of this Code shall apply.

2 (4) **Special Standards for Automotive Gas and Service Stations.** The provisions of
3 Section 607.1(f)(4) of this Code shall apply.

4 **SEC. 726.1. - VALENCIA STREET NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT.**

5 The Valencia Street Commercial Transit District is located near the center of San
6 Francisco in the Mission District. It lies along Valencia Street between 14th and Cesar Chavez
7 (Army) Street, and includes a portion of 16th Street extending west toward Dolores Street.
8 The commercial area provides a limited selection of convenience goods for the residents of
9 sections of the Mission and Dolores Heights. Valencia Street also serves a wider trade area
10 with its retail and wholesale home furnishings and appliance outlets. The commercial district
11 also has several automobile-related businesses. Eating and drinking establishments
12 contribute to the street's mixed-use character and activity in the evening hours. A number of
13 upper-story professional and business offices are located in the district, some in converted
14 residential units.

15 The Valencia Street District has a pattern of large lots and businesses, as well as a
16 sizable number of upper-story residential units. Controls are designed to permit moderate-
17 scale buildings and uses, protecting rear yards above the ground story and at residential
18 levels. New neighborhood-serving commercial development is encouraged mainly at the
19 ground story. While offices and general retail sales uses may locate at the second story of
20 new buildings under certain circumstances, most commercial uses are prohibited above the
21 second story. In order to protect the balance and variety of retail uses and the livability of
22 adjacent uses and areas, most eating and drinking and entertainment uses at the ground
23 story are limited. Continuous retail frontage is promoted by prohibiting drive-up facilities, some
24 automobile uses, and new nonretail commercial uses. Parking is not required, and any new
25 parking is required to be set back or below ground. Active, pedestrian-oriented ground floor

1 uses are required.

2 Housing development in new buildings is encouraged above the ground story. Housing
 3 density is not controlled by the size of the lot but by requirements to supply a high percentage
 4 of larger units and by physical envelope controls. Existing residential units are protected by
 5 prohibitions on upper-story conversions and limitations on demolitions, mergers, and
 6 subdivisions. Given the area's central location and accessibility to the City's transit network,
 7 accessory parking for residential uses is not required.

8 **SEC. 726. VALENCIA STREET NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT**
 9 **ZONING CONTROL TABLE**

			Valencia Street
No.	Zoning Category	§ References	Controls
BUILDING STANDARDS			
726.10	Height and Bulk Limit	§§ 102.12, 105, 106, 250—252, 260, 263.18, 270, 271	40-X, 50-X. See Zoning Map. Additional 5' Height Allowed for Ground Floor Active Uses in 40-X and 50-X
726.11	Lot Size [Per Development]	§§ 790.56, 121.1	P up to 9,999 sq. ft. C 10,000 sq. ft. & above § 121.1
726.12	Rear Yard	§§ 130, 134, 136	Required at the second story and above and at all residential levels § 134(a)(e)
726.13 a	Street Frontage, Above- Grade Parking Setback	§ 145.1	Minimum 25 feet on ground floor, 15 feet on floors above § 145.1

1		and Active Uses		
2	726.13b	Street Frontage, Required Ground Floor Commercial	§ 145.4	Requirements apply. See § 145.4
3				
4	726.13c	Street Frontage, Parking and Loading access restrictions	§ 155(r)	Requirements apply. See § 155(r)
5				
6	726.14	Awning	§ 790.20	P § 136.1(a)
7				
8	726.15	Canopy	§ 790.26	P § 136.1(b)
9				
10	726.16	Marquee	§ 790.58	P § 136.1(c)
11				
12	726.17	Street Trees		Required § 143
13	COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES			
14				
15	726.20	Floor Area Ratio	§§ 102.9, 102.11, 123	2.5 to 1 § 124(a)(b)
16				
17	726.21	Use Size [Non- Residential]	§ 790.130	P up to 2,999 sq. ft.; C 3,000 sq. ft. & above § 121.2
18				
19	726.22	Off-Street Parking, Commercial/Institutional	§§ 150, 151.1, 153—157, 159— 160, 166, 204.5	None required. Limits set forth in Section 151.1 §§
20				
21	726.23	Off-Street Freight Loading	§§ 150, 153— 155, 204.5	Generally, none required if gross floor area is less than 10,000 sq. ft. §§ 152, 161(b)
22				
23	726.24	Outdoor Activity Area	§ 790.70	P if located in front;
24				
25				

			C if located elsewhere § 145.2(a)
726.25	Drive-Up Facility	§ 790.30	
726.26	Walk-Up Facility	§ 790.140	P if recessed 3 ft.; C if not recessed § 145.2(b)
726.27	Hours of Operation	§ 790.48	P 6 a.m.—2 a.m. C 2 a.m.—6 a.m.
726.30	General Advertising Sign	§§ 262, 602— 604, 608, 609	
726.31	Business Sign	§§ 262, 602— 604, 608, 609	P § 607.1(f) 2
726.32	Other Signs	§§ 262, 602— 604, 608, 609	P § 607.1(c) (d) (g)

No.	Zoning Category	§ References	Valencia Street		
			Controls by Story		
		§ 790.118	1st	2nd	3 rd +
726.37	Residential Conversion	§§ 790.84, 207.7	C		
726.38	Residential Demolition	§§ 790.86, 207.7	C	C	C
726.39	Residential Division	§ 207.8	P	P	P

1	Retail Sales and Services				
2	726.40	Other Retail Sales and Services [Not Listed Below]	§ 790.102	P	C
3					
4					
5					
6	726.41	Bar	§ 790.22	C	
7	726.42	Full-Service Restaurant	§ 790.92	P	
8	726.43	Large Fast Food Restaurant	§ 790.90	C	
9	726.44	Small Self-Service Restaurant	§ 790.91	P	
10					
11					
12	726.45	Liquor Store	§ 790.55		
13	726.46	Movie Theater	§ 790.64	P	
14	726.47	Adult Entertainment	§ 790.36		
15	726.48	Other Entertainment	§ 790.38	C	
16	726.49	Financial Service	§ 790.110	P	
17	726.50	Limited Financial Service	§ 790.112	P	
18	726.51	Medical Service	§ 790.114	P	C
19	726.52	Personal Service	§ 790.116	P	C
20	726.53	Business or Professional Service	§ 790.108	P	C
21	726.54	Massage Establishment	§ 790.60	C	
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1		§ 1900				
2		Health Code				
3						
4	726.55	Tourist Hotel	§ 790.46	C	C	
5	726.56	Automobile Parking	§§ 790.8, 156, 158.1, 160, 166	C	C	C
6	726.57	Automotive Gas Station	§ 790.14			
7	726.58	Automotive Service Station	§ 790.17			
8						
9	726.59	Automotive Repair	§ 790.15	C		
10	726.60	Automotive Wash	§ 790.18			
11	726.61	Automobile Sale or Rental	§ 790.12			
12						
13	726.62	Animal Hospital	§ 790.6	C		
14	726.63	Ambulance Service	§ 790.2			
15	726.64	Mortuary	§ 790.62	C	C	
16						
17	726.65	Trade Shop	§ 790.124	P	C	
18	726.66	Storage	§ 790.117			
19	726.67	Video Store	§ 790.135	C	C	
20	726.68	Fringe Financial Service	§ 790.111	#	#	#
21						
22	726.69	Tobacco Paraphernalia	§ 790.123	C		
23		Establishments				
24	726.69A	Self-Service Specialty Food	§ 790.93	P		
25						

1	726.69B	Amusement Game Arcade (Mechanical Amusement Devices)	§ 790.04			
2						
3						
4	726.69C	Neighborhood Agriculture	§ 102.35(a)	P	P	P
5						
6	726.69D	Large-Scale Urban Agriculture	§ 102.35(b)	C	C	C
7						
8	Institutions and Non-Retail Sales and Services					
9	726.70	Administrative Service	§ 790.106			
10						
11	726.80	Hospital or Medical Center	§ 790.44			
12	726.81	Other Institutions, Large	§ 790.50	P	C	C
13	726.82	Other Institutions, Small	§ 790.51	P	P	P
14						
15	726.83	Public Use	§ 790.80	C	C	C
16	726.84	Medical Cannabis Dispensary	§ 790.141	P		
17						
18	RESIDENTIAL STANDARDS AND USES					
19	726.90	Residential Use	§§ 145.4, 790.88	P, except NP for frontages listed in 145.4	P	P
20						
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25	726.91	Residential Density, Dwelling	§§ 207, 207.1, 207.4, 207.6,	No density limit		

1		Units	790.88(a)	§ 207.4		
2	726.92	Residential Density, Group	§§ 207.1, 790.88(b)	No density limit		
3		Housing				
4	726.93	Usable Open Space	§§ 135, 136	Generally, either		
5		[Per Residential Unit]		80 sq. ft if private, or		
6				100 sq. ft. if common		
7				§ 135(d)		
8	726.94	Off-Street Parking,	§§ 145.1, 150, 151.1, 153—157,	Non required. P up to		
9		Residential	159—160, 166, 167, 204.5	0.5 parking spaces per		
10				unit; C up to 0.75		
11				parking spaces per unit.		
12				§§ 151.1, 166, 167,		
13				145.1		
14	726.95	Community Residential	§§ 145.1, 151.1(f), 155(r), 166,	C	C	C
15		Parking	790.10			

18 SPECIFIC PROVISIONS FOR THE VALENCIA STREET DISTRICT

19	Article 7	Other	Zoning Controls			
20	Code Section	Code				
21		Section				
22	§ 726.68	§ 249.35	FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT (FFSRUD)			
23			Boundaries: The FFSRUD and its ¼ mile buffer includes, but is not limited			
24			to, the Valencia Street Neighborhood Commercial District. Controls: Within			
25						

		<p>the FFSRUD and its ¼ mile buffer, fringe financial services are NP pursuant to Section 249.35. Outside the FFSRUD and its ¼ mile buffer, fringe financial services are P subject to the restrictions set forth in Subsection 249.35(c)(3).</p>
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SEC. 734.1. NCT-2 — SMALL-SCALE NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT.

NCT-2 Districts are transit-oriented mixed-use neighborhoods with small scale commercial uses near transit services. The NCT-2 Districts are mixed use districts that support neighborhood-serving commercial uses on lower floors and housing above. These Districts are well-served by public transit and aim to maximize residential and commercial opportunities on or near major transit services. The District's form is generally linear along transit-priority corridors, though may be concentric around transit stations or in broader areas where multiple transit services criss-cross the neighborhood. Housing density is limited not by lot area, but by the regulations on the built envelope of buildings, including height, bulk, setbacks, and lot coverage, and standards for residential uses, including open space and exposure, and urban design guidelines. There are prohibitions on access (e.g., driveways, garage entries) to off-street parking and loading on critical stretches of commercial and transit street frontages to preserve and enhance the pedestrian-oriented character and transit function. Residential parking is not required and generally limited. Commercial establishments are discouraged from building excessive accessory off-street parking in order to preserve the pedestrian-oriented character of the district and prevent attracting auto traffic.

NCT-2 Districts are intended to provide convenience goods and services to the surrounding neighborhoods as well as limited comparison shopping goods for a wider market. The range of comparison goods and services offered is varied and often includes specialty

1 retail stores, restaurants, and neighborhood-serving offices. The small-scale district controls
 2 provide for mixed-use buildings, which approximate or slightly exceed the standard
 3 development pattern. Rear yard requirements above the ground story and at residential levels
 4 preserve open space corridors of interior blocks.

5 Most new commercial development is permitted at the ground and second stories.
 6 Neighborhood-serving businesses are strongly encouraged. Eating and drinking and
 7 entertainment uses, however, are confined to the ground story. The second story may be
 8 used by some retail stores, personal services, and medical, business and professional offices.
 9 Parking and hotels are monitored at all stories. Limits on late-night activity, drive-up facilities,
 10 and other automobile uses protect the livability within and around the district, and promote
 11 continuous retail frontage.

12 Housing development in new buildings is encouraged above the ground story. Existing
 13 residential units are protected by limitations on demolition and upper-story conversions.

14 **SEC. 734. SMALL-SCALE NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT NCT-2**

16 **ZONING CONTROL TABLE**

			NCT-2
No.	Zoning Category	§ References	Controls
BUILDING STANDARDS			
734.10	Height and Bulk Limit	§§ 102.12, 105, 106, 250—252, 260, 263.18, 270, 271	See Zoning Map. Additional 5' Height Allowed for Ground Floor Active Uses in 40-X and 50-X
734.11	Lot Size [Per Development]	§§ 790.56, 121.1	P up to 9,999 sq. ft.; C 10,000 sq.

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			ft. & above § 121.1
734.12	Rear Yard	§§ 130, 134, 136	Required at the second story and above and at all residential levels § 134(a)(e)
734.13	Street Frontage	§§ 145.1, 145.4	Required §§ 145.1, 145.4
734.13a	Street Frontage, Above-Grade Parking Setback and Active Uses	§ 145.1	Minimum 25 feet on ground floor, 15 feet on floors above § 145.1
734.13b	Street Frontage, Required Ground Floor Commercial	§ 145.4	Requirements apply Geneva Avenue
734.13c	Street Frontage, Parking and Loading access restrictions	§ 155(r)	Requirements apply NP: Geneva Avenue
734.14	Awning	§ 790.20	P § 136.1(a)
734.15	Canopy	§ 790.26	P § 136.1(b)
734.16	Marquee	§ 790.58	P § 136.1(c)
734.17	Street Trees		Required § 143
COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES			
734.20	Floor Area Ratio	§§ 102.9, 102.11, 123	2.5 to 1 § 124(a) and (b)
734.21	Use Size [Non-Residential]	§ 790.130	P up to 3,999 sq. ft.; C 4,000 sq. ft. & above § 121.2
734.22	Off-Street Parking,	§§ 150, 151.1, 153-	None required. Limits set forth in

1		Commercial/Institutional	157, 159-160, 204.5	Section 151.1
2	734.23	Off-Street Freight Loading	§§ 150, 153—155, 204.5	Generally, none required if gross floor area is less than 10,000 sq. ft. §§ 152, 161(b)
3				
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5				
6	734.24	Outdoor Activity Area	§ 790.70	P if located in front; C if located elsewhere § 145.2(a)
7				
8	734.25	Drive-Up Facility	§ 790.30	
9				
10	734.26	Walk-Up Facility	§ 790.140	P if recessed 3 ft.; C if not recessed § 145.2(b)
11				
12	734.27	Hours of Operation	§ 790.48	P 6 a.m.—2 a.m.; C 2 a.m.—6 a.m.
13				
14	734.30	General Advertising Sign	§§ 262, 602—604, 608, 609	NP § 607.1(e)(1)
15				
16	734.31	Business Sign	§§ 262, 602—604, 608, 609	P § 607.1(f)(2)
17				
18	734.32	Other Signs	§§ 262, 602—604, 608, 609	P § 607.1(c), (d), (g)
19				
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21						
22	No.	Zoning Category	§ References	NCT-2		
23				Controls by Story		
24			§ 790.118	1st	2nd	3rd+
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734.37	Residential Conversion	§§ 790.84, 207.7	C	C	
734.38	Residential Demolition	§§ 790.86, 207.7	C	C	C
731.39	Residential Division	§ 207.8	P	P	P
Non-Retail Sales and Services					
734.40	Other Retail Sales and Services [Not Listed Below]	§ 790.102	P	P	
734.41	Bar	§ 790.22	P		
734.42	Full-Service Restaurant	§ 790.92	P		
734.43	Large Fast Food Restaurant	§ 790.90	C		
734.44	Small Self-Service Restaurant	§ 790.91	P		
734.45	Liquor Store	§ 790.55	P		
734.46	Movie Theater	§ 790.64	P		
734.47	Adult Entertainment	§ 790.36			

1	734.48	Other	§ 790.38	P		
2		Entertainment				
3	734.49	Financial Service	§ 790.110	P	C	
4						
5	734.50	Limited Financial Service	§ 790.112	P		
6						
7	734.51	Medical Service	§ 790.114	P	P	
8						
9	734.52	Personal Service	§ 790.116	P	P	
10	734.53	Business or Professional Service	§ 790.108	P	P	
11						
12						
13	734.54	Massage Establishment	§ 790.60, § 1900 Health Code	C		
14						
15						
16	734.55	Tourist Hotel	§ 790.46	C	C	C
17						
18	734.56	Automobile Parking	§§ 790.8, 156, 160	C	C	C
19						
20	734.57	Automotive Gas Station	§ 790.14	C		
21						
22	734.58	Automotive Service Station	§ 790.17	C		
23						
24	734.59	Automotive Repair	§ 790.15	C		
25						

1	734.60	Automotive Wash	§ 790.18			
2	734.61	Automobile Sale	§ 790.12			
3		or Rental				
4						
5	734.62	Animal Hospital	§ 790.6	C		
6	734.63	Ambulance	§ 790.2			
7		Service				
8						
9	734.64	Mortuary	§ 790.62			
10	734.65	Trade Shop	§ 790.124	P	C	
11	734.66	Storage	§ 790.117			
12	734.67	Video Store	§ 790.135	C	C	
13	<u>734.69</u>	<u>Tobacco</u>	<u>§ 790.123</u>	<u>C</u>		
14		<u>Paraphernalia</u>				
15		<u>Establishments</u>				
16						
17	<u>734.69A</u>	<u>Self-Service</u>	<u>§ 790.93</u>	<u>P</u>		
18		<u>Specialty Food</u>				
19	<u>734.69B</u>	<u>Amusement Game</u>	<u>§ 790.04</u>			
20		<u>Arcade (Mechanical</u>				
21		<u>Amusement Devices)</u>				
22						
23	734.69C	Neighborhood	§ 102.35(a)	P		
24		Agriculture				
25	734.69D	Large-Scale Urban	§ 102.35(b)	C	C	C

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	Agriculture				
Institutions and Non-Retail Sales and Services					
734.70	Administrative Service	§ 790.106			
734.80	Hospital or Medical Center	§ 790.44			
734.81	Other Institutions, Large	§ 790.50	P	C	C
734.82	Other Institutions, Small	§ 790.51	P	P	P
734.83	Public Use	§ 790.80	C	C	C
734.84	Medical Cannabis Dispensary	§ 790.141	P #		
RESIDENTIAL STANDARDS AND USES					
734.90	Residential Use	§ 790.88	P, except C for frontages listed in 145.4	P	P
734.91	Residential Density, Dwelling Units	§§ 207, 207.1, 790.88(a)	No residential density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other applicable controls of this and other Codes, as well as by applicable design guidelines, applicable elements and area plans of the		

			General Plan, and design review by the Planning Department. §§ 207.4, 207.6		
734.92	Residential Density, Group Housing	§§ 207.1, 790.88(b)	No group housing density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other applicable controls of this and other Codes, as well as by applicable design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department. § 208		
734.93	Usable Open Space [Per Residential Unit]	§§ 135, 136	Generally, either 100 sq. ft. if private, or 133 sq. ft. if common § 135(d)		
734.94	Off-Street Parking, Residential	§§ 150, 153—157, 159—160, 204.5	None required. P up to 0.5 parking spaces per unit; C up to 0.75 parking spaces per unit., §§ 151.1, 166, 167, 145.1		
734.95	Community Residential Parking	§ 790.10	C	C	C

SPECIFIC PROVISIONS FOR NCT-2 DISTRICTS

Article 7	Other Code Section	Zoning Controls
Code Section	Section	
§§ 734.84,	Health Code §	Medical cannabis dispensaries in NCT-2 District may only operate

790.141	3308	between the hours of 8 a.m. and 10 p.m.
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SEC. 735.1. - SOMA NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT.

The SoMa Neighborhood Commercial Transit District (SoMa NCT) is located along the 6th Street and Folsom Street corridors in the South of Market. The commercial area provides a limited selection of convenience goods for the residents of the South of Market. Eating and drinking establishments contribute to the street's mixed-use character and activity in the evening hours. A number of upper-story professional and business offices are located in the district, some in converted residential units.

The SoMa NCT has a pattern of ground floor commercial and upper story residential units. Controls are designed to permit moderate-scale buildings and uses, protecting rear yards above the ground story and at residential levels. Active, neighborhood-serving commercial development is required at the ground story, curb cuts are prohibited and ground floor transparency and fenestration adds to the activation of the ground story. While offices and general retail sales uses may locate on the second story or above of new buildings, most commercial uses are prohibited above the second story. In order to protect the balance and variety of retail use, bars and liquor stores are allowed with a conditional use. Continuous retail frontage is promoted by prohibiting drive-up facilities, some automobile uses, and new non-retail commercial uses. Above-ground parking is required to be setback or below ground. Active, pedestrian-oriented ground floor uses are required.

Housing development in new buildings is encouraged above the ground story. Housing density is not controlled by the size of the lot or by density controls, but by bedroom counts. Given the area's central location and accessibility to the City's transit network, parking for residential and commercial uses is not required.

SEC. 735. SOMA NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT
ZONING CONTROL TABLE

			SoMa
No.	Zoning Category	§ References	Controls
BUILDING STANDARDS			
735.10	Height and Bulk Limit	§§ 102.12, 105, 106, 250—252, 260, 270, 271	See Zoning Map.
735.11	Lot Size [Per Development]	§§ 790.56, 121.1	P up to 9,999 sq. ft.; C 10,000 sq. ft. & above § 121.1
735.12	Rear Yard	§§ 130, 134, 136	Required at the second story and above and at all residential levels § 134(a)(e)
735.13	Street Frontage	§§ 145.1, 145.4	Required §§ 145.1, 145.4
735.13a	Street Frontage, Above-Grade Parking Setback and Active Uses		Minimum 25 feet on ground floor, 15 feet on floors above § 145.1
735.13b	Street Frontage, Required Ground Floor Commercial	§ 145.4	Requirements apply
735.13c	Street Frontage, Parking and Loading access restrictions	§ 155(r)	Requirements apply
735.14	Awning	§ 790.20	P § 136.1(a)

1	735.15	Canopy	§ 790.26	P § 136.1(b)
2	735.16	Marquee	§ 790.58	P § 136.1(c)
3	735.17	Street Trees		Required § 143
4	COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES			
5	735.20	Floor Area Ratio	§§ 102.9, 102.11, 123	2.5 to 1 § 124(a), (b);
6	735.21	Use Size [Non-Residential]	§ 790.130	P up to 3,999 sq. ft.; C 4,000 sq. ft. & above § 121.2
7	735.22	Off-Street Parking, Commercial/Institutional	§§ 150, 153-157, 159-160, 204.5	None required. Limits set forth in Section 151.1
8	735.23	Off-Street Freight Loading	§§ 150, 153—155, 204.5	Generally, none required if gross floor area is less than 10,000 sq. ft. §§ 152, 161(b)
9	735.24	Outdoor Activity Area	§ 790.70	P if located in front; C if located elsewhere § 145.2(a)
10	735.25	Drive-Up Facility	§ 790.30	
11	735.26	Walk-Up Facility	§ 790.140	P if recessed 3 ft.; C if not recessed § 145.2(b)
12	735.27	Hours of Operation	§ 790.48	P 6 a.m.—2 a.m.; C 2 a.m.—6 a.m.
13	735.30	General Advertising Sign	§§ 262, 602—604,	NP § 607.1(e)(1)

		608, 609	
735.31	Business Sign	§§ 262, 602—604, 608, 609	P § 607.1(f)(2)
735.32	Other Signs	§§ 262, 602—604, 608, 609	P § 607.1(c), (d), (g)

No.	Zoning Category	§ References	SoMa		
			Controls by Story		
		§ 790.118	1st	2nd	3rd+
735.37	Residential Conversion	§§ 790.84, 207.7	C	C	-
735.38	Residential Demolition	§§ 790.86, 207.7	C	C	C
731.39	Residential Division	§ 207.8	P	P	P
Retail Sales and Services					
735.40	Other Retail Sales and Services [Not Listed Below]	§ 790.102	P	P	
735.41	Bar	§ 790.22	C		
735.42	Full-Service Restaurant	§ 790.92	P		
735.43	Large Fast Food Restaurant	§ 790.90	C		

1	735.44	Small Self-Service Restaurant	§ 790.91	P		
2						
3	735.45	Liquor Store	§ 790.55	C		
4						
5	735.46	Movie Theater	§ 790.64	P		
6						
7	735.47	Adult Entertainment	§ 790.36			
8	735.48	Other Entertainment	§ 790.38	NP		
9	735.49	Financial Service	§ 790.110	P	C	
10	735.50	Limited Financial Service	§ 790.112	P		
11	735.51	Medical Service	§ 790.114	P	P	
12						
13	735.52	Personal Service	§ 790.116	P	P	
14	735.53	Business or Professional Service	§ 790.108	P	P	
15						
16	735.54	Massage Establishment	§ 790.60, § 1900	C		
17			Health Code			
18						
19	735.55	Tourist Hotel	§ 790.46	C	C	C
20	735.56	Automobile Parking	§§ 790.8, 156,	C	C	C
21			160			
22	735.57	Automotive Gas Station	§ 790.14	C		
23						
24	735.58	Automotive Service Station	§ 790.17	C		
25						

1	735.59	Automotive Repair	§ 790.15	C		
2	735.60	Automotive Wash	§ 790.18			
3	735.61	Automobile Sale or Rental	§ 790.12			
4	735.62	Animal Hospital	§ 790.6	C		
5	735.63	Ambulance Service	§ 790.2			
6	735.64	Mortuary	§ 790.62			
7	735.65	Trade Shop	§ 790.124	P	C	
8	735.66	Storage	§ 790.117			
9	735.67	Video Store	§ 790.135	P	P	
10	<u>735.69</u>	<u>Tobacco Paraphernalia</u>	<u>§ 790.123</u>	<u>C</u>		
11		<u>Establishments</u>				
12	<u>735.69A</u>	<u>Self-Service Specialty Food</u>	<u>§ 790.93</u>	<u>P</u>		
13	<u>735.69B</u>	<u>Amusement Game Arcade</u>	<u>§ 790.04</u>			
14		<u>(Mechanical Amusement</u>				
15		<u>Devices)</u>				
16	735.69C	Neighborhood Agriculture	§ 102.35(a)	P	P	P
17	735.69D	Large-Scale Urban	§ 102.35(b)	C	C	C
18		Agriculture				
19	Institutions and Non-Retail Sales and Services					
20	735.70	Administrative Service	§ 790.106			
21						
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1	735.80	Hospital or Medical Center	§ 790.44			
2						
3	735.81	Assembly and Social Service	§ 790.50(a)	P	P	P
4						
5	735.82	Other Institutions, Large, except Assembly and Social Service	§ 790.50(b) — (e)	C	C	C
6						
7	735.83	Other Institutions, Small	§ 790.51	P	P	P
8						
9	735.84	Public Use	§ 790.80	P	P	P
10						
11	735.85	Medical Cannabis Dispensary	§ 790.141	P #		
12						
13						
14	RESIDENTIAL STANDARDS AND USES					
15	735.90	Residential Use	§ 790.88	P, except C for frontages listed in 145.4	P	P
16						
17	735.90A	Single-Room Occupancy (SRO) Unit	§ 890.88	P	P	P
18						
19	735.91	Residential Density, Dwelling Units	§§ 207, 207.1, 790.88(a)	No density limit.		
20						
21	735.92	Residential Density, Group Housing	§§ 207.1, 790.88(b)	No density limit		
22						
23	735.93	Usable Open Space [Per	§§ 135, 136	Generally, either 80 sq. ft. if private, or 100		
24						
25						

	Residential Unit]		sq. ft. if common § 135(d)
735.94	Off-Street Parking, Residential	§§ 150, 153— 157, 159—160, 204.5	None required. P up to 0.5 parking spaces per unit; C up to 0.75 parking spaces per unit. §§ 151.1, 166, 167, 145.1
735.95	Community Residential Parking	§ 790.10	C C C

SPECIFIC PROVISIONS FOR SOMA NCT-2 DISTRICTS

Article 7 Code Section	Other Code Section	Zoning Controls
§§ 735.84, 790.141	Health Code § 3308	Medical cannabis dispensaries in the SoMa NCT District may only operate between the hours of 8 a.m. and 10 p.m.

SEC. 736.1 MISSION STREET NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT.

The Mission Street Commercial Transit District is located near the center of San Francisco in the Mission District. It lies along Mission Street between 15th and Cesar Chavez (Army) Street, and includes adjacent portions of 17th Street, 21st Street, 22nd Street, and Cesar Chavez Street. The commercial area of this District provides a selection of goods serving the day-to-day needs of the residents of the Mission District. Additionally, this District serves a wider trade area with its specialized retail outlets. Eating and drinking establishments contribute to the street's mixed-use character and activity in the evening hours.

The District is extremely well-served by transit, including regional-serving BART stations at 16th Street and 24th Street, major buses running along Mission Street, and both cross-town and local-serving buses intersecting Mission along the length of this district. Given the area's central location and accessibility to the City's transit network, accessory parking for residential

1 uses is not required. Any new parking is required to be set back or be below ground.

2 This District has a mixed pattern of larger and smaller lots and businesses, as well as a
 3 sizable number of upper-story residential units. Controls are designed to permit moderate-
 4 scale buildings and uses, protecting rear yards above the ground story and at residential
 5 levels. New neighborhood-serving commercial development is encouraged mainly at the
 6 ground story. While offices and general retail sales uses may locate at the second story of
 7 new buildings under certain circumstances, most commercial uses are prohibited above the
 8 second story. Continuous retail frontage is promoted by requiring ground floor commercial
 9 uses in new developments and prohibiting curb cuts. Housing development in new buildings is
 10 encouraged above the ground story. Housing density is not controlled by the size of the lot but
 11 by requirements to supply a high percentage of larger units and by physical envelope controls.
 12 Existing residential units are protected by prohibitions on upper-story conversions and
 13 limitations on demolitions, mergers, and subdivisions.

14 **SEC. 736. MISSION NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT**

15 **ZONING CONTROL TABLE**

			Mission Street
No.	Zoning Category	§ References	Controls
BUILDING STANDARDS			
736.10	Height and Bulk Limit	§§ 102.12, 105, 106, 250-252, 260, 261.1, 263.18, 270, 271	Varies See Zoning Map Height Sculpting on Alleys; § 261.1 Additional 5' Height Allowed for Ground Floor Active Uses in 40-X and 50-X; § 263.18

1	736.11	Lot Size [Per Development]	§§790.56, 121.1	P up to 9,999 sq. ft.; C 10,000 sq. ft. & above §121.1
2				
3	736.12	Rear Yard	§§130, 134, 136	Required at residential levels only § 134(a)(e)
4				
5	736.13	Street Frontage		Required § 145.1
6				
7	736.13a	Street Frontage, Above-Grade Parking Setback and Active Uses		Minimum 25 feet on ground floor, 15 feet on floor above § 145.1(c), (e)
8				
9				
10	736.13b	Street Frontage, Required Ground Floor Commercial		Required along Mission St. § 145.1 (d)
11				
12				
13	736.13c	Street Frontage, Parking and Loading access restrictions		NP along Mission St. § 155(r)
14				
15	736.14	Awning	§ 790.20	P § 136.1(a)
16				
17	736.15	Canopy	§ 790.26	P § 136.1(b)
18				
19	736.16	Marquee	§ 790.58	P § 136.1(c)
20				
21	736.17	Street Trees		Required § 143
22	COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES			
23				
24	736.20	Floor Area Ratio	§§ 102.9, 102.11, 123	3.6 to 1 § 124(a) (b)
25				
	736.21	Use Size [Non-Residential]	§ 790.130	P up to 5,999 sq. ft.; C 6,000 sq. ft. & above § 121.2

1	736.22	Off-Street Parking, Commercial/Institutional	§§ 150, 151.1, 153- 157, 159-160, 204.5	None required. Limits set forth in Section 151.1 §§ 151.1, 166, 145.1
2				
3	736.23	Off-Street Freight Loading	§§ 150, 153-155, 204.5	Generally, none required if gross floor area is less than 10,000 sq. ft. §§ 152, 161(b)
4				
5	736.24	Outdoor Activity Area	§ 790.70	P if located in front; C if located elsewhere § 145.2(a)
6				
7	736.25	Drive-Up Facility	§ 790.30	NP
8				
9	736.26	Walk-Up Facility	§ 790.140	P if recessed 3 ft.; C if not recessed § 145.2(b)
10				
11	736.27	Hours of Operation	§ 790.48	No Limit
12				
13	736.30	General Advertising Sign	§§ 262, 602-604, 608, 609	P § 607.1(e)2
14				
15	736.31	Business Sign	§§ 262, 602-604, 608, 609	P § 607.1(f)3
16				
17	736.32	Other Signs	§§ 262, 602-604, 608, 609	P § 607.1(c), (d), (g)
18				
19				
20				

21						
22	No.	Zoning Category	§ References	Mission Street		
23				Controls by Story		
24			§ 790.118	1st	2nd	3rd+
25						

1	736.37	Residential	§§ 790.84,	C	C	C
2		Conversion	207.7			
3	736.38	Residential	§§ 790.86,	C	C	C
4		Demolition	207.7			
5	736.39	Residential	§ 207.8	P	P	P
6		Division				
7	Retail Sales and Services					
8	736.40	Other Retail Sales	§ 790.102	P	P	P
9		and Services [Not				
10		Listed Below]				
11	736.41	Bar	§ 790.22	P	P	
12	736.42	Full-Service	§ 790.92	P	P	
13		Restaurant				
14	736.43	Large Fast Food	§ 790.90			
15		Restaurant				
16	736.44	Small Self-Service	§ 790.91	C		
17		Restaurant				
18	736.45	Liquor Store	§ 790.55			
19	736.46	Movie Theater	§ 790.64	P	P	
20	736.47	Adult	§ 790.36	C	C	
21		Entertainment				
22						
23						
24						
25						

1	736.48	Other	§ 790.38	P	P	
2		Entertainment				
3	736.49	Financial Service	§ 790.110	P	P	
4						
5	736.50	Limited Financial Service	§ 790.112	P	P	
6						
7	736.51	Medical Service	§ 790.114	P	P	P
8						
9	736.52	Personal Service	§ 790.116	P	P	P
10	736.53	Business or Professional Service	§ 790.108	P	P	P
11						
12						
13	736.54	Massage Establishment	§ 790.60, § 2700 Police Code	C	C	
14						
15						
16	736.55	Tourist Hotel	§ 790.46	C	C	C
17						
18	736.56	Automobile Parking	§§ 790.8, 156, 158.1, 160	NP	NP	NP
19						
20	736.57	Automotive Gas Station	§ 790.14	C		
21						
22	736.58	Automotive Service Station	§ 790.17	C		
23						
24	736.59	Automotive Repair	§ 790.15	C	C	
25						

1	736.60	Automotive Wash	§ 790.18	C		
2	736.61	Automobile Sale	§ 790.12	C		
3		or Rental				
4						
5	736.62	Animal Hospital	§ 790.6	C	C	
6	736.63	Ambulance	§ 790.2	C		
7		Service				
8						
9	736.64	Mortuary	§ 790.62	C	C	C
10	736.65	Trade Shop	§ 790.124	P	C	C
11	736.66	Storage	§ 790.117	NP	NP	NP
12	736.67	Video Store	§ 790.135	C	C	C
13						
14	736.68	Fringe Financial	§ 790.111	#	#	#
15	<u>736.69</u>	<u>Tobacco</u>	<u>§ 790.123</u>	<u>C</u>		
16		<u>Paraphernalia</u>				
17		<u>Establishments</u>				
18	<u>736.69A</u>	<u>Self-Service</u>	<u>§ 790.93</u>	<u>C</u>		
19		<u>Specialty Food</u>				
20						
21	<u>736.69B</u>	<u>Amusement Game</u>	<u>§ 790.04</u>	<u>C</u>		
22		<u>Arcade (Mechanical</u>				
23		<u>Amusement Devices)</u>				
24	736.69C	Neighborhood	§ 102.35(a)	P	P	P
25		Agriculture				

1	736.69D	Large-Scale Urban Agriculture	§ 102.35(b)	C	C	C
2						
3	Institutions and Non-Retail Sales and Services					
4						
5	736.70	Administrative Service	§ 790.106	C	C	C
6						
7	736.80	Hospital or Medical Center	§ 790.44	C	C	C
8						
9	736.81	Other Institutions, Large	§ 790.50	P	P	P
10						
11	736.82	Other Institutions, Small	§ 790.51	P	P	P
12						
13	736.83	Public Use	§ 790.80	C	C	C
14						
15	736.84	Medical Cannabis Dispensary	§ 790.141	P #		
16						
17	RESIDENTIAL STANDARDS AND USES					
18						
19	736.90	Residential Use	§ 790.88	P, except C for frontages listed in 145.4	P	P
20						
21	736.91	Residential Density, Dwelling Units	§§ 207, 207.1, 790.88(a)	No residential density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other applicable controls of this and other Codes, as well as by		
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			applicable design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department. § 207.4, 207.6		
736.92	Residential Density, Group Housing	§§ 207.1, 790.88(b)	No group housing density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other applicable controls of this and other Codes, as well as by applicable design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department. § 208		
736.93	Usable Open Space [Per Residential Unit]	§§ 135, 136	Generally, either 80 sq. ft. if private, or 100 sq. ft. if common § 135(d)		
736.94	Off-Street Parking, Residential	§§ 150, 151.1, 153-157, 159-160, 204.5	None required. P up to 0.5 parking spaces per unit; C up to 0.75 parking spaces per unit. §§ 151.1, 166, 167, 145.1		
736.95	Community Residential Parking	§ 790.10, 145.1, 166	C	C	C

SPECIFIC PROVISIONS FOR THE MISSION NCT DISTRICT

Article	7	Other	Zoning Controls		
Code		Code			
Section		Section			

§736.68	§ 249.35	FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT (FFSRUD) Boundaries: The FFSRUD and its ¼ mile buffer includes, but is not limited to, the Mission Street Neighborhood Commercial Transit District. Controls: Within the FFSRUD and its ¼ mile buffer, fringe financial services are NP pursuant to Section 249.35. Outside the FFSRUD and its ¼ mile buffer, fringe financial services are P subject to the restrictions set forth in Subsection 249.35(c)(3).
§ 736.84	Health Code § 3308	Medical cannabis dispensaries in the Mission NCT District may only operate between the hours of 8 am and 10 pm.

SEC. 781.5. - MISSION STREET FAST-FOOD SUBDISTRICT.

In order to preserve the mix and variety of goods and services provided to the Mission neighborhood and City residents and prevent further proliferation of fast-food restaurant uses, and prevent further aggravation of parking and traffic congestion in this district, there shall be a Mission Street Fast-Food Subdistrict, generally applicable for the NC-3-zoned portion of Mission Street between Cesar Chavez~~14th~~ and Randall Streets, as designated on Sectional Map 7SU of the Zoning Map. The following provisions shall apply within such subdistrict:

(a) A small self-service restaurant, as defined in Section 790.91 of this Code, is permitted as a conditional use on the first story and below only.

(b) A large fast-food restaurant, as defined in Section 790.90 of this Code, shall not be permitted in this subdistrict.

(c) The provisions of Sections 180 through 186.1 of this Code shall govern large fast-food restaurants which existed lawfully at the effective date of this Code in this subdistrict.

SEC. 803.3. USES PERMITTED IN EASTERN NEIGHBORHOODS MIXED USE DISTRICTS

1 **AND SOUTH OF MARKET USE MIXED USE DISTRICTS.**

2 (a) **Use Categories.** A use is the specified purpose for which a property or building is
3 used, occupied, maintained, or leased. Whether or not a use is permitted in a specific Eastern
4 Neighborhood Mixed Use District and South of Market Mixed Use District is generally set
5 forth, summarized or cross-referenced in Sections 813.3 through 818 and 840 through 843 of
6 this Code for each district class.

7 (b) **Use Limitations.** Uses in Eastern Neighborhood Mixed Use Districts and South of
8 Market Mixed Use Districts are either permitted, conditional, accessory, temporary or are not
9 permitted.

10 (1) **Permitted Uses.** If there are two or more uses in a structure, any use not classified
11 below under Section 803.3(b)(1)(C) of this Code as accessory will be considered separately
12 as an independent permitted, conditional, temporary or not permitted use.

13 (A) **Principal Uses.** Principal uses are permitted as of right in an Eastern Neighborhood
14 Mixed Use District and South of Market Mixed Use District, when so indicated in Sections 813
15 through 818 and 840 through 843 of this Code for the district. Additional requirements and
16 conditions may be placed on particular uses as provided pursuant to Section 803.5 through
17 803.9 and other applicable provisions of this Code.

18 (B) **Conditional Uses.** Conditional uses are permitted in an Eastern Neighborhood
19 Mixed Use District and South of Market Mixed Use District, when authorized by the Planning
20 Commission; whether a use is conditional in a given district is generally indicated in Sections
21 813 through 818 and 840 through 843 of this Code. Conditional uses are subject to the
22 applicable provisions set forth in Sections 178, 179, 263.11, 303, 316-8, and 803.5 through
23 803.9 of this Code.

24 (i) An establishment which sells beer or wine with motor vehicle fuel is a conditional
25 use, and shall be governed by Section 229

1 (ii) Notwithstanding any other provision of this Article, a change in use or demolition of a
2 movie theater use, as set forth in Section 890.64, shall require conditional use authorization.
3 This Section shall not authorize a change in use if the new use or uses are otherwise
4 prohibited.

5 (iii) Notwithstanding any other provision of this Article, a change in use or demolition of a
6 general grocery store use, as set forth in Section 890.102(a) and as further defined in Section
7 790.102(a), shall require conditional use authorization. This Subsection shall not authorize a
8 change in use if the new use or uses are otherwise prohibited.

9 (C) **Accessory Uses.** Subject to the limitations set forth below and in Sections 204.1
10 (Accessory Uses for Dwelling Units in R and NC Districts), 204.2 (Accessory Uses for Uses
11 Other Than Dwellings in R Districts); 204.4 (Dwelling Units Accessory to Other Uses), and
12 204.5 (Parking and Loading as Accessory Uses) of this Code, an accessory use is a related
13 minor use which is either necessary to the operation or enjoyment of a lawful principal use or
14 conditional use, or is appropriate, incidental and subordinate to any such use, and shall be
15 permitted as an accessory use in an Eastern Neighborhoods Mixed Use District and South of
16 Market Mixed Use District. In order to accommodate a principal use which is carried out by
17 one business in multiple locations within the same general area, such accessory use need not
18 be located in the same structure or lot as its principal use provided that (1) the accessory use
19 is located within 1,000 feet of the principal use; and (2) the multiple locations existed on April
20 6, 1990 (the effective date of this amendment). Accessory uses to non-office uses (as defined
21 in Section 890.70) may occupy space which is non-contiguous or on a different story as the
22 principal use so long as the accessory use is located in the same building as the principal use
23 and complies with all other restrictions applicable to such accessory uses. Any use which
24 does not qualify as an accessory use shall be classified as a principal use.

25 No use will be considered accessory to a principal use which involves or requires any of the

1 following:

2 (i) The use of more than one-third of the total occupied floor area which is occupied by
3 both the accessory use and principal use to which it is accessory, combined, except in the
4 case of accessory off-street parking or loading which shall be subject to the provisions of
5 Sections 151, 156 and 157 of this Code;

6 (ii) A hotel, motel, inn, hostel, nighttime entertainment, adult entertainment, massage
7 establishment, large fast food restaurant, or movie theater use in a RED, SPD, RSD, SLR,
8 SLI, SSO, DTR, MUG, MUR, MUO, or UMU District;

9 (iii) Any take-out food use, except for a take-out food use which occupies 100 square
10 feet or less (including the area devoted to food preparation and service and excluding storage
11 and waiting areas) in a restaurant, bar, catering establishment, bakery, retail grocery or
12 specialty food store.

13 (iv) Any sign not conforming to the limitations of Section 607.2(f)(3).

14 (D) **Temporary Uses.** Temporary uses not otherwise permitted are permitted in Eastern
15 Neighborhoods Mixed Use Districts and South of Market Mixed Use Districts to the extent
16 authorized by Sections 205 through 205.3 of this Code.

17 **SEC. 803.8 HOUSING IN MIXED USE DISTRICTS.**

18 (a) **Demolition or Conversion of Group Housing or Dwelling Units in South of**
19 **Market Mixed Use Districts.** Demolition, or conversion to any other use, of a group housing
20 unit or dwelling unit or any portion thereof, in any South of Market Mixed Use District shall be
21 allowed only subject to Section 233(a) and only if approved as a conditional use pursuant to
22 Sections 303 and 316 of this Code, notwithstanding any other provision of this Code. This
23 provision shall extend to any premises whose current use is, or last use prior to a proposed
24 conversion or demolition was, in fact as a group housing unit or dwelling unit as well as any
25 premises whose legal use as shown in the records of the Bureau of Building Inspection is that

1 of a group housing or dwelling unit.

2 (b) **Low-Income Affordable Housing Within the Service/Light Industrial District.**

3 Dwelling units and SRO units may be authorized in the SLI District as a conditional use
4 pursuant to Sections 303, 316, 817.14, and 817.16 of this Code provided that such dwellings
5 units shall be rented, leased or sold at rates or prices affordable to a household whose
6 income is no greater than 80 percent of the median income for households in San Francisco
7 ("lower income household"), as determined by Title 25 of the California Code of Regulations
8 Section 6932 and implemented by the Mayor's Office of Housing.

9 (1) "Affordable to a household" shall mean a purchase price that a lower income
10 household can afford to pay based on an annual payment for all housing costs of 33 percent
11 of the combined household annual net income, a 10-percent down payment, and available
12 financing, or a rent that a household can afford to pay, based on an annual payment for all
13 housing costs of 30 percent of the combined annual net income.

14 (2) The size of the dwelling unit shall determine the size of the household in order to
15 calculate purchase price or rent affordable to a household, as follows:

- 16 (A) For a one-bedroom unit, a household of two persons;
- 17 (B) For a two-bedroom unit, a household of three persons;
- 18 (C) For a three-bedroom unit, a household of four persons;
- 19 (D) For a four-bedroom unit, a household of five persons.

20 (3) No conditional use permit will be approved pursuant to this Subsection 803.8(b)
21 unless the applicant and City have agreed upon enforcement mechanisms for the provisions
22 of this Subsection which are acceptable to the City Attorney. Such enforcement mechanisms
23 may include, but not be limited to, a right of first refusal in favor of the City, or a promissory
24 note and deed of trust.

25 (4) The owner(s) of dwelling units authorized pursuant to this Subsection shall submit

1 an annual enforcement report to the City, along with a fee whose amount shall be determined
2 periodically by the City Planning Commission to pay for the cost of enforcement of this
3 Subsection. The fee shall not exceed the amount of such costs. The annual report shall
4 provide information regarding rents, mortgage payments, sales price and other housing costs,
5 annual household income, size of household in each dwelling unit, and any other information
6 the City may require to fulfill the intent of this Subsection.

7 (c) **Housing Requirement in the Residential/Service District.**

8 (1) **Amount Required.** Nonresidential uses subject to Sections 815.26, 815.28, 815.30,
9 815.31 through 815.47, and 815.59 through 815.65, of this Code shall be permitted in new
10 construction in the Residential/Service District only if the ratio between the amount of
11 occupied floor area for residential use to the amount of occupied floor area of the above-
12 referenced nonresidential use is three to one or greater.

13 (2) **Means of Satisfying the Housing Requirement.** (A) Live/work units may satisfy
14 the residential requirement pursuant to this Subsection and, when applicable, shall be subject
15 to Sections 124(j) and/or 263.11(c)(3) of this Code; or (B) The residential space required
16 pursuant to this Subsection may be satisfied by payment of a one-time in-lieu fee equal to \$30
17 per square foot of residential space required by this Subsection and not provided on-site
18 payable to the City's Affordable Housing Fund administered by the Mayor's Office of Housing;
19 or (C) The residential space requirement may be satisfied by providing the required residential
20 space elsewhere within the South of Market Mixed Use District where housing is permitted or
21 conditional and is approved as a conditional use.

22 (d) **Housing Requirement in the Mixed Use — Residential (MUR) District.** In *new*
23 construction in the MUR District, three square feet of gross floor area for residential use is
24 required for every one gross square foot of permitted nonresidential use, subject to Section
25 841 of this Code.

1 **SEC. 803.9. COMMERCIAL USES IN MIXED USE DISTRICTS.**

2 **(a) Preservation of Landmark Buildings, Significant or Contributory Buildings**
3 **Within the Extended Preservation District and/or Contributory Buildings Within**
4 **Designated Historic Districts within the South of Market Mixed Use Districts.** Within the
5 South of Market Mixed Use District, any use which is permitted as a principal or conditional
6 use within the SSO District, excluding nighttime entertainment use, may be permitted as a
7 conditional use in (a) a landmark building located outside a designated historic district, (b) a
8 contributory building which is proposed for conversion to office use of an aggregate gross
9 square footage of 25,000 or more per building and which is located outside the SSO District
10 yet within a designated historic district, or (c) a building designated as significant or
11 contributory pursuant to Article 11 of this Code and located within the Extended Preservation
12 District. For all such buildings the following conditions shall apply: (1) the provisions of
13 Sections 316 through 318 of this Code must be met; (2) in addition to the conditional use
14 criteria set out in Sections 303(c)(6) and 316 through 316.8, it must be determined that
15 allowing the use will enhance the feasibility of preserving the landmark, significant or
16 contributory building; and (3) the landmark, significant or contributory building will be made to
17 conform with the San Francisco Building Code standards for seismic loads and forces which
18 are in effect at the time of the application for conversion of use.

19 A contributory building which is in a designated historic district outside the SSO District
20 may be converted to any use which is a principal use within the SSO District provided that: (1)
21 such use does not exceed an aggregate square footage of 25,000 per building; and (2) prior
22 to the issuance of any necessary permits the Zoning Administrator (a) determines that
23 allowing the use will enhance the feasibility of preserving the contributory building; and (b) the
24 contributory building will be made to conform with the San Francisco Building Code standards
25 for seismic loads and forces which are in effect at the time of the application for conversion of

1 use.

2 (b) **Preservation of Historic Buildings within the MUG, MUO, and MUR Districts.**

3 The following controls are intended to support the economic viability of buildings of historic
4 importance within the MUG, MUO, and MUR Districts.

5 (1) This subsection applies only to buildings that are a designated landmark building or
6 a contributory building within a designated historic district per Article 10 of the Planning Code,
7 or a building listed on or determined eligible for the California Register of Historical Resources
8 by the State Office of Historic Preservation.

9 (2) All uses are permitted as of right, provided that:

10 (A) The project does not contain ~~office uses of 25,000 square foot or more per lot, or~~
11 nighttime entertainment.

12 (B) Prior to the issuance of any necessary permits, the Zoning Administrator, with the
13 advice of the Landmarks Preservation Advisory Board, determines that allowing the use will
14 enhance the feasibility of preserving the building.

15 (C) Residential uses meet the affordability requirements of the Residential Inclusionary
16 Affordable Housing Program set forth in Section 315.1 through 315.9

17 ~~(3) Projects containing office use of 25,000 square foot or more per lot may be permitted as a~~
18 ~~conditional use. In addition to the conditional use criteria set forth in Section 303, and with the advice~~
19 ~~of the Landmarks Preservation Advisory Board, the Planning Commission must find that allowing the~~
20 ~~use will enhance the feasibility of preserving the building.~~

21 (34) The Landmarks Preservation Advisory Board shall review the proposed project for
22 compliance with the Secretary of the Interior's Standards, (36 C.F.R. § 67.7 (2001)) and any
23 applicable provisions of the Planning Code.

24 (c) **Preservation of Historic Buildings within and UMU Districts.** The following rules
25 are intended to support the economic viability of buildings of historic importance within the

1 UMU District.

2 (1) This subsection applies only to buildings that are a designated landmark building, or
3 a building listed on or determined eligible for the California Register of Historical Resources by
4 the State Office of Historic Preservation.

5 (2) All uses are permitted as of right, provided that:

6 (A) The project does not contain ~~office uses of 25,000 square foot or more per lot, or~~
7 nighttime entertainment.

8 (B) Prior to the issuance of any necessary permits, the Zoning Administrator, with the
9 advice of the Landmarks Preservation Advisory Board, determines that allowing the use will
10 enhance the feasibility of preserving the building.

11 (C) Residential uses meet the affordability requirements of the Residential Inclusionary
12 Affordable Housing Program set forth in Section 315.1 through 315.9

13 ~~(3) Projects containing office use of 25,000 square foot or more per lot may be permitted as a~~
14 ~~conditional use. In addition to the conditional use criteria set forth in Section 303, with the advice of~~
15 ~~the Landmarks Preservation Advisory Board, the Planning Commission must find that allowing the use~~
16 ~~will enhance the feasibility of preserving the building.~~

17 (34) The Landmarks Preservation Advisory Board shall review the proposed project for
18 compliance with the Secretary of the Interior's Standards, (36 C.F.R. § 67.7 (2001)) and any
19 applicable provisions of the Planning Code.

20 (d) **Automated Bank Teller Machines Within South of Market Districts.** All
21 automated bank teller machines (ATMs), whether freestanding structures or walk-up facilities
22 associated with retail banking operations, shall have adequate lighting, waste collection
23 facilities and parking resources and shall be set back three feet from the front property line.

24 (e) **Open Air Sales.** Flea markets, farmers markets, crafts fairs and all other open air
25 sales of new or used merchandise except vehicles, within South of Market Mixed Use and

1 Eastern Neighborhoods Mixed Use Districts, where permitted, shall be subject to the following
2 requirements: (1) the sale of goods and the presence of booths or other accessory
3 appurtenances shall be limited to weekend and/or holiday daytime hours; (2) sufficient
4 numbers of publicly-accessible toilets and trash receptacles shall be provided on-site and
5 adequately maintained; and (3) the site and vicinity shall be maintained free of trash and
6 debris.

7 (f) **Legal and Government Office Uses in the Vicinity of the Hall of Justice.** Within
8 an approximately 300-foot radius of the 800 Bryant Street entrance to the Hall of Justice, and
9 Assessor's Block 3780, Lots 1 and 2, as shown on Sectional Map 8SU of the Zoning Map, the
10 offices of attorneys, bail and services, government agencies, union halls, and other criminal
11 justice activities and services directly related to the criminal justice functions of the Hall of
12 Justice shall be permitted as a principal use. There shall be a Notice of Special Restriction
13 placed on the property limiting office activities to uses permitted by this Subsection.

14 (g) **Work Space of Design Professionals.** The work space of design professionals, as
15 defined in Section 890.28 of this Code, shall be permitted as a principal use within the SLR,
16 RSD and SLI Districts provided that, as a condition of issuance of any necessary permits, the
17 owner(s) of the building shall agree to comply with the following provisions: (1) The occupied
18 floor area devoted to this use per building is limited to the third story or above; (2) The gross
19 floor area devoted to this use per building does not exceed 3,000 square feet per design
20 professional establishment; (3) The space within the building subject to this provision has not
21 been in residential use within a legal dwelling unit at any time within a five-year period prior to
22 application for conversion under this Subsection; and (4) The owner(s) of the building comply
23 with the following enforcement and monitoring procedures; (i) The owner(s) of any building
24 with work space devoted to design professional use as authorized pursuant to this Subsection
25 shall submit an annual enforcement report to the Department of City Planning with a fee in an

1 amount to be determined periodically by the City Planning Commission to pay for the cost of
2 enforcement of this Subsection. The fee shall not exceed the amount of such costs. The
3 report shall provide information regarding occupants of such space, the amount of square
4 footage of the space used by each design professional establishment, amount of vacant
5 space, compliance with all relevant City codes, and any other information the Zoning
6 Administrator may require to fulfill the intent of this Subsection; (ii) The owner(s) of any
7 building containing work space of design professionals authorized pursuant to this Subsection
8 shall permit inspection of the premises by an authorized City official to determine compliance
9 with the limitations of this Subsection. The City shall provide reasonable notice to owners prior
10 to inspecting the premises; (iii) The owner(s) of any building containing work space of design
11 professionals authorized pursuant to this Subsection shall record a Notice of Special
12 Restriction, approved by the City Planning Department prior to recordation, on the property
13 setting forth the limitations required by this Subsection. The Department of City Planning shall
14 keep a record available for public review of all space for design professionals authorized by
15 this Subsection.

16 (h) **Vertical Controls for Office Uses.**

17 (1) **Purpose.** In order to preserve ground floor space for production, distribution, and
18 repair uses and to allow the preservation and enhancement of a diverse mix of land uses,
19 including limited amounts of office space on upper stories, additional vertical zoning controls
20 shall govern office uses as set forth in this Section.

21 (2) **Applicability.** This Section shall apply to all office uses in the MUG and UMU
22 Districts, where permitted.

23 (3) **Definitions.** Office use shall be as defined in Section 890.70 of this Code.

24 (4) **Controls.**

25 (A) **Designated Office Story or Stories.** Office uses are not permitted on the ground

1 floor, except as specified in Sections 840.65A and 843.65A. Office uses may be permitted on
2 stories above the ground floor if they are designated as office stories. On any designated
3 office story, office uses are permitted, subject to any applicable use size limitations. On any
4 story not designated as an office story, office uses are not permitted. When an office use is
5 permitted on the ground floor per Sections 840.065A and 843.65A, it shall not be considered a
6 designated office story for the purposes of Subsection D below.

7 (B) **Timing of designation.** In the case of new construction, any designated office story
8 or stories shall be established prior to the issuance of a first building permit or along with any
9 associated Planning Commission action, whichever occurs first. In the case of buildings that
10 were constructed prior to the effective date of this Section, any such story or stories shall be
11 designated prior to the issuance of any building permit for new or expanded office uses or
12 along with any associated Planning Commission action, whichever occurs first.

13 (C) **Recordation of designation.** Notice of the designation of office stories shall be
14 recorded as a restriction on the deed of the property along with plans clearly depicting the
15 designated story or stories in relation to the balance of the building. A designated office story
16 may only be re-allocated when the designated office story is first returned to a permitted non-
17 office use and associated building modifications to the designated office story are verified by
18 the Zoning Administrator.

19 (D) **Maximum Number of Designated Stories.** The maximum number of designated
20 office stories shall correspond to the total number of stories in a given building, as set forth in
21 the table below. The designation of a particular story shall apply to the total floor area of that
22 story and no partial designation, split designation, or other such subdivision of designated
23 floors shall be permitted. For the purposes of the following table, the total number of stories in
24 a given building shall be counted from grade level at curb and shall exclude any basements or
25 below-grade stories.

Table 803.9(h)

Total Number of Stories	Maximum Number of Designated Office Stories
1-story	0 stories (office use NP)
2—4 stories	1-story
5—7 stories	2-stories
8 or more stories	3-stories

(E) For projects with multiple buildings, consolidation of permitted office stories may be permitted, pursuant to the controls set forth in 329(d)(8).

(i) **Retail Controls in the MUG, MUO, and UMU Districts.** In the MUG, MUO, and UMU District, up to 25,000 gross square feet of retail use (as defined in Section 890.1404 of this Code) is permitted per lot. Above 25,000 gross square feet, three gross square feet of other uses permitted in that District are required for every one gross square foot of retail. In the UMU District, gyms, as defined in Sec. 218(d), are exempt from this requirement.

SEC. 814. SPD — SOUTH PARK DISTRICT.

South Park is an attractive affordable mixed-use neighborhood. The South Park District (SPD) is intended to preserve the scale, density and mix of commercial and residential activities within this unique neighborhood. The district is characterized by small-scale, continuous-frontage warehouse, retail and residential structures built in a ring around an oval-shaped, grassy park. Retention of the existing structures is encouraged, as is a continued mix of uses, family-sized housing units, and in-fill development which contributes positively to the

neighborhood scale and use mix.

Most retail, general commercial, office, service/light industrial, arts, live/work and residential activities are permitted. Group housing, social services, and other institutional uses are conditional uses. Hotels, motels, movie theaters, adult entertainment and nighttime entertainment are not permitted.

Table 814

SPD — SOUTH PARK DISTRICT ZONING CONTROL TABLE

			South Park District
No.	Zoning Category	§ References	Controls
814.01	Height	§§ 260 - 263	See Sectional Zoning Map 1
814.02	Bulk	§§ 270 - 272	See Sectional Zoning Map 1
814.03	Dwelling Unit Density Limit	§§ 124, 207.5, 208	No density limit
814.04	Dwelling Unit Mix	§ 207.6	At least 40% of all dwelling units must contain two or more bedrooms or 30% of all dwelling units must contain three or more bedrooms.
814.05	Non-residential density limit	§§ 102.9, 123, 124, 127	Generally 1.8 to 1 floor area ratio
814.06	Usable Open Space for Dwelling Units and Group Housing	§ 135	80 sq. ft. per unit, 54 sq. ft. per unit if publicly accessible
814.07	Usable Open Space for Other Uses	§ 135.3	Required; amount varies based on

1			use; may also pay in-lieu fee	
2	814.08	Setbacks	§§ 136, 136.2, 144, 145.1	Generally required
3	814.09	Outdoor Activity Area	§ 890.71	P
4	814.10	Off-Street Parking, Residential	§ 151.1	None required. Limits set forth in Section 151.1
5	814.11	Off-Street Parking, Non-Residential	150, 151, 151.1, 153- 157, 204.5	None required. Limits set forth in Section 151.1
6	814.12	Residential Conversion	§ 803.8(a)	C
7	814.13	Residential Demolition	§ 803. 8(a)	C
8	Residential Use			
9	814.14	Dwelling Units	§ 102.7	P
10	814.15	Group Housing	§ 890.88(b)	C
11	814.16	SRO Units	§ 890.88(c)	P
12	814.16 (a)	Student Housing	§ 315.1(38)	C
13	Institutions			
14	814.17	Hospital, Medical Centers	§ 890.44	NP
15	814.18	Residential Care	§ 890.50(e)	C

1	814.19	Educational Services	§ 890.50(c)	NP
2	814.20	Religious Facility	§ 890.50(d)	C
3	814.21	Assembly and Social Service, except Open Recreation and Horticulture	§ 890.50(a)	C
4	814.22	Child Care	§ 890.50(b)	P
5	814.23	Medical Cannabis Dispensary	§ 890.133	P #
6	Vehicle Parking			
7	814.25	Automobile Parking Lot, Community Residential	§ 890.7	NP
8	814.26	Automobile Parking Garage, Community Residential	§ 890.8	NP
9	814.27	Automobile Parking Lot, Community Commercial	§ 890.9	NP
10	814.28	Automobile Parking Garage, Community Commercial	§ 890.10	NP
11	814.29	Automobile Parking Lot, Public	§ 890.11	NP
12	814.30	Automobile Parking Garage, Public	§ 890.12	NP
13	Retail Sales and Services			
14	814.31	All Retail <i>Sales and Services</i> , Except for Bars and Liquor Stores-	§§ 890.104 , <u>890.116</u>	P up to 5,000 sf per lot

1	814.32	Bars	§ 890.22	C up to 5,000 sf per lot
2	814.33	Liquor Stores	§ 790.55	C up to 5,000 sf per lot
3	Assembly, Recreation, Arts and Entertainment			
4	814.37	Nighttime Entertainment	§ 102.17, 803.5(b)	NP
5	814.38	Meeting Hall, not falling within Category 814.21	§ 221(c)	C
6	814.39	Recreation Building, not falling within Category 814.21	§ 221(e)	C
7	814.40	Pool Hall, Card Club, not falling within Category 890.50(a)	§ 221(f)	NP
8	Home and Business Service			
9	814.42	Trade Shop	§ 890.124	P
10	814.43	Catering Services	§ 890.25	P
11	814.45	Business Goods and Equipment Repair Service	§ 890.23	P
12	814.46	Arts Activities, other than Theaters	§ 102.2	P
13	814.47	Business Services	§ 890.111	P
14	Office			
15	814.49	Offices in historic buildings	§ 803.9(b)	P
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814.50	All Other Office Uses	§§ 890.70, 890.118	P
Live/Work Units			
814.55	All types of Live/Work Units	§§ 102.2, 102.13, 209.9(f), (g)	NP
Automotive			
814.57	Vehicle Storage—Open Lot	§ 890.131	NP
814.58	Vehicle Storage—Enclosed Lot or Structure	§ 890.132	NP
814.59	Motor Vehicle Service Station, Automotive Washing	§§ 890.18, 890.20	NP
814.60	Motor Vehicle Repair	§ 890.15	NP
814.61	Motor Vehicle Tow Service	§ 890.19	NP
814.62	Non-Auto Vehicle Sales or Rental	§ 890.69	P
814.63	Public Transportation Facilities	§ 890.80	NP
Industrial			
814.64	Wholesale Sales	§ 890.54(b)	P
814.65	Light Manufacturing	§ 890.54(a)	P
814.66	All Other Wholesaling, Storage,	§§ 225, 226	NP

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	Distribution and Open Air Handling of Materials and Equipment, and Manufacturing and Processing Uses		
814.67	Storage	§ 890.54(c)	NP
814.67 (a)	Laboratory	§ 890.52	NP
Other Uses			
814.68	Animal Services	§ 224	NP
814.69	Open Air Sales	§§ 803. 9(e), 890.38	P
814.70	Ambulance Service	§ 890.2	NP
814.71	Open Recreation and Horticulture	§ 209.5	P
814.72	Public Use, except Public Transportation Facility	§ 890.80	C
814.73	Commercial Wireless Transmitting, Receiving or Relay Facility	§ 227(h)	C
814.74	Greenhouse or Plant Nursery	§ 227(a)	NP
814.75	Mortuary Establishment	§ 227(c)	NP
814.76	General Advertising Sign	§ 607.2(b) & (e) and 611	NP

1	814.78	Walk-Up Facility, except Automated Bank Teller Machine	§ 890.140	P
2				
3	814.79	Automated Bank Teller Machine	§ 803.9(d)	NP
4				
5	814.80	Integrated PDR	§ 890.49	P in applicable buildings

6 **SPECIFIC PROVISIONS FOR SPD DISTRICTS**

7	Article	Other	Zoning Controls
8	Code	Code	
9	Section	Section	
10	§ 814.23		— Only those medical cannabis dispensaries that can demonstrate to the Planning Department they were in operation as of April 1, 2005 and have remained in continuous operation or that were not in continuous operation since April 1, 2005, but can demonstrate to the Planning Department that the reason for their lack of continuous operation was not closure due to an actual violation of Federal, State or local law, may apply for a medical cannabis dispensary permit in a South Park District.
11	§		
12	890.133		
13			
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18	814.33	§§	Fringe Financial Services are P subject to the restrictions set forth in Section 249.35, including, but not limited to, the proximity restrictions set forth in Subsection 249.35(c)(3).
19		249.35,	
20		890.113	

21 **SEC. 840. MUG — MIXED USE-GENERAL DISTRICT.**

22 The Mixed Use — General (MUG) District is largely comprised of the low-scale,
 23 production, distribution, and repair uses mixed with housing and small-scale retail. The MUG
 24 is designed to maintain and facilitate the growth and expansion of small-scale light industrial,
 25

1 wholesale distribution, arts production and performance/exhibition activities, general
 2 commercial and neighborhood-serving retail and personal service activities while protecting
 3 existing housing and encouraging the development of housing at a scale and density
 4 compatible with the existing neighborhood.

5 Housing is encouraged over ground floor commercial and production, distribution, and
 6 repair uses. New residential or mixed use developments are encouraged to provide as much
 7 mixed-income family housing as possible. Existing group housing and dwelling units would be
 8 protected from demolition or conversion to nonresidential use by requiring conditional use
 9 review.

10 ~~Hotels, n~~Nighttime entertainment, ~~movie theaters,~~ adult entertainment and heavy industrial
 11 uses are not permitted. Office is restricted to the upper floors of multiple story buildings.

12 **Table 840**
 13 **MUG — MIXED USE — GENERAL**
 14 **DISTRICT ZONING CONTROL TABLE**

			Mixed Use — General District
No.	Zoning Category	§ References	Controls
Building and Siting Standards			
840.01	Height Limit	See Zoning Map, §§ 260-261.1, 263.20	As shown on Sectional Maps 1 and 7 of the Zoning Map Height sculpting required on narrow streets, §261.1 Non-habitable vertical projections permitted, § 263.20
840.02	Bulk Limit	See Zoning	As shown on Sectional Maps 1 and 7

1		Map. §§ 270,	of the Zoning Map Horizontal mass
2		270.1, 270.2	reduction required, § 270.1 Mid-block
3			alleys required, §270.2
4	840.03	Non-residential density limit	§§ 102.9, 123,
5			124, 127
6			Generally contingent upon permitted
7	840.04	Setbacks	height, per Section 124
8		§§ <u>134,</u> 136,	Generally required
9		136.2, 144,	
10		145.1	
11	840.05	Awnings and Canopies	§§ 136, 136.1, P
12			136.2
13	840.06	Parking and Loading Access:	§ 155(r)
14		Prohibition	None
15	840.07	Parking and Loading Access: Siting	§§ 145.1,
16		and Dimensions	151.1, 152.1,
17			155
18	840.08	Off-Street Parking, Residential	§ 151.1
19			None required. Limits set forth in
20			Section 151.1
21	840.09	Residential to non-residential ratio	§ 803.8(e)
22			None
23	840.10	Off-Street Parking, Non-Residential	§§ 150, 151,
24			151.1, 153-157,
25			204.5
			None required. Limits set forth in
			Section 151.1
	840.11	Usable Open Space for Dwelling	§ 135
			80 sq. ft. per unit; 54 sq. ft. per unit if

1		Units and Group Housing		publicly accessible
2	840.12	Usable Open Space for Non-Residential	§ 135.3	Required; amount varies based on use; may also pay in-lieu fee
3	840.13	Outdoor Activity Area	§ 890.71	P
4	840.14	General Advertising Sign	§§ 607.2(b) & (e) and 611	NP
5	Residential Uses			
6	840.20	Dwelling Units	§ 102.7	P
7	840.21	Group Housing	§ 890.88(b)	P
8	840.22	SRO Units	§ 890.88(c)	P
9	840.23	Student Housing	§ 315.1(38)	C
10	840.24	Dwelling Unit Density Limit	§§ 124, 207.5, 208	No density limit
11	840.25	Dwelling Unit Mix	§ 207.6	At least 40% of all dwelling units must contain two or more bedrooms or 30% of all dwelling units must contain three or more bedrooms.
12	840.26	Affordability Requirements	§ 315	15% onsite/20% off-site
13	840.27	Residential Demolition or Conversion	§ 317	Restrictions apply; see criteria of Section 317

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Institutions			
840.30	Hospital, Medical Centers	§ 890.44	NP
840.31	Residential Care	§ 890.50(e)	C
840.32	Educational Services	§ 890.50(c)	C for post-secondary institutions; P for all other
840.33	Religious Facility	§ 890.50(d)	C
840.34	Assembly and Social Service	§ 890.50(a)	P
840.35	Child Care	§ 890.50(b)	P
840.36	Medical Cannabis Dispensary	§ 890.133	NP
Vehicle Parking			
840.40	Automobile Parking Lot	§§ 890.7 890.9, 890.11	NP
840.41	Automobile Parking Garage	§§ 890.8, 890.10, 890.12, 157.1	C; subject to criteria of Sec. 157.1
Retail Sales and Services			
840.45	All Retail Sales and Services which are not listed below	§§ 890.104, <u>890.116</u> , 803.9(i), 121.6	P up to 25,000 gross sq.ft. per lot; above 25,000 gross sq. ft. permitted only if the ratio of other permitted uses to retail is at least 3:1.

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840.46	Formula Retail	§ 803.6	C. If approved, subject to size controls in Section 840.45.
840.47	Bar	§ 890.22	C. If approved, subject to size controls in Section 840.45.
840.48	Liquor Store	§ 790.55	C. If approved, subject to size controls in Section 840.45.
840.49	Ambulance Service	§§ 890.2, 840.45	C. If approved, subject to size controls in Section 840.45.
840.50	Self-Storage	§ 890.54(d)	NP
840.51	Tourist Hotel	890.46	C
840.52	Services, Professional; Services Financial; Services Medical	§§ 890.108, 890.110, 890.114	P. when primarily open to the general public on a retail basis; subject to the use size limits in Section 840.45.
Assembly, Recreation, Arts and Entertainment			
840.55	Arts Activity	§ 102.2	P
840.56	Nighttime Entertainment	§§ 102.17, 181(f) 803.5(b)	NP
840.57	Adult Entertainment	§ 890.36	NP
840.58	Amusement Arcade	§ 890.4	NP
840.59	Massage Establishment	§ 890.60	NP

1	840.60	Movie Theater	§ 890.64	P, up to three screens
2	840.61	Pool Hall not falling within Category	§221 (f)	C
3		890.50(a)		
4	840.62	Recreation Building, not falling	§ 221(e)	P
5		within Category 840. 3421		
6	Office			
7	Office			
8	840.65	Office Uses in Landmark Buildings	§§ 890.70,	P
9		in Historic Districts	803.9(b)	
10	840.65A	Services, Professional; Services	§§ 890.108,	Subject to vertical control of Sec.
11		Financial; Services Medical	890.110, 890.114	803.9(h). P on the ground floor when
12				primarily open to the general public on a
13				client-oriented basis.
14	840.66	All Other Office Uses	§§ 803.9(h),	Subject to vertical control of Sec.
15			890.70,	803.9(h)
16			890.118	
17	840.67	Live/Work Units	§ 233	NP
18	Motor Vehicle Services			
19	Motor Vehicle Services			
20	840.70	Vehicle Storage—Open Lot	§ 890.131	NP
21	840.71	Vehicle Storage—Enclosed Lot or	§ 890.132,	C; subject to criteria of Sec. 157.1
22		Structure	157.1	
23	840.72	Motor Vehicle Service Station,	§§ 890.18,	P
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1		Automotive Wash	890.20	
2	840.73	Motor Vehicle Repair	§ 890.15	P
3	840.74	Automobile Tow Service	§ 890.19	C
4	840.75	Non-Auto Vehicle Sales or Rental	§ 890.69	P
5	Industrial, Home, and Business Service			
6	Industrial, Home, and Business Service			
7	840.78	Wholesale Sales	§ 890.54(b)	P
8	840.79	Light Manufacturing	§ 890.54(a)	P
9	840.80	Trade Shop	§ 890.124	P
10	840.81	Catering Service	§ 890.25	P
11	840.82	Business Goods and Equipment Repair Service	§ 890.23	P
12	840.83	Business Service	§ 890.111	P
13	840.84	Commercial Storage	§ 890.54(c)	P
14	840.85	Laboratory, life science	§ 890.53 (a)	NP
15	840.86	Laboratory, not including life science laboratory	§§ 890.52, 890.53 (a)	P
16	840.87	Non-Retail Greenhouse or Plant Nursery	§ 227(a)	P
17	840.88	Integrated PDR	§ 890.49	P in applicable buildings
18	Other Uses			
19	Other Uses			
20	Other Uses			
21	Other Uses			
22	Other Uses			
23	Other Uses			
24	Other Uses			
25	Other Uses			

1	840.90	Mortuary Establishment	§ 227(c)	NP
2	840.91	Animal Services	§ 224	NP
3	840.92	Public Use, except Public Transportation Facility, Internet Service Exchange, and Commercial Wireless Transmitting, Receiving or Relay Facility	§§ 890.80, 209.6(c), 227(h)	P
4	840.93	Commercial Wireless Transmitting, Receiving or Relay Facility	§ 227(h)	C
5	840.94	Internet Services Exchange	§ 209.6(c)	NP
6	840.95	Public Transportation Facilities	§ 890.80	P
7	840.96	Open Air Sales	§§ 803.9(c), 890.38	P
8	840.97	Open Recreation and Horticulture	§ 209.5	P
9	840.98	Walk-up Facility, including Automated Bank Teller Machine	§§ 890.140, 803.9(b)	P

SEC. 841. MUR—MIXED USE—RESIDENTIAL DISTRICT.

The Mixed Use — Residential District (MUR) serves as a buffer between the higher-density, predominantly commercial area of Yerba Buena Center to the east and the lower-scale, mixed use service/industrial and housing area west of Sixth Street.

The MUR serves as a major housing opportunity area within the eastern portion of the South of Market. The district controls are intended to facilitate the development of high-

1 density, mid-rise housing, including family-sized housing and residential hotels. The district is
 2 also designed to encourage the expansion of retail, business service and commercial and
 3 cultural arts activities.

4 Continuous ground floor commercial frontage with pedestrian-oriented retail activities
 5 along major thoroughfares is encouraged. Hotels, nighttime entertainment, ~~movie theaters,~~
 6 adult entertainment and heavy industrial uses are not permitted. Office is limited by residential-
 7 to-non residential ratio in new construction~~restricted to the upper floors of multiple story buildings.~~

8 Table 841
 9 MUR — MIXED USE — RESIDENTIAL DISTRICT
 10 ZONING CONTROL TABLE

			Mixed Use — Residential District
No.	Zoning Category	§ References	Controls
Building and Siting Standards			
841.01	Height Limit	See Zoning Map, §§ 260-261.1, 263.20	As shown on Sectional Maps 1 and 7 of the Zoning Map Height sculpting required on narrow streets, § 261.1 Non-habitable vertical projections permitted, § 263.20
841.02	Bulk Limit	See Zoning Map. §§ 270, 270.1, 270.2	As shown on Sectional Maps 1 and 7 of the Zoning Map Horizontal mass reduction required, § 270.1 Mid-block alleys required, § 270.2

1	841.03	Non-residential density limit	§§ 102.9, 123, 124, 127	Generally contingent upon permitted height, per Section 124
2				
3	841.04	Setbacks	§§ <u>134</u> , 136, 136.2, 144, 145.1	Generally required
4				
5	841.05	Awnings and Canopies	§§ 136, 136.1, 136.2	P
6				
7	841.06	Parking and Loading Access: Prohibition	§ 155(r)	None
8				
9	841.07	Parking and Loading Access: Siting and Dimensions	§§ 145.1, 151.1, 152.1, 155	Requirements apply
10				
11	841.08	Off-Street Parking, Residential	§ 151.1	None required. Limits set forth in Section 151.1
12				
13	841.09	Residential to non-residential ratio	§ 803.8(<i>de</i>)	3 sq.ft. of residential for every 1 sq.ft. of other permitted use
14				
15	841.10	Off-Street Parking, Non- Residential	§§ 150, 151, 151.1, 153-157, 204.5	None required. Limits set forth in Section 151.1
16				
17	841.11	Usable Open Space for Dwelling Units and Group Housing	§ 135	80 sq.ft. per unit; 54 sq.ft. per unit if publicly accessible
18				
19	841.12	Usable Open Space for Non- Residential	§ 135.3	Required; amount varies based on use; may also pay in-lieu fee
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1	841.13	Outdoor Activity Area	§ 890.71	P
2	841.14	General Advertising Sign	§ 607.2(b) & (e)	NP
3			and 611	
4	Residential Uses			
5	841.20	Dwelling Units	§ 102.7	P
6	841.21	Group Housing	§ 890.88(b)	P
7	841.22	SRO Units	§ 890.88(c)	P
8	841.23	Student Housing	§ 315.1(38)	C
9	841.24	Dwelling Unit Density Limit	§§ 124, 207.5,	No density limit within
10			208	
11	841.25	Dwelling Unit Mix	§ 207.6	At least 40% of all dwelling units must contain two or more bedrooms or 30% of all dwelling units must contain three or more bedrooms.
12	841.26	Affordability Requirements	§ 315	15% onsite/20% off-site
13	841.27	Residential Demolition or Conversion	§ 317	Restrictions apply; see criteria of Section 317
14	Institutions			
15	841.30	Hospital, Medical Centers	§ 890.44	NP
16	841.31	Residential Care	§ 890.50(e)	C
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1	841.32	Educational Services	§ 890.50(c)	C for post-secondary institutions; P for all other
2				
3	841.33	Religious Facility	§ 890.50(d)	P
4				
5	841.34	Assembly and Social Service	§ 890.50(a)	P
6	841.35	Child Care	§ 890.50(b)	P
7				
8	841.36	Medical Cannabis Dispensary	§ 890.133	NP
9	Vehicle Parking			
10	841.40	Automobile Parking Lot	§§ 890.7, 890.9, 890.11	NP
11				
12	841.41	Automobile Parking Garage	§§ 145.1, 145.4, 155(r), 890.8, 890.10, 890.12, 157.1	C; subject to criteria of Sec. 157.1
13				
14				
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16				
17	Retail Sales and Services			
18	841.45	All Retail Sales and Services which are not listed below	§§ 890.104, <u>890.116</u> , 121.6	P
19				
20	841.46	Formula Retail	§ 803.6	P
21				
22	841.47	Ambulance Service	§ 890.2	C
23	841.48	Self-Storage	§ 890.54(d)	NP
24	841.49	Tourist Hotel	890.46	NP
25				

1 Assembly, Recreation, Arts and Entertainment					
2	3	841.55	Arts Activity	§ 102.2	P
4	5	841.56	Nighttime Entertainment	§§ 102.17, 181(f) 803.5(b)	NP
6	7	841.57	Adult Entertainment	§ 890.36	NP
8	9	841.58	Amusement Arcade	§ 890.4	NP
10	11	841.59	Massage Establishment	§ 890.60	NP
12	13	841.60	Movie Theater	§ 890.64	P, up to three screens
14	15	841.61	Pool Hall not falling within Category 890.50(a)	§221 (f)	P
16	17	841.62	Recreation Building, not falling within Category 841. 3421	§ 221(e)	P
18 Office					
19	20	841.65	Office Uses in Landmark Buildings or Contributory Buildings in Historic Districts	§§ 890.70, 803.9(b)	P
21	22	841.66	All Other Office Uses	§§ 890.70, 890.118	P
23	24	841.67	Live/Work Units	§ 233	NP
25 Motor Vehicle Services					

1	841.70	Vehicle Storage—Open Lot	§ 890.131	NP
2	841.71	Vehicle Storage—Enclosed Lot or	§ 890.132, 157.1	C; subject to criteria of Sec. 157.1
3		Structure		
4	841.72	Motor Vehicle Service Station,	§§ 890.18, 890.20	P
5		Automotive Wash		
6	841.73	Motor Vehicle Repair	§ 890.15	P
7	841.74	Automobile Tow Service	§ 890.19	C
8	841.75	Non-Auto Vehicle Sales or Rental	§ 890.69	P
9	Industrial, Home, and Business Service			
10	841.78	Wholesale Sales	§ 890.54(b)	P
11	841.79	Light Manufacturing	§ 890.54(a)	P
12	841.80	Trade Shop	§ 890.124	P
13	841.81	Catering Service	§ 890.25	P
14	841.82	Business Goods and Equipment	§ 890.23	P
15		Repair Service		
16	841.83	Business Service	§ 890.111	P
17	841.84	Commercial Storage	§ 890.54(c)	P
18	841.85	Laboratory, life science	§ 890.53 (a)	NP
19	841.86	Laboratory, not including life	§§ 890.52,	P
20		science laboratory	890.53 (a)	

1	841.87	Non-Retail Greenhouse or Plant Nursery	§ 227(a)	P
2				
3	841.88	Integrated PDR	§ 890.49	P in applicable buildings
4				
5	Other Uses			
6	841.90	Mortuary Establishment	§ 227(c)	NP
7				
8	841.91	Animal Services	§ 224	P
9	841.92	Public Use, except Public Transportation Facility, Internet Service Exchange, and Commercial Wireless Transmitting, Receiving or Relay Facility	§§ 890.80, 209.6(c), 227(h)	P
10				
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14	841.93	Commercial Wireless Transmitting, Receiving or Relay Facility	§ 227(h)	C
15				
16	841.94	Internet Services Exchange	209.6(c)	NP
17				
18	841.95	Public Transportation Facilities	§ 890.80	P
19	841.96	Open Air Sales	§§ 803.9(c), 890.38	P
20				
21	841.97	Open Recreation and Horticulture	§ 209.5	P
22				
23	841.98	Walk-up Facility, including Automated Bank Teller Machine	§§ 890.140, 803.9(b)	P
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SEC. 842. MUO — MIXED USE — OFFICE DISTRICT.

1 The Mixed Use — Office (MUO) runs predominantly along the 2nd Street corridor in the
 2 South of Market area. The MUO is designed to encourage office uses and housing, as well as
 3 small-scale light industrial and arts activities. Nighttime entertainment is permitted as a
 4 conditional use. Dwelling units and group housing are permitted, while demolition or
 5 conversion of existing dwelling units or group housing requires conditional use authorization.
 6 Family-sized housing is encouraged.

7 Office, general commercial, most retail, production, distribution, and repair uses are also
 8 principal permitted uses. Large hotel, adult entertainment and heavy industrial uses are not
 9 permitted.

10 **Table 842**
 11 **MUO — MIXED USE — OFFICE DISTRICT**
 12 **ZONING CONTROL TABLE**

			Mixed Use — Office District
No.	Zoning Category	§ References	Controls
Building and Siting Standards			
842.01	Height Limit	See Zoning Map, §§ 260-261.1, 263.20	As shown on Sectional Maps 1 and 7 of the Zoning Map Height sculpting required on narrow streets, § 261.1 Non-habitable vertical projections permitted, § 263.20
842.02	Bulk Limit	See Zoning Map. §§ 270, 270.1, 270.2	As shown on Sectional Maps 1 and 7 of the Zoning Map Horizontal mass reduction required, § 270.1 Mid-block

1			alleys required, § 270.2
2	842.03	Non-residential density limit	§§ 102.9, 123, 124, 127
3			Generally contingent upon permitted height, per Section 124
4	842.04	Setbacks	§§ <u>134</u> , 136, 136.2, 144, 145.1
5			Generally required
6	842.05	Awnings and Canopies	§§ 136, 136.1, 136.2
7			P
8	842.06	Parking and Loading Access: Prohibition	§ 155(r)
9			4th Street between Bryant and Townsend Streets
10	842.07	Parking and Loading Access: Siting and Dimensions	§§ 145.1, 151.1, 152.1, 155
11			Requirements apply
12	842.08	Off-Street Parking, Residential	§ 151.1
13			None required. Limits set forth in Section 151.1
14	842.09	Residential to non-residential ratio	§ 803.8(e)
15			None
16	842.10	Off-Street Parking, Non-Residential	§§ 150, 151, 151.1, 153-157, 204.5
17			None required. Limits set forth in Section 151.1
18	842.11	Usable Open Space for Dwelling Units and Group Housing	§ 135
19			80 sq.ft. per unit; 54 sq.ft. per unit if publicly accessible
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842.12	Usable Open Space for Non-Residential	§ 135.3	Required; amount varies based on use; may also pay in-lieu fee
842.13	Outdoor Activity Area	§ 890.71	P
842.14	General Advertising Sign	§§ 607.2(b) & (e) and 611	NP
Residential Uses			
842.20	Dwelling Units	§ 102.7	P
842.21	Group Housing	§ 890.88(b)	P
842.22	SRO Units	§ 890.88(c)	P
842.23	Student Housing	§ 315.1(38)	C
842.24	Dwelling Unit Density Limit	§§ 124, 207.5, 208	No density limit
842.25	Dwelling Unit Mix	§ 207.6	At least 40% of all dwelling units must contain two or more bedrooms or 30% of all dwelling units must contain three or more bedrooms.
842.26	Affordability Requirements	§ 315	15% onsite/20% off-site
842.27	Residential Demolition or Conversion	§ 317	Restrictions apply; see criteria of Section 317
Institutions			

1	842.30	Hospital, Medical Centers	§ 890.44	P
2	842.31	Residential Care	§ 890.50(e)	C
3	842.32	Educational Services	§ 890.50(c)	P
4	842.33	Religious Facility	§ 890.50(d)	P
5	842.34	Assembly and Social Service	§ 890.50(a)	P
6	842.35	Child Care	§ 890.50(b)	P
7	842.36	Medical Cannabis Dispensary	§ 890.133	NP
8	Vehicle Parking			
9	842.40	Automobile Parking Lot	§§ 890.7, 890.9, 890.11	NP
10	842.41	Automobile Parking Garage	§§ 890.8, 890.10, 890.12, 157.1	C; subject to criteria of Sec. 157.1
11	Retail Sales and Services			
12	842.45	All Retail Sales and Services which are not listed below	§§ 890.104, <u>890.116</u> , 803.9(i), 121.6	P up to 25,000 gross sq.ft. per lot; above 25,000 gross sq.ft. per lot permitted only if the ratio of other permitted uses to retail is at least 3:1.
13	842.46	Formula Retail	§ 803.6	P
14	842.47	Ambulance Service	§ 890.2	C
15				

1	842.48	Self-Storage	§ 890.54(d)	NP
2	842.49	Tourist Hotel	§ 890.46	C if less than 75 rooms
3	Assembly, Recreation, Arts and Entertainment			
4	842.55	Arts Activity	§ 102.2	P
5	842.56	Nighttime Entertainment	§§ 102.17, 181(f), 803.5(b)	C
6	842.57	Adult Entertainment	§ 890.36	NP
7	842.58	Amusement Arcade	§ 890.4	NP
8	842.59	Massage Establishment	§ 890.60	NP
9	842.60	Movie Theater	§ 890.64	P, up to three screens
10	842.61	Pool Hall not falling within Category 890.50(a)	§221(f)	P
11	842.62	Recreation Building, not falling within Category 842. 3421	§ 221(e)	P
12	Office			
13	842.65	Office Uses in Landmark Buildings or Contributory Buildings in Historic Districts	§§ 890.70, 803.9(b)	P
14	842.66	All Other Office Uses	§ 890.70	P
15	842.67	Live/Work Units	§ 233	NP
16				

1	Motor Vehicle Services			
2	842.70	Vehicle Storage—Open Lot	§ 890.131	NP
3	842.71	Vehicle Storage—Enclosed Lot or Structure	§ 890.132, 157.1	C; subject to criteria of Sec. 157.1
4	842.72	Motor Vehicle Service Station, Automotive Wash	§§ 890.18, 890.20	P
5	842.73	Motor Vehicle Repair	§ 890.15	P
6	842.74	Automobile Tow Service	§ 890.19	C
7	842.75	Non-Auto Vehicle Sales or Rental	§ 890.69	P
8	Industrial, Home, and Business Service			
9	842.78	Wholesale Sales	§ 890.54(b)	P
10	842.79	Light Manufacturing	§ 890.54(a)	P
11	842.80	Trade Shop	§ 890.124	P
12	842.81	Catering Service	§ 890.25	P
13	842.82	Business Goods and Equipment Repair Service	§ 890.23	P
14	842.83	Business Service	§ 890.111	P
15	842.84	Commercial Storage	§ 890.54(c)	P
16	842.85	Laboratory, life science	§ 890.53 (a)	P
17	842.86	Laboratory, not including life	§§ 890.52,	P

1		science laboratory	890.53 (a)	
2	842.87	Non-Retail Greenhouse or Plant Nursery	§ 227(a)	P
3				
4	842.88	Integrated PDR	§ 890.49	P in applicable buildings
5	Other Uses			
6				
7	842.90	Mortuary Establishment	§ 227(c)	NP
8				
9	842.91	Animal Services	§ 224	P
10	842.92	Public Use, except Public Transportation Facility, Internet Service Exchange, and Commercial Wireless Transmitting, Receiving or Relay Facility	§§ 890.80, 209.6(c), 227(h)	P
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15	842.93	Commercial Wireless Transmitting, Receiving or Relay Facility	§ 227(h)	C
16				
17				
18	842.94	Internet Services Exchange	§ 209.6(c)	C
19				
20	842.95	Public Transportation Facilities	§ 890.80	P
21				
22	842.96	Open Air Sales	§§ 803.9(c), 890.38	P
23				
24	842.97	Open Recreation and Horticulture	§ 209.5	P
25				
	842.98	Walk-up Facility, including Automated Bank Teller Machine	§§ 890.140, 803.9(b)	P

SEC. 843. UMU — URBAN MIXED USE DISTRICT.

The Urban Mixed Use (UMU) District is intended to promote a vibrant mix of uses while maintaining the characteristics of this formerly industrially-zoned area. It is also intended to serve as a buffer between residential districts and PDR districts in the Eastern Neighborhoods. Within the UMU, allowed uses include production, distribution, and repair uses such as light manufacturing, home and business services, arts activities, warehouse, and wholesaling. Additional permitted uses include retail, educational facilities, and nighttime entertainment. Housing is also permitted, but is subject to higher affordability requirements. Family-sized dwelling units are encouraged. Within the UMU, office uses are restricted to the upper floors of multiple story buildings. In considering any new land use not contemplated in this District, the Zoning Administrator shall take into account the intent of this District as expressed in this Section and in the General Plan.

Table 843
UMU — URBAN MIXED USE DISTRICT
ZONING CONTROL TABLE

Urban Mixed Use District			
No.	Zoning Category	§ References	Controls
Building and Siting Standards			
843.01	Height Limit	See Zoning Map, §§ 260-261.1, 263.20	As shown on Sectional Maps 1 and 7 of the Zoning Map Height sculpting required on narrow streets, § 261.1 Non-habitable vertical projections

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			permitted, § 263.20
843.02	Bulk Limit	See Zoning Map, §§ 270, 270.1, 270.2	As shown on Sectional Maps 1 and 7 of the Zoning Map Horizontal mass reduction required, § 270.1 Mid-block alleys required, §270.2
843.03	Non-residential density limit	§§ 102.9, 123, 124, 127	Generally contingent upon permitted height, per Section 124
843.04	Setbacks	§§ 134 , 136, 136.2, 144, 145.1	Generally required
843.05	Awnings and Canopies	§§ 136, 136.1, 136.2	P
843.06	Parking and Loading Access: Prohibition	§ 155(r)	None
843.07	Parking and Loading Access: Siting and Dimensions	§§ 145.1, 151.1, 152.1, 155	Requirements apply
843.08	Off-Street Parking, Residential	§ 151.1	None required. Limits set forth in Section 151.1
843.09	Residential to non-residential ratio	§ 803.8(e)	None

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843.10	Off-Street Parking, Non-Residential	§§ 150, 151, 151.1, 153-157, 204.5	None required. Limits set forth in Section 151.1
843.11	Usable Open Space for Dwelling Units and Group Housing	§ 135	80 sq.ft. per unit; 54 sq.ft. per unit if publicly accessible
843.12	Usable Open Space for Non-Residential	§ 135.3	Required; amount varies based on use; may also pay in-lieu fee
843.13	Outdoor Activity Area	§ 890.71	P
843.14	General Advertising Sign	§§ 607.2(b) & (e) and 611	NP
Residential Uses			
843.20	Dwelling Units	§ 102.7	P
843.21	Group Housing	§ 890.88(b)	P
843.22	SRO Units	§ 890.88(c)	NP
843.23	Student Housing	§ 315.1(38)	C
843.24	Dwelling Unit Density Limit	§§ 124, 207.5, 208	No density limit
843.25	Dwelling Unit Mix	§ 207.6	At least 40% of all dwelling units must contain two or more bedrooms or 30% of all dwelling units must contain three or more bedrooms.

1	843.26	Affordability Requirements	§ 319	Varies- see Section 319
2	843.27	Residential Demolition or Conversion	§ 317	Restrictions apply; see criteria of Section 317
3				
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5	Institutions			
6	843.30	Hospital, Medical Centers	§ 890.44	NP
7	843.31	Residential Care	§ 890.50(e)	C
8	843.32	Educational Services	§ 890.50(c)	C for post-secondary institutions; P for all other
9				
10				
11	843.33	Religious Facility	§ 890.50(d)	P
12	843.34	Assembly and Social Service	§ 890.50(a)	P
13				
14	843.35	Child Care	§ 890.50(b)	P
15	843.36	Medical Cannabis Dispensary	§ 890.133	NP
16	Vehicle Parking			
17	843.40	Automobile Parking Lot	§§ 890.7, 890.9, 890.11	NP
18				
19				
20	843.41	Automobile Parking Garage	§§ 890.8, 890.10, 890.12, 157.1	C; subject to criteria of Sec. 157.1
21				
22				
23	Retail Sales and Services			
24	843.45	All Retail Sales and Services	§§ 890.104,	P up to 25,000 gross sq.ft. per lot; above
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	which are not listed below	<u>890.116.</u> 803.9(i), 121.6	25,000 gross sq.ft. per lot permitted only if the ratio of other permitted uses to retail is at least 3:1. P up to 3,999 gross sq.ft. per use; C over 4,000 gross sq.ft. per use.
843.46	Formula Retail	§§ 803.6, 843.45	C. If approved, subject to size controls in Section 843.45.
843.47	Ambulance Service	§ 890.2	C
843.48	Self-Storage	§ 890.54(d)	NP
843.49	Tourist Hotel	§ 890.46	NP
843.50	Services, Professional; Services Financial; Services Medical	§§ 890.108, 890.110, 890.114	P. when primarily open to the general public on a retail basis; subject to the use size limits in Section 843.45.
843.51	Gyms	§§ 218(d), 803.9(i)	P up to 3,999 gross sq.ft. per use; C over 4,000 gross sq.ft. per use. Not subject to 3:1 ratio, per Sec. 803.9(i).
Assembly, Recreation, Arts and Entertainment			
843.55	Arts Activity	§ 102.2	P
843.56	Nighttime Entertainment	§§ 102.17, 181(f), 803.5(b)	P

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843.57	Adult Entertainment	§ 890.36	C
843.58	Amusement Arcade	§ 890.4	P
843.59	Massage Establishment	§ 890.60	NP
843.60	Movie Theater	§ 890.64	P, up to three screens
843.61	Pool Hall not falling within Category 890.50(a)	§221(f)	P
843.62	Recreation Building, not falling within Category 843. 3421	§ 221(e)	P
Office			
843.65	Office Uses in Landmark Buildings	§§ 890.70, 803.9(c)	P
<u>843.65A</u>	<u>Services, Professional; Services Financial; Services Medical</u>	<u>§§ 890.108, 890.110, 890.114</u>	<u>Subject to vertical control of Sec. 803.9(h). P on the ground floor when primarily open to the general public on a client-oriented basis.</u>
843.66	All Other Office Uses	§§ 803.9(h), 890.70, 890.118	Subject to vertical control of Sec. 803.9(h)
843.67	Live/Work Units	§ 233	NP
Motor Vehicle Services			
843.70	Vehicle Storage—Open Lot	§ 890.131	NP

1	843.71	Vehicle Storage—Enclosed Lot or Structure	§ 890.132, 157.1	C; subject to criteria of Sec. 157.1
2				
3	843.72	Motor Vehicle Service Station	§ 890.18	P
4				
5	843.73	Motor Vehicle Repair	§ 890.15	P
6				
7	843.74	Automobile Tow Service	§ 890.19	C
8				
9	843.75	Non-Auto Vehicle Sales or Rental	§ 890.69	P
10				
11	843.76	Automobile Sale or Rental	§ 890.13	P; subject to size controls in Section 843.45.
12				
13	843.77	Automotive Wash	§ 890.20	C
14	Industrial, Home, and Business Service			
15	843.78	Wholesale Sales	§ 890.54(b)	P
16				
17	843.79	Light Manufacturing	§ 890.54(a)	P
18				
19	843.80	Trade Shop	§ 890.124	P
20				
21	843.81	Catering Service	§ 890.25	P
22				
23	843.82	Business Goods and Equipment Repair Service	§ 890.23	P
24				
25	843.83	Business Service	§ 890.111	P
	843.84	Commercial Storage	§ 890.54(c)	P
	843.85	Laboratory, life science	§890.53 (a)	NP

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843.86	Laboratory, not including life science laboratory	§§ 890.52, 890.53 (a)	P
843.87	Non-Retail Greenhouse or Plant Nursery	§ 227(a)	P
843.88	Integrated PDR	§ 890.49	P in applicable buildings
Other Uses			
843.90	Mortuary Establishment	§ 227(c)	NP
843.91	Animal Services	§ 224	P
843.92	Public Use, except Public Transportation Facility, Internet Service Exchange, and Commercial Wireless Transmitting, Receiving or Relay Facility	§§ 890.80, 209.6(c), 227(h)	P
843.93	Commercial Wireless Transmitting, Receiving or Relay Facility	§ 227(h)	C
843.94	Internet Services Exchange	209.6(c)	NP
843.95	Public Transportation Facilities	§ 890.80	P
843.96	Open Air Sales	§§ 803. 9(c), 890.38	P

1 2 3	843.97	Open Recreation and Horticulture	§ 209.5	P
4 5 6	843.98	Walk-up Facility, including Automated Bank Teller Machine	§§ 890.140, 803.9(b)	P

7 **SEC. 890.49. INTEGRATED PDR.**

8 (a) Integrated PDR is a land use that meets the following requirements:

9 (1) Contains at least the following amount of PDR activities:

10 (A) For uses of 2,000 gross square feet or greater, at least 1/3 of the total space shall
11 contain PDR activities; or

12 (B) For uses of less than 2,000 gross square feet, at least 20% of the total space shall
13 contain PDR activities;

14 (2) Does not include residential activities;

15 (3) The remaining space may contain any non-residential use permitted in the MUO
16 District as long as:

17 (A) Retail space is limited to 1/3 of the total space; and

18 (B) All uses in the space are conducted as integral and related parts of a single
19 business activity or enterprise;

20 (4) For purposes of this definition, PDR activities are those that:

21 (A) Are generally consistent with Code Sections 220, ~~and 222, 223, 224, 225, 226, through~~
22 227(a), 227(b), and 227(p) or involve the fabrication, testing, distribution, maintenance, or repair
23 of physical goods;

24 (B) Are not:

25 (i) Residential (as defined in Section. 890.88);

1 (ii) Retail and personal services (as defined in Sections 890.102, ~~and~~ 890.104, and
2 890.116);

3 (iii) Institutional (as defined in Section 890.50);

4 (iv) Office (as defined in Section 890.70);

5 (v) Laboratory (as defined in Section 890.52); or

6 (vi) Storage (as defined in Sec. 890.54(c));

7 (C) May include any non-office uses that integrate multimedia, information technology,
8 or software development functions;

9 (D) Do not include typical office support functions; and

10 (E) Occur in space specifically designed to accommodate the industrial nature of the
11 PDR activities.

12 (5) Any retail space contained within the Integrated PDR use shall not count against any
13 per-parcel retail limits of the subject zoning district.

14 (b) Integrated PDR uses are subject to the following requirements:

15 (1) These uses are only permitted in buildings:

16 (A) That were constructed before 1951 which were at least three stories in height above
17 grade, excluding those building features listed in Section 260(b) and related structures, as of
18 the effective date of Ordinance Numbers 0297-08, 0298-08, 0299-08 and 0300-08; or

19 (B) For which a first certificate of occupancy was issued after the effective date of
20 Ordinance Numbers 0297-08, 0298-08, 0299-08, and 0300-08;

21 (2) A Notice of Special Restriction (NSR) shall be recorded on the title of any property
22 containing an Integrated PDR use. The Planning Department shall forward a copy of each
23 NSR to the Mayor's Office of Economic and Workforce Development, or a successor office,
24 for purposes of record keeping and monitoring. This NSR shall include a copy of the use
25 provisions of this Section and also require that the property owner:

1 (A) Ensure that all new Integrated PDR tenants and/or occupants register with the Office
2 of Economic and Workforce Development's PDR Program. The purpose of this registration is
3 to confirm the accuracy of each tenant's or occupant's NAICS code on their Business
4 Registration and Payroll Tax forms, collect basic information on the nature of each tenant's or
5 occupant's business, including the total number of employees to inform the tenant or occupant
6 of available tax credits and other benefits of the state and local Enterprise Zone program; and
7 to determine, to the extent possible, the total number of employees that reside within the City
8 and are eligible to receive State Enterprise Zone tax credits ("IPDR Disadvantaged
9 Employees"); and

10 (B) Report annually to the Planning Department staff on any reallocation of space within
11 an Integrated PDR space.

12 (c) Integrated PDR uses are not subject to the annual office limit controls of Sections
13 320-324.

14 **SEC. 890.54. LIGHT MANUFACTURING, WHOLESALE SALES, STORAGE.**

15 A commercial use, including light manufacturing, wholesale sales, and storage, as
16 defined in Subsections (a), (b), (c), and (d) below.

17 (a) **Light Manufacturing.** A nonretail use which provides for the fabrication or
18 production of goods, by hand or machinery, for distribution to retailers or wholesalers for
19 resale off the premises, primarily involving the assembly, packaging, repairing, or processing
20 of previously prepared materials, when conducted in an enclosed building having no openings
21 other than fixed windows or exits required by law located within 50 feet of any R District. Light
22 manufacturing uses include production and custom activities usually involving individual or
23 special design, or handiwork, such as the following fabrication or production activities defined
24 by the Standard Industrial Classification Code Manual as light manufacturing uses:

25 (1) Food processing, not including mechanized assembly line production of canned or

1 bottled goods;

2 (2) Apparel and other garment products;

3 (3) Furniture and fixtures;

4 (4) Printing and publishing of books or newspaper;

5 (5) Leather products;

6 (6) Pottery;

7 (7) Glass blowing;

8 (8) Measuring, analyzing, and controlling instruments; photographic, medical and optical
9 goods; watches and clocks.

10 It shall not include the chemical processing of materials or the use of any machine that
11 has more than five horsepower capacity, nor shall the mechanical equipment required for the
12 use, together with related floor space used primarily by the operators of such equipment, in
13 aggregate occupy more than ¼ of the total gross floor area of the use.

14 It shall be not include a trade shop, as defined in Section 890.124 of this Code, or a
15 heavy industrial use subject to Section 226(e) through (w) of this Code. It shall not include
16 general or heavy manufacturing uses, not described in this Subsection (a).

17 (b) **Wholesale Sales.** A nonretail use which exclusively provides goods or commodities
18 for resale or business use, including accessory storage. It shall not include a nonaccessory
19 storage warehouse.

20 (c) **Commercial Storage.** A commercial use which stores, within an enclosed building,
21 ~~household goods,~~ contractors' equipment, building materials or goods or materials used by
22 other businesses at other locations. This use shall not include the storage of waste, salvaged
23 materials, automobiles, inflammable or highly combustible materials, and wholesale goods or
24 commodities.

25 (d) **Self-Storage.** Retail facilities for the storage of household and personal goods.

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APPROVED AS TO FORM:
DENNIS J. HERRERA, City Attorney

By: _____
JUDITH A. BOYAJIAN
Deputy City Attorney

1 [Administrative Code – Eastern Neighborhoods Code Cleanup]

2

3 **Ordinance amending Section 10E.2 of the San Francisco Code to 1) clarify the**
4 **requirements for the Controller's Assessment in order to improve the City's ability to**
5 **implement the goals, objectives, and policies of the Eastern Neighborhoods Plan; and**
6 **2) making environmental findings.**

7 NOTE: Additions are *single-underline italics Times New Roman*;
8 deletions are ~~*strike-through italics Times New Roman*~~.
9 Board amendment additions are double-underlined;
Board amendment deletions are ~~strike-through normal~~.

10 Be it ordained by the People of the City and County of San Francisco:

11 Section 1. The Planning Department has determined that the actions contemplated in
12 this Ordinance are in compliance with the California Environmental Quality Act (California
13 Public Resources Code Sections 21000 et seq.) Said determination is on file with the Clerk of
14 the Board of Supervisors in File No. _____ and is incorporated herein by reference.

15 Section 2. The San Francisco Administrative Code is hereby amended by amending
16 Section 10E, to read as follows:

17 **SEC. 10E.2. EASTERN NEIGHBORHOODS AREA PLANS MONITORING PROGRAM.**

18 (a) **FINDINGS.**

19 (1) The Board of Supervisors and the Planning Commission have adopted the Eastern
20 Neighborhoods Area Plans as part of the General Plan of the City and County of San
21 Francisco as further described in Ordinance Nos. 297-08, 298-08, 299-08, copies of which are
22 on file with the Clerk of the Board of Supervisors in File Nos. 081152, 081153, 081154 and
23 are incorporated herein by reference. The Area Plans outline specific goals that cumulatively
24 frame the community's vision for the management of growth and development in the Eastern
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1 Neighborhoods (East SoMa, Mission, Showplace Square/Potrero Hill, and Central
2 Waterfront).

3 (2) The Eastern Neighborhoods Area Plans introduce innovative policies and land use
4 controls to achieve the Plan goals. Successful realization of the Plan's goals requires a
5 coordinated implementation of land use controls, community and public service delivery, key
6 policies, and community infrastructure improvements.

7 (3) The Eastern Neighborhoods Area Plans also establish general public
8 improvements and amenities needed to meet the needs of both existing residents, as well as
9 those needs generated by new development, and identified these in the Eastern
10 Neighborhoods Needs Assessment. A copy of this document is on file with the Clerk of the
11 Board of Supervisors in File No. 081155 and is incorporated herein by reference.

12 (4) In order to ensure a Citywide commitment to implementation of the Eastern
13 Neighborhoods Area Plans, the implementing agencies identified in each Plan's
14 Implementation Matrix, including the Arts Commission, Department of Building Inspection
15 (DBI), Department of Public Health (DPH), Division of Emergency Services (DEM), Capital
16 Planning Committee, City Administrator's Office, Controller's Office, Department of Public
17 Works (DPW), Human Services Agency (HSA), Mayor's Office on Community Investment
18 (MOCI), Mayor's Office of Education, Mayor's Office of Housing (MOH), Office of Economic
19 and Workforce Development (OEWD), or successor offices, Planning Department, Port of San
20 Francisco, Public Utilities Commission (PUC), Recreation and Park Department (RPD), San
21 Francisco County Transportation Authority (SFCTA), San Francisco Unified School District
22 (SFUSD), San Francisco Municipal Transportation Agency (SFMTA), and other necessary
23 agencies, shall be responsible for making progress towards the Plan's policies and
24 implementation measures; for budgeting revenue towards such implementation where
25 possible; and for cooperating with the Planning Department to report on such progress.

1 (5) In order to ensure a balanced implementation of the Eastern Neighborhoods Area
2 Plans, the Planning Department shall institute a formal monitoring program for the Area Plan
3 policies and implementation measures. This monitoring program shall provide basic statistics
4 on development activity, housing construction, and infrastructure improvements in the Eastern
5 Neighborhoods Plan Areas, and shall evaluate the effectiveness of the Plans' implementation
6 according to growth in the Plan Areas.

7 (6) The purpose of this Monitoring Program shall be to provide rigorous monitoring and
8 review of the effectiveness of the Eastern Neighborhoods Area Plans, to ensure rational
9 growth in these neighborhoods, and to ensure implementation of improvements to accompany
10 this growth. The program shall monitor progress towards the Eastern Neighborhoods Area
11 Plans' objectives and policies, by evaluating advancement according to each Plan's matrix of
12 implementation actions; and measure the balance of growth against needed improvements,
13 according to standards established in the Eastern Neighborhoods Needs Assessment.

14 (b) **REPORTING REQUIREMENTS.**

15 (1) **Report.** By July 1st two years after Plan adoption, and on July 1st every five years
16 thereafter, the Planning Department shall prepare a report detailing development activity,
17 housing construction, and infrastructure improvements in the Eastern Neighborhoods Plan
18 Area. The information shall be presented to the Board of Supervisors, Planning Commission,
19 the Citizens Advisory Committee, and Mayor, and shall also include recommendations for
20 measures deemed appropriate to deal with the impacts of neighborhood growth.

21 (2) **Time Period and Due Date.** Reporting shall be presented by July 1st two years
22 after Plan adoption to address the time period since Plan adoption; and by July 1st during
23 each required year thereafter to address the five calendar years immediately preceding.

24 (3) **Data Source.** The Planning Department shall assemble data for the purpose of
25 providing the reports. City records shall be used wherever possible. Outside sources shall be

1 used when data from such sources are reliable, readily available and necessary in order to
2 supplement City records. When data is not available for the exact boundaries of the Plan
3 Area, a similar geography will be used and noted.

4 (4) **Eastern Neighborhoods Implementation Matrix.** The report shall review
5 progress toward each implementation measure specified in each Plan's Implementation
6 Matrix. Copies of these matrices are on file with the Clerk of the Board of Supervisors in File
7 No. 081155 and are incorporated herein by reference. It shall evaluate the actions of each
8 responsible agency/ies according to the timeline specified in the Implementation Matrix, and
9 recommend amendments to implementation measures where relevant. All departments
10 responsible for implementation measures shall cooperate and furnish information relating to
11 their responsibilities as stated in the matrices.

12 (5) **Development Activity.** The report shall detail all development activity in the Plan
13 Area over the Monitoring Period, including additions and deletions of residential and
14 commercial space, and shall include unit size and bedroom count of units constructed, retail
15 space and employment generated, conversions and other development statistics. The
16 monitoring program shall include the following categories of information:

17 (A) **Office Space.** Amount of office space constructed in preceding years and related
18 employment.

19 (B) **Visitor and Hotel Space.** Amount of hotel rooms constructed in preceding years
20 and related employment.

21 (C) **Retail Space.** Amount of retail space constructed in preceding years and related
22 employment.

23 (D) **Business Formation and Relocation.** An estimate of the rate of the
24 establishment of new businesses and business and employment relocation trends and
25 patterns within the City and the Bay Area.

1 (E) **Housing.** An estimate of the number of housing units newly constructed,
2 demolished, or converted to other uses.

3 (6) **Public Benefit.** The report shall detail the construction of any improvements or
4 infrastructure as described in the Eastern Neighborhoods Public Benefits Program, a copy of
5 which is on file with the Clerk of the Board of Supervisors in File No. 081155 and is
6 incorporated herein by reference. The report shall include the following categories of
7 information:

8 (A) **Inclusionary Housing Program.** A summary of the number and income mix of
9 units constructed or assisted through this program, an analysis of units constructed within
10 each alternative, including new alternatives established for the Eastern Neighborhoods UMU
11 districts.

12 (B) **Jobs/Housing Linkage Program.** A summary of the operation of the
13 Jobs/Housing Linkage Program (formerly the Office Affordable Housing Production Program)
14 and the Housing Affordability Fund, identifying the number and income mix of units
15 constructed or assisted with these monies.

16 (C) **Streetscape, Transportation, and Public Realm.** A detailed description of any
17 transportation serving infrastructure completed in the preceding five years, including transit,
18 pedestrian, bike, traffic and other modes of transportation.

19 (D) **Open Space and Recreational Facilities.** A summary of new parks, trails, public
20 rights-of-way, recreational facilities or activity space completed to serve the purposes of
21 recreation in the preceding five years, as well as any improvements to parks or recreational
22 facilities.

23 (E) **Community fFacilities.** An assessment of the existing service capacity of
24 community services and facilities, and of any new services or facilities joining the
25 neighborhood in the past five years. This shall include a review of child care, library services

1 and any other categories deemed relevant, such as health care centers, human services, and
2 cultural centers.

3 (F) **Neighborhood Serving Businesses.** An assessment of neighborhood serving
4 businesses in the area, including their establishment, displacement, and economic health.

5 (7) **Fees and Revenues.** The report shall monitor expenditure of all implemented fees,
6 including the Eastern Neighborhoods Impact Fee and all Citywide fees, and tax revenue, as
7 listed below. It shall report on studies and implementation strategies for additional fees and
8 programming.

9 (A) **Impact Fee.** A summary of the collected funds from the Eastern Neighborhoods
10 Impact Fee collected from development, and a detailed accounting of its expenditure over that
11 same period.

12 (B) **Fiscal Revenues.** An estimate of the net increment of revenues by type (property
13 tax, business taxes, hotel and sales taxes) from all uses.

14 (C) **Fee Adjustments.**

15 (i) The Planning Department shall review the amount of the Eastern Neighborhoods
16 fee against any increases in construction costs, according to changes published in the
17 Construction Cost Index published by Engineering News Record, or according to another
18 similar cost index should there be improvements to be funded through the Eastern
19 Neighborhoods Impact Fee as listed in the Eastern Neighborhoods Program.

20 (ii) The Planning Department shall review the level of the Eastern Neighborhoods
21 housing requirements and fees to ensure they are not so high as to prevent needed housing
22 or commercial development.

23 (8) **Agency Responsibilities.** All implementing agencies identified in the Eastern
24 Neighborhoods Implementation Matrix shall be responsible for:

1 (A) Reporting to the Planning Department, for incorporation into the Monitoring report,
2 on action undertaken in the previous reporting period to complete the implementation actions
3 under their jurisdiction, as referenced in the Eastern Neighborhoods Implementation Matrix.

4 (B) Providing an analysis of the actions to be completed in the next reporting period,
5 for incorporation into the Monitoring report, including a description of the integrated approach
6 that will be used to complete those tasks.

7 (i) To the extent the Agencies identified in the Implementation Matrix are outside the
8 jurisdiction of this Board, this Board hereby urges such Agencies to participate in this process.

9 (9) **Budget Implications.** In cooperation with the Annual Progress reports required by
10 Administrative Code Chapter 36.4, and prior to the annual budget process, the Board shall
11 receive a presentation by the Interagency Planning and Implementation Committee and its
12 member agencies to describe how each agency's proposed annual budget advances the
13 Plans' objectives, including specific projects called for by this section. The Board of
14 Supervisors shall give particular consideration to proposed agency budgets that meet the
15 implementation responsibilities as assigned by the City's General Plan, including the Eastern
16 Neighborhoods Implementation Matrix. Budget proposals that do not include items to meet
17 these implementation responsibilities shall respond to Board inquiries as to why inclusion was
18 not possible.

19 (c) **EASTERN NEIGHBORHOODS CAPITAL EXPENDITURE EVALUATION.**

20 (1) **Purpose.** The Board of Supervisors and the Planning Commission have adopted
21 the Eastern Neighborhoods Area Plans in part to further the implementation of capital
22 improvements within the neighborhoods affected by new development, as described in the
23 Eastern Neighborhoods Public Benefits Program and incorporated herein by reference. A
24 Capital Expenditure Evaluation, in conjunction with the Plan's Monitoring Programs, will
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1 provide a means to measure the balance of growth against these needed improvements, and
2 to evaluate the effectiveness of the Plans' implementation as growth occurs.

3 (2) **Controls.**

4 (A) **Reporting ~~R~~Requirements.** By July 1st five years after Plan adoption, and every
5 five years thereafter, the Planning Department shall submit to the Board of Supervisors and
6 the Office of the Controller an Eastern Neighborhoods Capital Expenditure Evaluation Report.
7 The Eastern Neighborhoods Capital Expenditure Evaluation Report shall specifically report
8 the amount of funds collected to date from the Eastern Neighborhoods Impact Fee. The
9 Capital Expenditure Evaluation Report shall also describe how these funds have been
10 allocated or spent for the purpose of developing capital projects as identified in the Eastern
11 Neighborhoods Priority Capital Project list. The Capital Expenditure Evaluation shall
12 specifically report on allocations of funds or expenditures, based on their percentages share
13 of the total fees collected to date, toward the following Eastern Neighborhoods Priority Capital
14 Project development activities: planning, design, environmental review, approval, and
15 implementation. For the purposes of this section, the "Eastern Neighborhoods Priority Capital
16 Project List" shall mean a list of capital projects which are a priority subset of the full Eastern
17 Neighborhoods Public Benefits Program as set forth in the Eastern Neighborhoods
18 Interdepartmental Memorandum of Understanding and amended from time to time by the
19 Planning Commission with advice from the Eastern Neighborhoods Citizens Advisory
20 Committee. A draft copy of said memorandum is on file with the Clerk of the Board of
21 Supervisors in File No. 081446 and is incorporated herein by reference,

22 (B) **Office of Controller Assessment.** Within 60 days of receiving the Eastern
23 Neighborhoods Capital Expenditure Evaluation Report, the Controller shall assess whether
24 funds collected from the Eastern Neighborhoods Impact Fee are being effectively utilized for
25 capital projects included on the Eastern Neighborhoods Priority Capital Project List, and

1 whether such projects are successfully advancing towards implementation. For the purposes
2 of this section, "effectively utilized" shall mean approximately eighty percent of total Eastern
3 Neighborhoods impact fees collected *in each Improvement Type category (as identified in Tables*
4 *423.5 and 423.5A)* upon issuance of the Eastern Neighborhoods Capital Expenditure
5 Evaluation Report have been allocated to one or more of the projects identified in the Eastern
6 Neighborhoods Priority Capital Projects list, whether or not such projects have been approved
7 or completed, *or that all projects in that Improvement Type category have been funded.* On or after
8 the ten-year anniversary of Plan Adoption the Controller shall also consider whether projects
9 that were initially funded by the issuance of the five year report, or any subsequent updated or
10 revised report, have been fully funded and/or completed, assuming sufficient funds are
11 available from the Eastern Neighborhoods impact fees collected to date.

12 (C) **Inclusion in Annual Capital Plan.** Each year the Planning Department shall submit
13 for inclusion into the City and County of San Francisco Proposed Capital Plan for the current
14 fiscal year, in accordance with Sections 3.20 et seq., a schedule of capital improvements to
15 be funded, developed and implemented within the Eastern Neighborhoods, by neighborhood.
16 That schedule shall illustrate costs and revenue streams, total projects costs and the
17 proposed timeline for implementation.

18 (d) **INTEGRATED PDR REPORTING.**

19 (1) The owner of any property subject to an Integrated PDR Notice of Special
20 Restrictions (NSR) recorded pursuant to Planning Code Section 328 is required to ensure that
21 any new tenants or new occupants of any space that is permitted as Integrated PDR contact
22 the Integrated PDR Program of the Office of Economic and Workforce Development (OEWD),
23 or its successor, to register their respective Integrated PDR business with OEWD's Integrated
24 PDR Program Database and that these same businesses continually update OEWD's PDR
25 Program Database on an annual basis.

1 (2) Upon successful registration of a new Integrated PDR business, OEWD will
2 provide each individual Integrated PDR business registrant with a dated receipt
3 acknowledging that the subject Integrated PDR business has newly registered or updated
4 their existing registration with OEWD. This receipt shall be referred to as an "Integrated PDR
5 Registration Record" for purposes of this Section and Planning Code Section 328. If an
6 Integrated PDR business failed to register for an Integrated PDR Registration Record as of
7 December 31st of the subject year, the OEWD is prohibited from issuing a receipt for that
8 year.

9 (3) It is the responsibility of the owner of any property subject to an Integrated PDR
10 NSR recorded pursuant to Planning Code Section~~s~~ 328 to collect and retain copies of any
11 Integrated PDR Registration Records obtained by any tenant or occupant in a property
12 subject to this Section.

13 (4) Property owners who cannot provide sufficient evidence in the form of Integrated
14 PDR Registration Records to demonstrate to the Planning Department that current and former
15 occupants of any Integrated PDR space have satisfied the initial registration and annual
16 reporting requirements outlined in this Section will not be eligible for any waivers or reductions
17 of Outstanding Discount-Program Fees as set forth in Planning Code Section 328.

18 (5) OEWD, or its successor, shall make available summary reports of any and all
19 Integrated PDR business data collected pursuant to this program at the request of the
20 Planning Department staff or the Planning Commission, as necessary for their enforcement of
21 any provisions of the Planning Code or for general information.

22 (6) OEWD, or its successor, shall provide a 5-year summary report on the status of
23 employment of disadvantaged workers, as defined in Planning Code Section 328(b)(2) and
24 the profile of all businesses registered under this program within 6 months of the 5-year
25 anniversary of the adoption of this Section. This summary report shall contain data on the total

1 number and types of businesses occupying Integrated PDR space, as well the total
2 percentage share of the total workforce employed by businesses occupying Integrated PDR
3 space that qualify as disadvantaged workers as of the 5-year anniversary of the effective date
4 of this Section.

5 (e) **EASTERN NEIGHBORHOODS CITIZENS ADVISORY COMMITTEE.**

6 (1) **Establishment and Purpose.** An Eastern Neighborhoods Citizens Advisory
7 Committee (CAC) is hereby established. Within 6 months of adoption of the Eastern
8 Neighborhoods Area Plan and related Planning Code changes, the Mayor and the Board of
9 Supervisors shall have appointed all members to the CAC. The CAC shall be the central
10 community advisory body charged with providing input to City agencies and decision makers
11 with regard to all activities related to implementation of the Eastern Neighborhoods Area
12 Plans. The CAC is established for the purposes of providing input on the prioritization of
13 Public Benefits, updating the Public Benefits program, relaying information to community
14 members in each of the four neighborhoods regarding the status of development proposals in
15 the Eastern Neighborhoods, and providing input to Plan Area monitoring efforts as
16 appropriate. The CAC shall be advisory, as appropriate, to the Planning Department, the
17 Interagency Planning & Implementation Committee (IPIC), the Planning Commission and the
18 Board of Supervisors. The CAC may perform the following functions as needed:

19 (A) Collaborate with the Planning Department and the Interagency Plan
20 Implementation Committee on prioritizing the community improvement projects and identifying
21 implementation details as part of annual expenditure program that is adopted by the Board of
22 Supervisors;

23 (B) Provide an advisory role in a report-back process from the Planning Department on
24 enforcement of individual projects' compliance with the Area Plans standards and on specific
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1 conditions of project approvals so that those agreements will be more effectively
2 implemented;

3 (C) Collaborate with the Planning Department and relevant city agencies in the
4 monitoring of the Plans' implementation program at approximately every fifth year, in
5 coordination with the Monitoring Program required by the Administrative Code Section 10.E;
6 and provide input to Plan Area monitoring efforts for required time-series reporting.

7 **(2) Representation and Appointments.**

8 (A) The CAC shall consist 19 members representing the diversity of the Eastern
9 Neighborhoods; key stakeholders, including resident renters, resident homeowners, low-
10 income residents, local merchants, established neighborhood groups within the Plan Area;
11 and other groups identified through refinement of the CAC process. The 19 members of the
12 CAC shall be comprised of 15 voting members and 4 non-voting members as set forth below.

13 (B) All members shall live, work, own property or own a business in the Eastern
14 Neighborhoods Plan Area they are appointed to represent. For purposes of this Subsection,
15 the Eastern Neighborhoods Plan Area also shall include the Western SoMa Planning Area
16 Special Use District as set forth in Planning Code Section 823.

17 (C) The Board of Supervisors shall appoint a total of nine members to the CAC, with
18 two members representing each of the four Eastern Neighborhoods Plan Areas. Based on this
19 representational requirement and the Supervisorial District boundaries, the District 10
20 Supervisor shall nominate 4 four CAC members, the District 6 and District 9 Supervisors shall
21 nominate two CAC members, and the District 8 Supervisor shall nominate one CAC member.
22 The appointment of each of the Board's CAC nominees shall be confirmed by the full Board of
23 Supervisors.

1 (D) The Mayor shall appoint a total of six members, with one voting member
2 representing each of the four neighborhoods, and two voting at-large members. In addition,
3 the Mayor shall appoint two non-voting at-large members.

4 (E) The Western SoMa Planning Area Task Force shall appoint two non-voting
5 members representing the Western SoMa Planning Area Special Use District. Should the
6 Task Force be terminated or otherwise stop meeting for a period of 6 months or more, the
7 Board President shall appoint the members representing the Western SoMa Planning Area
8 Special Use District. In either case, these CAC members shall be confirmed by the full Board
9 of Supervisors.

10 (F) Members shall serve for two-year terms, but those terms shall be staggered such
11 that, of the initial membership, some members will be randomly selected to serve four year
12 terms and some will serve two year terms.

13 (G) At the first official meeting of the CAC, which shall not occur until at least 13 voting
14 members of the CAC have been appointed by the respective appointment process, a lottery
15 shall be conducted in order to randomly select four Board of Supervisors appointees and two
16 Mayoral appointees to serve four-year terms. At a subsequent meeting, when the final two
17 voting members of the CAC have been appointed by the respective appointment process, a
18 lottery shall be conducted in order to randomly select which member shall serve a four-year
19 term. At a subsequent meeting, when the four non-voting members of the CAC have been
20 appointed by the respective appointment process, a lottery shall be conducted in order to
21 randomly select one Western SoMa Planning Area Special Use District member and one
22 Mayoral appointee to serve a four-year term. The terms of the final two voting members and
23 all non-voting members shall be deemed to start on the date of the first official meeting of the
24 CAC.

1 (H) The Board of Supervisors, Mayor, or Western SoMa Planning Area Task Force
2 may renew a member's term by repeating the respective appointment process.

3 (I) If the Board of Supervisors approves legislation to establish an area-specific impact
4 fee for all or a portion of the Western SoMa Planning Area Special Use District and the fee is
5 integrated into the Eastern Neighborhoods Impact Fee, the four non-voting members of the
6 CAC shall automatically become voting members on the effective date of said legislation.

7 (3) **Committees or Working Groups of the CAC:** According to procedures set forth
8 in bylaws adopted by the CAC, the CAC may, at its discretion create subcommittees or
9 working groups based around geographic areas or functional issues. Each of these
10 subcommittees or working groups shall contain at least one CAC member who is eligible to
11 vote, but may also be comprised of individuals who are not members of the CAC. If a non-
12 voting member of the CAC serves on a subcommittee or working group that individual may act
13 as a voting member of the subcommittee or working group.

14 (4) **Staffing for Eastern Neighborhoods Citizens Advisory Committee:** The
15 Planning Department or Interagency Plan Implementation Committee shall designate
16 necessary staffing from relevant agencies to the CAC, as needed to complete the
17 responsibilities and functions of the CAC described in this code. To the extent permitted by
18 law, staffing and administrative costs for the CAC shall be funded through the Eastern
19 Neighborhoods Public Benefits Fund. Staff shall participate in the Interagency Planning and
20 Implementation Committee as set forth in Administrative Code Section 36.

21 (5) The Eastern Neighborhoods CAC will automatically terminate on December 31,
22 2020, unless the Board of Supervisors extends the CAC's term by Ordinance.

1 Section 3. Effective Date. This ordinance shall become effective 30 days from the
2 date of passage.

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4 APPROVED AS TO FORM:
5 DENNIS J. HERRERA, City Attorney

6 By: _____
7 JUDITH A. BOYAJIAN
8 Deputy City Attorney
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1 [Zoning Map Amendments in connection with the Eastern Neighborhoods Code Cleanup]

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3 **Ordinance amending Sheets ZN01, ZN07, ZN08, and SU08 of the San Francisco Zoning**
4 **Map to 1) correct technical errors made in Ordinance No. 299-08; and 2) making**
5 **environmental findings, Planning Code Section 302 findings, and findings of**
6 **consistency with the General Plan and the Priority Policies of Planning Code Section**
7 **101.1.**

8

NOTE: Additions are *single-underline italics Times New Roman*;
9 deletions are ~~*strike-through italics Times New Roman*~~.
Board amendment additions are double-underlined;
10 Board amendment deletions are ~~strike-through normal~~.

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11 Be it ordained by the People of the City and County of San Francisco:

12 Section 1. Findings. The Board of Supervisors of the City and County of San
13 Francisco hereby finds and declares as follows:

14 (a) The Planning Department has determined that the actions contemplated in this
15 Ordinance are in compliance with the California Environmental Quality Act (California Public
16 Resources Code Section 21000 et seq.). Said determination is on file with the Clerk of the
17 Board of Supervisors in File No. _____ and is incorporated herein by
18 reference.

19 (b) On _____, 2011, the Planning Commission, in Resolution No.
20 _____ approved and recommended for adoption by the Board this legislation and
21 adopted findings that it is consistent, on balance, with the City's General Plan and the eight
22 priority policies of Planning Code Section 101.1. The Board adopts these findings as its own.
23 A copy of Resolution No. _____ is on file with the Clerk of the Board of Supervisors in File
24 No. _____, and is incorporated herein by reference herein.

25

1 (c) Pursuant to Planning Code Section 302, this Board of Supervisors finds that this
 2 legislation will serve the public necessity, convenience, and welfare for the reasons set forth in
 3 Planning Commission Resolution No. _____, and incorporates such reasons herein by
 4 reference.

5 Section 2. The following changes in use district, duly approved by resolution of the
 6 Planning Commission, are hereby adopted as amendments to Sheets ZN01, ZN07 and ZN08
 7 of the Zoning Map:

BLOCK	LOT	USE DISTRICT TO BE SUPERSEDED	USE DISTRICT HEREBY APPROVED	SHEET
3531	049	C-M	PDR-1-G	7
3531	050	C-M	PDR-1-G	7
3546	041	Valencia Street NCD	Valencia Street NCT	7
3546	042	Valencia Street NCD	Valencia Street NCT	7
3546	043	Valencia Street NCD	Valencia Street NCT	7
3546	044	Valencia Street NCD	Valencia Street NCT	7
3546	045	RM-1	RTO-M	7
3546	046	RM-1	RTO-M	7
3547	051	Valencia Street NCD	Valencia Street NCT	7
3547	052	Valencia Street NCD	Valencia Street NCT	7
3548	103	RH-3	RTO-M	7
3548	104	RH-3	RTO-M	7
3548	111	C-M	UMU	7
3548	112	C-M	UMU	7
3548	113	C-M	UMU	7
3548	114	C-M	UMU	7

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BLOCK	LOT	USE DISTRICT TO BE SUPERSEDED	USE DISTRICT HEREBY APPROVED	SHEET
3548	115	C-M	UMU	7
3548	116	C-M	UMU	7
3548	117	C-M	UMU	7
3548	118	C-M	UMU	7
3549	090	M-1	UMU	7
3549	091	M-1	UMU	7
3570	097	C-M	UMU	7
3570	098	C-M	UMU	7
3570	099	C-M	UMU	7
3570	100	C-M	UMU	7
3570	101	C-M	UMU	7
3570	102	C-M	UMU	7
3570	103	C-M	UMU	7
3570	104	C-M	UMU	7
3570	105	C-M	UMU	7
3570	106	C-M	UMU	7
3570	107	C-M	UMU	7
3570	108	C-M	UMU	7
3570	109	C-M	UMU	7
3570	110	C-M	UMU	7
3570	111	C-M	UMU	7
3570	112	C-M	UMU	7
3570	113	C-M	UMU	7

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BLOCK	LOT	USE DISTRICT TO BE SUPERSEDED	USE DISTRICT HEREBY APPROVED	SHEET
3570	114	C-M	UMU	7
3570	115	C-M	UMU	7
3570	116	C-M	UMU	7
3570	117	C-M	UMU	7
3570	118	C-M	UMU	7
3570	119	C-M	UMU	7
3570	120	C-M	UMU	7
3570	121	C-M	UMU	7
3570	122	C-M	UMU	7
3570	123	C-M	UMU	7
3570	124	C-M	UMU	7
3570	125	C-M	UMU	7
3570	126	C-M	UMU	7
3570	127	C-M	UMU	7
3570	128	C-M	UMU	7
3570	129	C-M	UMU	7
3570	130	C-M	UMU	7
3570	131	RH-3	RTO-M	7
3570	132	RH-3	RTO-M	7
3570	133	RH-3	RTO-M	7
3572	031	M-1	PDR-1-G	7
3572	032	M-1	PDR-1-G	7
3575	117	RH-3	RTO-M	7

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BLOCK	LOT	USE DISTRICT TO BE SUPERSEDED	USE DISTRICT HEREBY APPROVED	SHEET
3575	118	RH-3	RTO-M	7
3575	119	RH-3	RTO-M	7
3575	123	RH-3	RTO-M	7
3575	124	RH-3	RTO-M	7
3576	156	RM-1	RTO-M	7
3576	157	RM-1	RTO-M	7
3576	158	RM-1	RTO-M	7
3576	159	RM-1	RTO-M	7
3576	160	RM-1	RTO-M	7
3576	161	RM-1	RTO-M	7
3576	162	RM-1	RTO-M	7
3576	163	RM-1	RTO-M	7
3577	083	RM-2	RTO-M	7
3577	084	RM-2	RTO-M	7
3577	085	RH-3	RTO-M	7
3577	086	RH-3	RTO-M	7
3588	096	RH-2	RTO-M	7
3588	097	RH-2	RTO-M	7
3588	100	RH-2	RTO-M	7
3588	101	RH-2	RTO-M	7
3588	102	RH-3	RTO-M	7
3588	103	RH-3	RTO-M	7
3588	104	Valencia Street NCD	Valencia Street NCT	7

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BLOCK	LOT	USE DISTRICT TO BE SUPERSEDED	USE DISTRICT HEREBY APPROVED	SHEET
3588	105	Valencia Street NCD	Valencia Street NCT	7
3588	106	Valencia Street NCD	Valencia Street NCT	7
3588	107	Valencia Street NCD	Valencia Street NCT	7
3588	108	Valencia Street NCD	Valencia Street NCT	7
3588	109	Valencia Street NCD	Valencia Street NCT	7
3588	110	Valencia Street NCD	Valencia Street NCT	7
3588	111	Valencia Street NCD	Valencia Street NCT	7
3588	112	Valencia Street NCD	Valencia Street NCT	7
3588	113	Valencia Street NCD	Valencia Street NCT	7
3588	114	Valencia Street NCD	Valencia Street NCT	7
3588	115	Valencia Street NCD	Valencia Street NCT	7
3588	116	Valencia Street NCD	Valencia Street NCT	7
3588	117	Valencia Street NCD	Valencia Street NCT	7
3588	118	Valencia Street NCD	Valencia Street NCT	7
3588	119	Valencia Street NCD	Valencia Street NCT	7
3588	120	Valencia Street NCD	Valencia Street NCT	7
3588	121	Valencia Street NCD	Valencia Street NCT	7
3588	122	Valencia Street NCD	Valencia Street NCT	7
3588	123	Valencia Street NCD	Valencia Street NCT	7
3588	124	Valencia Street NCD	Valencia Street NCT	7
3589	118	RH-3	RTO-M	7
3589	119	RH-3	RTO-M	7
3589	120	NC-3	Mission Street NCT	7

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BLOCK	LOT	USE DISTRICT TO BE SUPERSEDED	USE DISTRICT HEREBY APPROVED	SHEET
3589	121	NC-3	Mission Street NCT	7
3589	122	NC-3	Mission Street NCT	7
3589	123	NC-3	Mission Street NCT	7
3589	124	NC-3	Mission Street NCT	7
3589	125	NC-3	Mission Street NCT	7
3589	126	NC-3	Mission Street NCT	7
3589	127	NC-3	Mission Street NCT	7
3589	128	NC-3	Mission Street NCT	7
3589	129	NC-3	Mission Street NCT	7
3589	130	NC-3	Mission Street NCT	7
3589	131	NC-3	Mission Street NCT	7
3589	132	NC-3	Mission Street NCT	7
3589	133	NC-3	Mission Street NCT	7
3589	134	NC-3	Mission Street NCT	7
3589	135	NC-3	Mission Street NCT	7
3589	136	NC-3	Mission Street NCT	7
3589	137	NC-3	Mission Street NCT	7
3589	138	NC-3	Mission Street NCT	7
3589	139	NC-3	Mission Street NCT	7
3589	140	NC-3	Mission Street NCT	7
3589	141	NC-3	Mission Street NCT	7
3589	142	NC-3	Mission Street NCT	7
3589	143	NC-3	Mission Street NCT	7

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BLOCK	LOT	USE DISTRICT TO BE SUPERSEDED	USE DISTRICT HEREBY APPROVED	SHEET
3589	144	NC-3	Mission Street NCT	7
3589	145	RM-1	RTO-M	7
3589	146	RM-1	RTO-M	7
3589	147	RM-1	RTO-M	7
3589	148	RM-1	RTO-M	7
3590	087	NC-3	Mission Street NCT	7
3590	088	NC-3	Mission Street NCT	7
3590	089	NC-3	Mission Street NCT	7
3590	090	NC-3	Mission Street NCT	7
3590	091	NC-3	Mission Street NCT	7
3590	092	NC-3	Mission Street NCT	7
3590	093	NC-3	Mission Street NCT	7
3590	094	RH-3	RTO-M	7
3590	095	RH-3	RTO-M	7
3590	096	RH-3	RTO-M	7
3595	078	NC-3	Mission Street NCT	7
3595	079	NC-3	Mission Street NCT	7
3595	080	RH-3	RTO-M	7
3595	081	RH-3	RTO-M	7
3595	084	RH-3	RTO-M	7
3595	085	RH-3	RTO-M	7
3595	086	RH-3	RTO-M	7
3595	087	RH-3	RTO-M	7

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BLOCK	LOT	USE DISTRICT TO BE SUPERSEDED	USE DISTRICT HEREBY APPROVED	SHEET
3595	088	RH-3	RTO-M	7
3596	123	Valencia Street NCD	Valencia Street NCT	7
3596	124	Valencia Street NCD	Valencia Street NCT	7
3596	125	NC-3	Mission Street NCT	7
3596	126	NC-3	Mission Street NCT	7
3596	127	NC-3	Mission Street NCT	7
3596	128	NC-3	Mission Street NCT	7
3596	129	NC-3	Mission Street NCT	7
3596	130	NC-3	Mission Street NCT	7
3596	131	NC-3	Mission Street NCT	7
3596	132	NC-3	Mission Street NCT	7
3596	133	NC-3	Mission Street NCT	7
3596	134	NC-3	Mission Street NCT	7
3596	135	NC-3	Mission Street NCT	7
3596	136	NC-3	Mission Street NCT	7
3596	137	NC-3	Mission Street NCT	7
3596	138	NC-3	Mission Street NCT	7
3596	139	NC-3	Mission Street NCT	7
3596	140	NC-3	Mission Street NCT	7
3596	141	NC-3	Mission Street NCT	7
3596	142	NC-3	Mission Street NCT	7
3596	143	NC-3	Mission Street NCT	7
3596	144	RH-3	RTO-M	7

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BLOCK	LOT	USE DISTRICT TO BE SUPERSEDED	USE DISTRICT HEREBY APPROVED	SHEET
3596	145	RH-3	RTO-M	7
3596	146	RH-3	RTO-M	7
3596	147	RH-3	RTO-M	7
3597	092	RM-1	RTO-M	7
3597	093	RM-1	RTO-M	7
3597	094	RM-1	RTO-M	7
3597	095	RH-3	RTO-M	7
3597	096	RH-3	RTO-M	7
3597	097	RH-3	RTO-M	7
3597	098	RH-3	RTO-M	7
3609	134	RH-2	RTO-M	7
3609	135	RH-2	RTO-M	7
3610	072	RM-1	RTO-M	7
3610	073	RM-1	RTO-M	7
3610	074	RM-1	RTO-M	7
3612	117	C-M	UMU	7
3612	118	C-M	UMU	7
3612	119	C-M	UMU	7
3615	072	NC-3	Mission Street NCT	7
3615	073	NC-3	Mission Street NCT	7
3615	074	NC-3	Mission Street NCT	7
3615	075	NC-3	Mission Street NCT	7
3615	076	NC-3	Mission Street NCT	7

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BLOCK	LOT	USE DISTRICT TO BE SUPERSEDED	USE DISTRICT HEREBY APPROVED	SHEET
3615	079	NC-3	Mission Street NCT	7
3615	080	NC-3	Mission Street NCT	7
3615	081	RM-1	RTO-M	7
3615	082	RM-1	RTO-M	7
3616	080	NC-3	Mission Street NCT	7
3616	081	NC-3	Mission Street NCT	7
3616	082	NC-3	Mission Street NCT	7
3635	031	Valencia Street NCD	Valencia Street NCT	7
3637	018	RTO-MISSION	MISSION STREET NCT	7
3637	084	RH-2	RTO-M	7
3637	085	RH-2	RTO-M	7
3639	039	C-M	UMU	7
3639	040	C-M	UMU	7
3639	041	C-M	UMU	7
3639	042	C-M	UMU	7
3639	043	C-M	UMU	7
3639	044	C-M	UMU	7
3639	045	C-M	UMU	7
3639	046	C-M	UMU	7
3639	047	C-M	UMU	7
3639	048	C-M	UMU	7
3639	049	C-M	UMU	7
3639	050	C-M	UMU	7

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BLOCK	LOT	USE DISTRICT TO BE SUPERSEDED	USE DISTRICT HEREBY APPROVED	SHEET
3639	051	C-M	UMU	7
3639	052	C-M	UMU	7
3639	053	C-M	UMU	7
3639	054	C-M	UMU	7
3639	055	C-M	UMU	7
3639	056	C-M	UMU	7
3639	057	C-M	UMU	7
3639	058	C-M	UMU	7
3639	059	C-M	UMU	7
3639	060	C-M	UMU	7
3639	061	C-M	UMU	7
3639	062	C-M	UMU	7
3639	063	C-M	UMU	7
3639	064	C-M	UMU	7
3639	065	C-M	UMU	7
3639	066	C-M	UMU	7
3639	067	C-M	UMU	7
3639	068	C-M	UMU	7
3639	069	C-M	UMU	7
3639	070	C-M	UMU	7
3639	071	C-M	UMU	7
3639	072	C-M	UMU	7
3639	073	C-M	UMU	7

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BLOCK	LOT	USE DISTRICT TO BE SUPERSEDED	USE DISTRICT HEREBY APPROVED	SHEET
3639	074	C-M	UMU	7
3639	075	C-M	UMU	7
3639	076	C-M	UMU	7
3639	077	C-M	UMU	7
3639	078	C-M	UMU	7
3639	079	C-M	UMU	7
3639	080	C-M	UMU	7
3639	081	C-M	UMU	7
3639	082	C-M	UMU	7
3639	083	C-M	UMU	7
3639	084	C-M	UMU	7
3639	085	C-M	UMU	7
3639	086	C-M	UMU	7
3639	087	C-M	UMU	7
3639	088	C-M	UMU	7
3639	089	C-M	UMU	7
3639	090	C-M	UMU	7
3639	091	C-M	UMU	7
3639	092	C-M	UMU	7
3643	072	RH-3	RTO-M	7
3643	073	RH-3	RTO-M	7
3731	240	SLR	RED	1
3731	241	SLR	RED	1

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BLOCK	LOT	USE DISTRICT TO BE SUPERSEDED	USE DISTRICT HEREBY APPROVED	SHEET
3731	242	SLR	RED	1
3732	234	RSD	MUR	1
3732	235	RSD	MUR	1
3732	236	RSD	MUR	1
3732	237	RSD	MUR	1
3732	238	RSD	MUR	1
3732	239	RSD	MUR	1
3732	261	RSD	MUR	1
3732	262	RSD	MUR	1
3732	263	RSD	MUR	1
3732	264	RSD	MUR	1
3732	265	RSD	MUR	1
3751	420	M-1	MUO	1
3751	421	M-1	MUO	1
3751	422	M-1	MUO	1
3751	423	M-1	MUO	1
3751	424	M-1	MUO	1
3751	425	M-1	MUO	1
3751	426	M-1	MUO	1
3751	427	M-1	MUO	1
3751	428	M-1	MUO	1
3751	429	M-1	MUO	1
3751	430	M-1	MUO	1

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BLOCK	LOT	USE DISTRICT TO BE SUPERSEDED	USE DISTRICT HEREBY APPROVED	SHEET
3751	431	M-1	MUO	1
3751	432	M-1	MUO	1
3751	433	M-1	MUO	1
3751	434	M-1	MUO	1
3751	435	M-1	MUO	1
3751	436	M-1	MUO	1
3751	437	M-1	MUO	1
3751	438	M-1	MUO	1
3751	439	M-1	MUO	1
3751	440	M-1	MUO	1
3751	441	M-1	MUO	1
3751	442	M-1	MUO	1
3751	443	M-1	MUO	1
3751	444	M-1	MUO	1
3751	445	M-1	MUO	1
3751	446	M-1	MUO	1
3751	447	M-1	MUO	1
3751	448	M-1	MUO	1
3751	449	M-1	MUO	1
3751	450	M-1	MUO	1
3751	451	M-1	MUO	1
3751	452	M-1	MUO	1
3751	453	M-1	MUO	1

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BLOCK	LOT	USE DISTRICT TO BE SUPERSEDED	USE DISTRICT HEREBY APPROVED	SHEET
3751	454	M-1	MUO	1
3751	455	M-1	MUO	1
3751	456	M-1	MUO	1
3751	457	M-1	MUO	1
3751	458	M-1	MUO	1
3751	459	M-1	MUO	1
3751	460	M-1	MUO	1
3751	461	M-1	MUO	1
3751	462	M-1	MUO	1
3751	463	M-1	MUO	1
3751	464	M-1	MUO	1
3751	465	M-1	MUO	1
3751	466	M-1	MUO	1
3751	467	M-1	MUO	1
3751	468	M-1	MUO	1
3751	469	M-1	MUO	1
3751	470	M-1	MUO	1
3751	471	M-1	MUO	1
3751	472	M-1	MUO	1
3751	473	M-1	MUO	1
3751	474	M-1	MUO	1
3751	475	M-1	MUO	1
3751	476	M-1	MUO	1

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BLOCK	LOT	USE DISTRICT TO BE SUPERSEDED	USE DISTRICT HEREBY APPROVED	SHEET
3751	477	M-1	MUO	1
3751	478	M-1	MUO	1
3751	479	M-1	MUO	1
3751	480	M-1	MUO	1
3751	481	M-1	MUO	1
3751	482	M-1	MUO	1
3751	483	M-1	MUO	1
3751	484	M-1	MUO	1
3751	485	M-1	MUO	1
3751	486	M-1	MUO	1
3751	487	M-1	MUO	1
3751	488	M-1	MUO	1
3751	489	M-1	MUO	1
3751	490	M-1	MUO	1
3751	491	M-1	MUO	1
3751	492	M-1	MUO	1
3751	493	M-1	MUO	1
3751	494	M-1	MUO	1
3751	495	M-1	MUO	1
3751	496	M-1	MUO	1
3751	497	M-1	MUO	1
3751	498	M-1	MUO	1
3751	499	M-1	MUO	1

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BLOCK	LOT	USE DISTRICT TO BE SUPERSEDED	USE DISTRICT HEREBY APPROVED	SHEET
3751	500	M-1	MUO	1
3751	501	M-1	MUO	1
3751	502	M-1	MUO	1
3751	503	M-1	MUO	1
3751	504	M-1	MUO	1
3751	505	M-1	MUO	1
3751	506	M-1	MUO	1
3751	507	M-1	MUO	1
3751	508	M-1	MUO	1
3751	509	M-1	MUO	1
3751	510	M-1	MUO	1
3751	511	M-1	MUO	1
3751	512	M-1	MUO	1
3751	513	M-1	MUO	1
3751	514	M-1	MUO	1
3751	515	M-1	MUO	1
3751	516	M-1	MUO	1
3751	517	M-1	MUO	1
3751	518	M-1	MUO	1
3751	519	M-1	MUO	1
3751	520	M-1	MUO	1
3751	521	M-1	MUO	1
3751	522	M-1	MUO	1

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BLOCK	LOT	USE DISTRICT TO BE SUPERSEDED	USE DISTRICT HEREBY APPROVED	SHEET
3752	501	RSD	MUR	1
3752	502	RSD	MUR	1
3752	521	RSD	MUR	1
3752	522	RSD	MUR	1
3752	523	RSD	MUR	1
3752	524	RSD	MUR	1
3752	525	RSD	MUR	1
3752	526	RSD	MUR	1
3752	527	RSD	MUR	1
3752	528	RSD	MUR	1
3752	529	RSD	MUR	1
3752	530	RSD	MUR	1
3752	531	RSD	MUR	1
3752	532	RSD	MUR	1
3752	533	RSD	MUR	1
3752	534	RSD	MUR	1
3752	535	RSD	MUR	1
3752	536	RSD	MUR	1
3752	537	RSD	MUR	1
3752	538	RSD	MUR	1
3752	539	RSD	MUR	1
3752	540	RSD	MUR	1
3752	541	RSD	MUR	1

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BLOCK	LOT	USE DISTRICT TO BE SUPERSEDED	USE DISTRICT HEREBY APPROVED	SHEET
3752	542	RSD	MUR	1
3752	543	RSD	MUR	1
3752	544	RSD	MUR	1
3752	545	RSD	MUR	1
3752	546	RSD	MUR	1
3752	547	RSD	MUR	1
3752	548	RSD	MUR	1
3752	549	RSD	MUR	1
3752	550	RSD	MUR	1
3752	551	RSD	MUR	1
3752	552	RSD	MUR	1
3752	553	RSD	MUR	1
3752	554	RSD	MUR	1
3752	555	RSD	MUR	1
3752	556	RSD	MUR	1
3752	557	RSD	MUR	1
3752	558	RSD	MUR	1
3752	559	RSD	MUR	1
3752	560	RSD	MUR	1
3752	561	RSD	MUR	1
3752	562	RSD	MUR	1
3752	563	RSD	MUR	1
3752	564	RSD	MUR	1

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BLOCK	LOT	USE DISTRICT TO BE SUPERSEDED	USE DISTRICT HEREBY APPROVED	SHEET
3752	565	RSD	MUR	1
3752	566	RSD	MUR	1
3752	567	RSD	MUR	1
3752	568	RSD	MUR	1
3752	569	RSD	MUR	1
3752	570	RSD	MUR	1
3752	571	RSD	MUR	1
3752	572	RSD	MUR	1
3752	573	RSD	MUR	1
3752	574	RSD	MUR	1
3752	575	RSD	MUR	1
3752	576	RSD	MUR	1
3752	577	RSD	MUR	1
3752	578	RSD	MUR	1
3752	579	RSD	MUR	1
3752	580	RSD	MUR	1
3752	581	RSD	MUR	1
3752	582	RSD	MUR	1
3752	583	RSD	MUR	1
3752	584	RSD	MUR	1
3752	585	RSD	MUR	1
3752	586	RSD	MUR	1
3752	587	RSD	MUR	1

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BLOCK	LOT	USE DISTRICT TO BE SUPERSEDED	USE DISTRICT HEREBY APPROVED	SHEET
3752	588	RSD	MUR	1
3752	589	RSD	MUR	1
3775	181	SSO	MUO	1
3775	182	SSO	MUO	1
3775	183	SSO	MUO	1
3775	184	SSO	MUO	1
3775	185	SSO	MUO	1
3775	186	SSO	MUO	1
3775	187	SSO	MUO	1
3775	188	SSO	MUO	1
3775	189	SSO	MUO	1
3775	190	SSO	MUO	1
3775	191	SSO	MUO	1
3775	192	SSO	MUO	1
3775	193	SSO	MUO	1
3775	194	SSO	MUO	1
3775	195	SSO	MUO	1
3775	196	SSO	MUO	1
3775	197	SSO	MUO	1
3775	198	SSO	MUO	1
3775	199	SSO	MUO	1
3775	200	SSO	MUO	1
3775	201	SSO	MUO	1

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BLOCK	LOT	USE DISTRICT TO BE SUPERSEDED	USE DISTRICT HEREBY APPROVED	SHEET
3775	202	SSO	MUO	1
3775	203	SSO	MUO	1
3775	204	SSO	MUO	1
3775	205	SSO	MUO	1
3775	206	SSO	MUO	1
3775	207	SSO	MUO	1
3775	208	SSO	MUO	1
3775	209	SSO	MUO	1
3775	210	SSO	MUO	1
3775	211	SSO	MUO	1
3775	212	SSO	MUO	1
3775	213	SSO	MUO	1
3775	214	SSO	MUO	1
3775	215	SSO	MUO	1
3775	216	SSO	MUO	1
3789	972	M-2	SB-DTR	1
3789	973	M-2	SB-DTR	1
3789	974	M-2	SB-DTR	1
3794	077	M-2	MUO	1
3794	078	M-2	MUO	1
3794	079	M-2	MUO	1
3794	080	M-2	MUO	1
3794	081	M-2	MUO	1

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BLOCK	LOT	USE DISTRICT TO BE SUPERSEDED	USE DISTRICT HEREBY APPROVED	SHEET
3794	082	M-2	MUO	1
3794	083	M-2	MUO	1
3794	084	M-2	MUO	1
3794	085	M-2	MUO	1
3794	086	M-2	MUO	1
3794	087	M-2	MUO	1
3794	088	M-2	MUO	1
3794	089	M-2	MUO	1
3794	090	M-2	MUO	1
3794	091	M-2	MUO	1
3794	092	M-2	MUO	1
3794	093	M-2	MUO	1
3794	094	M-2	MUO	1
3794	095	M-2	MUO	1
3794	096	M-2	MUO	1
3794	097	M-2	MUO	1
3794	098	M-2	MUO	1
3794	099	M-2	MUO	1
3794	100	M-2	MUO	1
3794	101	M-2	MUO	1
3794	102	M-2	MUO	1
3794	103	M-2	MUO	1
3794	104	M-2	MUO	1

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BLOCK	LOT	USE DISTRICT TO BE SUPERSEDED	USE DISTRICT HEREBY APPROVED	SHEET
3794	105	M-2	MUO	1
3794	106	M-2	MUO	1
3794	107	M-2	MUO	1
3794	108	M-2	MUO	1
3794	109	M-2	MUO	1
3794	110	M-2	MUO	1
3794	111	M-2	MUO	1
3794	112	M-2	MUO	1
3794	113	M-2	MUO	1
3794	114	M-2	MUO	1
3794	115	M-2	MUO	1
3794	116	M-2	MUO	1
3794	117	M-2	MUO	1
3794	118	M-2	MUO	1
3794	119	M-2	MUO	1
3794	120	M-2	MUO	1
3794	121	M-2	MUO	1
3794	122	M-2	MUO	1
3794	123	M-2	MUO	1
3794	124	M-2	MUO	1
3794	125	M-2	MUO	1
3794	126	M-2	MUO	1
3794	127	M-2	MUO	1

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BLOCK	LOT	USE DISTRICT TO BE SUPERSEDED	USE DISTRICT HEREBY APPROVED	SHEET
3794	128	M-2	MUO	1
3794	129	M-2	MUO	1
3794	130	M-2	MUO	1
3794	131	M-2	MUO	1
3794	132	M-2	MUO	1
3794	133	M-2	MUO	1
3794	134	M-2	MUO	1
3794	135	M-2	MUO	1
3794	136	M-2	MUO	1
3794	137	M-2	MUO	1
3794	138	M-2	MUO	1
3794	139	M-2	MUO	1
3794	140	M-2	MUO	1
3794	141	M-2	MUO	1
3794	142	M-2	MUO	1
3794	143	M-2	MUO	1
3794	144	M-2	MUO	1
3794	145	M-2	MUO	1
3794	146	M-2	MUO	1
3794	147	M-2	MUO	1
3794	148	M-2	MUO	1
3794	149	M-2	MUO	1
3794	150	M-2	MUO	1

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BLOCK	LOT	USE DISTRICT TO BE SUPERSEDED	USE DISTRICT HEREBY APPROVED	SHEET
3794	151	M-2	MUO	1
3794	152	M-2	MUO	1
3794	153	M-2	MUO	1
3794	154	M-2	MUO	1
3794	155	M-2	MUO	1
3794	156	M-2	MUO	1
3794	157	M-2	MUO	1
3794	158	M-2	MUO	1
3794	159	M-2	MUO	1
3794	160	M-2	MUO	1
3794	161	M-2	MUO	1
3794	162	M-2	MUO	1
3794	163	M-2	MUO	1
3794	164	M-2	MUO	1
3794	165	M-2	MUO	1
3794	166	M-2	MUO	1
3794	167	M-2	MUO	1
3794	168	M-2	MUO	1
3794	169	M-2	MUO	1
3794	170	M-2	MUO	1
3794	171	M-2	MUO	1
3794	172	M-2	MUO	1
3794	173	M-2	MUO	1

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BLOCK	LOT	USE DISTRICT TO BE SUPERSEDED	USE DISTRICT HEREBY APPROVED	SHEET
3794	174	M-2	MUO	1
3794	175	M-2	MUO	1
3794	176	M-2	MUO	1
3794	177	M-2	MUO	1
3794	178	M-2	MUO	1
3794	179	M-2	MUO	1
3794	180	M-2	MUO	1
3794	181	M-2	MUO	1
3794	182	M-2	MUO	1
3794	183	M-2	MUO	1
3794	184	M-2	MUO	1
3794	185	M-2	MUO	1
3794	186	M-2	MUO	1
3794	187	M-2	MUO	1
3794	188	M-2	MUO	1
3794	189	M-2	MUO	1
3794	190	M-2	MUO	1
3794	191	M-2	MUO	1
3794	192	M-2	MUO	1
3794	193	M-2	MUO	1
3794	194	M-2	MUO	1
3794	195	M-2	MUO	1
3794	196	M-2	MUO	1

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BLOCK	LOT	USE DISTRICT TO BE SUPERSEDED	USE DISTRICT HEREBY APPROVED	SHEET
3794	197	M-2	MUO	1
3794	198	M-2	MUO	1
3794	199	M-2	MUO	1
3794	200	M-2	MUO	1
3794	201	M-2	MUO	1
3794	202	M-2	MUO	1
3794	203	M-2	MUO	1
3794	204	M-2	MUO	1
3794	205	M-2	MUO	1
3794	206	M-2	MUO	1
3794	207	M-2	MUO	1
3794	208	M-2	MUO	1
3794	209	M-2	MUO	1
3794	210	M-2	MUO	1
3794	211	M-2	MUO	1
3794	212	M-2	MUO	1
3794	213	M-2	MUO	1
3794	214	M-2	MUO	1
3794	215	M-2	MUO	1
3794	216	M-2	MUO	1
3794	217	M-2	MUO	1
3794	218	M-2	MUO	1
3794	219	M-2	MUO	1

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BLOCK	LOT	USE DISTRICT TO BE SUPERSEDED	USE DISTRICT HEREBY APPROVED	SHEET
3794	220	M-2	MUO	1
3794	221	M-2	MUO	1
3794	222	M-2	MUO	1
3794	223	M-2	MUO	1
3794	224	M-2	MUO	1
3794	225	M-2	MUO	1
3794	226	M-2	MUO	1
3794	227	M-2	MUO	1
3794	228	M-2	MUO	1
3794	229	M-2	MUO	1
3794	230	M-2	MUO	1
3794	231	M-2	MUO	1
3794	232	M-2	MUO	1
3794	233	M-2	MUO	1
3794	234	M-2	MUO	1
3794	235	M-2	MUO	1
3794	236	M-2	MUO	1
3794	237	M-2	MUO	1
3794	238	M-2	MUO	1
3794	239	M-2	MUO	1
3794	240	M-2	MUO	1
3794	241	M-2	MUO	1
3794	242	M-2	MUO	1

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BLOCK	LOT	USE DISTRICT TO BE SUPERSEDED	USE DISTRICT HEREBY APPROVED	SHEET
3794	243	M-2	MUO	1
3794	244	M-2	MUO	1
3794	245	M-2	MUO	1
3794	246	M-2	MUO	1
3794	247	M-2	MUO	1
3794	248	M-2	MUO	1
3794	249	M-2	MUO	1
3794	250	M-2	MUO	1
3794	251	M-2	MUO	1
3794	252	M-2	MUO	1
3794	253	M-2	MUO	1
3794	254	M-2	MUO	1
3794	255	M-2	MUO	1
3794	256	M-2	MUO	1
3794	257	M-2	MUO	1
3794	258	M-2	MUO	1
3794	259	M-2	MUO	1
3794	260	M-2	MUO	1
3794	261	M-2	MUO	1
3794	262	M-2	MUO	1
3794	263	M-2	MUO	1
3794	264	M-2	MUO	1
3794	265	M-2	MUO	1

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BLOCK	LOT	USE DISTRICT TO BE SUPERSEDED	USE DISTRICT HEREBY APPROVED	SHEET
3794	266	M-2	MUO	1
3794	267	M-2	MUO	1
3794	268	M-2	MUO	1
3794	269	M-2	MUO	1
3794	270	M-2	MUO	1
3794	271	M-2	MUO	1
3794	272	M-2	MUO	1
3794	273	M-2	MUO	1
3794	274	M-2	MUO	1
3794	275	M-2	MUO	1
3794	276	M-2	MUO	1
3794	277	M-2	MUO	1
3794	278	M-2	MUO	1
3800	006	M-2	UMU	8
3800	007	M-2	UMU	8
3800	008	M-2	UMU	8
3800	009	M-2	UMU	8
3800	010	M-2	UMU	8
3800	011	M-2	UMU	8
3800	012	M-2	UMU	8
3800	013	M-2	UMU	8
3800	014	M-2	UMU	8
3800	015	M-2	UMU	8

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BLOCK	LOT	USE DISTRICT TO BE SUPERSEDED	USE DISTRICT HEREBY APPROVED	SHEET
3800	016	M-2	UMU	8
3800	017	M-2	UMU	8
3800	018	M-2	UMU	8
3800	019	M-2	UMU	8
3800	020	M-2	UMU	8
3800	021	M-2	UMU	8
3800	022	M-2	UMU	8
3800	023	M-2	UMU	8
3800	024	M-2	UMU	8
3800	025	M-2	UMU	8
3800	026	M-2	UMU	8
3800	027	M-2	UMU	8
3800	028	M-2	UMU	8
3800	029	M-2	UMU	8
3800	030	M-2	UMU	8
3800	031	M-2	UMU	8
3800	032	M-2	UMU	8
3800	033	M-2	UMU	8
3800	034	M-2	UMU	8
3800	035	M-2	UMU	8
3800	036	M-2	UMU	8
3800	037	M-2	UMU	8
3800	038	M-2	UMU	8

	BLOCK	LOT	USE DISTRICT TO BE SUPERSEDED	USE DISTRICT HEREBY APPROVED	SHEET
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2	3800	039	M-2	UMU	8
3	3800	040	M-2	UMU	8
4	3800	041	M-2	UMU	8
5	3800	042	M-2	UMU	8
6	3800	043	M-2	UMU	8
7	3800	044	M-2	UMU	8
8	3800	045	M-2	UMU	8
9	3800	046	M-2	UMU	8
10	3800	047	M-2	UMU	8
11	3800	048	M-2	UMU	8
12	3800	049	M-2	UMU	8
13	3800	050	M-2	UMU	8
14	3800	051	M-2	UMU	8
15	3800	052	M-2	UMU	8
16	3800	053	M-2	UMU	8
17	3800	054	M-2	UMU	8
18	3800	055	M-2	UMU	8
19	3800	056	M-2	UMU	8
20	3800	057	M-2	UMU	8
21	3800	058	M-2	UMU	8
22	3800	059	M-2	UMU	8
23	3800	060	M-2	UMU	8
24	3800	061	M-2	UMU	8
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BLOCK	LOT	USE DISTRICT TO BE SUPERSEDED	USE DISTRICT HEREBY APPROVED	SHEET
3800	062	M-2	UMU	8
3800	063	M-2	UMU	8
3800	064	M-2	UMU	8
3800	065	M-2	UMU	8
3800	066	M-2	UMU	8
3800	067	M-2	UMU	8
3800	068	M-2	UMU	8
3800	069	M-2	UMU	8
3800	070	M-2	UMU	8
3800	071	M-2	UMU	8
3800	072	M-2	UMU	8
3800	073	M-2	UMU	8
3800	074	M-2	UMU	8
3800	075	M-2	UMU	8
3800	076	M-2	UMU	8
3800	077	M-2	UMU	8
3800	078	M-2	UMU	8
3800	079	M-2	UMU	8
3800	080	M-2	UMU	8
3800	081	M-2	UMU	8
3800	082	M-2	UMU	8
3800	083	M-2	UMU	8
3800	084	M-2	UMU	8

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BLOCK	LOT	USE DISTRICT TO BE SUPERSEDED	USE DISTRICT HEREBY APPROVED	SHEET
3800	085	M-2	UMU	8
3800	086	M-2	UMU	8
3800	087	M-2	UMU	8
3800	088	M-2	UMU	8
3800	089	M-2	UMU	8
3800	090	M-2	UMU	8
3800	091	M-2	UMU	8
3800	092	M-2	UMU	8
3800	093	M-2	UMU	8
3800	094	M-2	UMU	8
3800	095	M-2	UMU	8
3800	096	M-2	UMU	8
3800	097	M-2	UMU	8
3800	098	M-2	UMU	8
3800	099	M-2	UMU	8
3800	100	M-2	UMU	8
3800	101	M-2	UMU	8
3800	102	M-2	UMU	8
3800	103	M-2	UMU	8
3800	104	M-2	UMU	8
3800	105	M-2	UMU	8
3800	106	M-2	UMU	8
3800	107	M-2	UMU	8

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BLOCK	LOT	USE DISTRICT TO BE SUPERSEDED	USE DISTRICT HEREBY APPROVED	SHEET
3800	108	M-2	UMU	8
3800	109	M-2	UMU	8
3800	110	M-2	UMU	8
3800	111	M-2	UMU	8
3800	112	M-2	UMU	8
3800	113	M-2	UMU	8
3800	114	M-2	UMU	8
3800	115	M-2	UMU	8
3800	116	M-2	UMU	8
3800	117	M-2	UMU	8
3800	118	M-2	UMU	8
3800	119	M-2	UMU	8
3800	120	M-2	UMU	8
3800	121	M-2	UMU	8
3800	122	M-2	UMU	8
3800	123	M-2	UMU	8
3800	124	M-2	UMU	8
3800	125	M-2	UMU	8
3800	126	M-2	UMU	8
3800	127	M-2	UMU	8
3800	128	M-2	UMU	8
3800	129	M-2	UMU	8
3800	130	M-2	UMU	8

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BLOCK	LOT	USE DISTRICT TO BE SUPERSEDED	USE DISTRICT HEREBY APPROVED	SHEET
3800	131	M-2	UMU	8
3800	132	M-2	UMU	8
3800	133	M-2	UMU	8
3800	134	M-2	UMU	8
3800	135	M-2	UMU	8
3800	136	M-2	UMU	8
3800	137	M-2	UMU	8
3800	138	M-2	UMU	8
3800	139	M-2	UMU	8
3800	140	M-2	UMU	8
3800	141	M-2	UMU	8
3800	142	M-2	UMU	8
3800	143	M-2	UMU	8
3800	144	M-2	UMU	8
3800	145	M-2	UMU	8
3800	146	M-2	UMU	8
3800	147	M-2	UMU	8
3800	148	M-2	UMU	8
3800	149	M-2	UMU	8
3800	150	M-2	UMU	8
3800	151	M-2	UMU	8
3800	152	M-2	UMU	8
3800	153	M-2	UMU	8

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BLOCK	LOT	USE DISTRICT TO BE SUPERSEDED	USE DISTRICT HEREBY APPROVED	SHEET
3800	154	M-2	UMU	8
3800	155	M-2	UMU	8
3800	156	M-2	UMU	8
3800	157	M-2	UMU	8
3800	158	M-2	UMU	8
3800	159	M-2	UMU	8
3800	160	M-2	UMU	8
3800	161	M-2	UMU	8
3800	162	M-2	UMU	8
3800	163	M-2	UMU	8
3800	164	M-2	UMU	8
3800	165	M-2	UMU	8
3800	166	M-2	UMU	8
3800	167	M-2	UMU	8
3800	168	M-2	UMU	8
3800	169	M-2	UMU	8
3800	170	M-2	UMU	8
3800	171	M-2	UMU	8
3800	172	M-2	UMU	8
3800	173	M-2	UMU	8
3800	174	M-2	UMU	8
3800	175	M-2	UMU	8
3800	176	M-2	UMU	8

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BLOCK	LOT	USE DISTRICT TO BE SUPERSEDED	USE DISTRICT HEREBY APPROVED	SHEET
3800	177	M-2	UMU	8
3800	178	M-2	UMU	8
3800	179	M-2	UMU	8
3800	180	M-2	UMU	8
3800	181	M-2	UMU	8
3800	182	M-2	UMU	8
3800	183	M-2	UMU	8
3800	184	M-2	UMU	8
3800	185	M-2	UMU	8
3800	186	M-2	UMU	8
3800	187	M-2	UMU	8
3800	188	M-2	UMU	8
3800	189	M-2	UMU	8
3800	190	M-2	UMU	8
3800	191	M-2	UMU	8
3800	192	M-2	UMU	8
3800	193	M-2	UMU	8
3800	194	M-2	UMU	8
3800	195	M-2	UMU	8
3800	196	M-2	UMU	8
3800	197	M-2	UMU	8
3800	198	M-2	UMU	8
3800	199	M-2	UMU	8

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BLOCK	LOT	USE DISTRICT TO BE SUPERSEDED	USE DISTRICT HEREBY APPROVED	SHEET
3800	200	M-2	UMU	8
3800	201	M-2	UMU	8
3800	202	M-2	UMU	8
3800	203	M-2	UMU	8
3800	204	M-2	UMU	8
3800	205	M-2	UMU	8
3800	206	M-2	UMU	8
3800	207	M-2	UMU	8
3800	208	M-2	UMU	8
3800	209	M-2	UMU	8
3800	210	M-2	UMU	8
3800	211	M-2	UMU	8
3800	212	M-2	UMU	8
3800	213	M-2	UMU	8
3800	214	M-2	UMU	8
3800	215	M-2	UMU	8
3800	216	M-2	UMU	8
3800	217	M-2	UMU	8
3800	218	M-2	UMU	8
3800	219	M-2	UMU	8
3800	220	M-2	UMU	8
3800	221	M-2	UMU	8
3800	222	M-2	UMU	8

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BLOCK	LOT	USE DISTRICT TO BE SUPERSEDED	USE DISTRICT HEREBY APPROVED	SHEET
3800	223	M-2	UMU	8
3800	224	M-2	UMU	8
3800	225	M-2	UMU	8
3800	226	M-2	UMU	8
3800	227	M-2	UMU	8
3800	228	M-2	UMU	8
3800	229	M-2	UMU	8
3800	230	M-2	UMU	8
3800	231	M-2	UMU	8
3803	006	M-2	MUO	8
3807	021	M-2	PDR-1-G	8
3808	003	M-2	PDR-1-D	8
3808	004	M-2	PDR-1-D	8
3905	011	M-1	PDR-1-G	8
3905	012	M-1	PDR-1-G	8
3924	008	M-1	PDR-1-G	7
3932	017	M-1	PDR-1-G	8
3932	018	M-1	PDR-1-G	8
3949	001A	MUR	UMU	8
3978	002	NC-3	MUR	8
3978	003	NC-3	MUR	8
3978	004	NC-3	MUR	8
3978	005	NC-3	MUR	8

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BLOCK	LOT	USE DISTRICT TO BE SUPERSEDED	USE DISTRICT HEREBY APPROVED	SHEET
3978	006	NC-3	MUR	8
3978	007	NC-3	MUR	8
3978	008	NC-3	MUR	8
3978	009	NC-3	MUR	8
3978	010	NC-3	MUR	8
3978	011	NC-3	MUR	8
3978	012	NC-3	MUR	8
3978	013	NC-3	MUR	8
3978	014	NC-3	MUR	8
3978	015	NC-3	MUR	8
3978	016	NC-3	MUR	8
3978	017	NC-3	MUR	8
3978	018	NC-3	MUR	8
3978	019	NC-3	MUR	8
3978	020	NC-3	MUR	8
3978	021	NC-3	MUR	8
3978	022	NC-3	MUR	8
3978	023	NC-3	MUR	8
3978	024	NC-3	MUR	8
3978	025	NC-3	MUR	8
3978	026	NC-3	MUR	8
3978	027	NC-3	MUR	8
3978	028	NC-3	MUR	8

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BLOCK	LOT	USE DISTRICT TO BE SUPERSEDED	USE DISTRICT HEREBY APPROVED	SHEET
3978	029	NC-3	MUR	8
3978	030	NC-3	MUR	8
3978	031	NC-3	MUR	8
3978	032	NC-3	MUR	8
3978	033	NC-3	MUR	8
3978	034	NC-3	MUR	8
3978	035	NC-3	MUR	8
3978	036	NC-3	MUR	8
3978	037	NC-3	MUR	8
3978	038	NC-3	MUR	8
3978	039	NC-3	MUR	8
3978	040	NC-3	MUR	8
3978	041	NC-3	MUR	8
3978	042	NC-3	MUR	8
3978	043	NC-3	MUR	8
3978	044	NC-3	MUR	8
3978	045	NC-3	MUR	8
3978	046	NC-3	MUR	8
3978	047	NC-3	MUR	8
3978	048	NC-3	MUR	8
3978	049	NC-3	MUR	8
3978	050	NC-3	MUR	8
3978	051	NC-3	MUR	8

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BLOCK	LOT	USE DISTRICT TO BE SUPERSEDED	USE DISTRICT HEREBY APPROVED	SHEET
3978	052	NC-3	MUR	8
3978	053	NC-3	MUR	8
3978	054	NC-3	MUR	8
3978	055	NC-3	MUR	8
3978	056	NC-3	MUR	8
3978	057	NC-3	MUR	8
3978	058	NC-3	MUR	8
3978	059	NC-3	MUR	8
3978	060	NC-3	MUR	8
3978	061	NC-3	MUR	8
3978	062	NC-3	MUR	8
3978	063	NC-3	MUR	8
3978	064	NC-3	MUR	8
3978	065	NC-3	MUR	8
3978	066	NC-3	MUR	8
3978	067	NC-3	MUR	8
3978	068	NC-3	MUR	8
3978	069	NC-3	MUR	8
3978	070	NC-3	MUR	8
3978	071	NC-3	MUR	8
3978	072	NC-3	MUR	8
3978	073	NC-3	MUR	8
3978	074	NC-3	MUR	8

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BLOCK	LOT	USE DISTRICT TO BE SUPERSEDED	USE DISTRICT HEREBY APPROVED	SHEET
3978	075	NC-3	MUR	8
3978	076	NC-3	MUR	8
3978	077	NC-3	MUR	8
3978	078	NC-3	MUR	8
3978	079	NC-3	MUR	8
3978	080	NC-3	MUR	8
3978	081	NC-3	MUR	8
3978	082	NC-3	MUR	8
3978	083	NC-3	MUR	8
3978	084	NC-3	MUR	8
3978	085	NC-3	MUR	8
3978	086	NC-3	MUR	8
3978	087	NC-3	MUR	8
3978	088	NC-3	MUR	8
3978	089	NC-3	MUR	8
3978	090	NC-3	MUR	8
3978	091	NC-3	MUR	8
3978	092	NC-3	MUR	8
3978	093	NC-3	MUR	8
3978	094	NC-3	MUR	8
3978	095	NC-3	MUR	8
3978	096	NC-3	MUR	8
3978	097	NC-3	MUR	8

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BLOCK	LOT	USE DISTRICT TO BE SUPERSEDED	USE DISTRICT HEREBY APPROVED	SHEET
3978	098	NC-3	MUR	8
3978	099	NC-3	MUR	8
3978	100	NC-3	MUR	8
3978	101	NC-3	MUR	8
3978	102	NC-3	MUR	8
3978	103	NC-3	MUR	8
3978	104	NC-3	MUR	8
3978	105	NC-3	MUR	8
3978	106	NC-3	MUR	8
3978	107	NC-3	MUR	8
3978	108	NC-3	MUR	8
3978	109	NC-3	MUR	8
3978	110	NC-3	MUR	8
3978	111	NC-3	MUR	8
3978	112	NC-3	MUR	8
3978	113	NC-3	MUR	8
3978	114	NC-3	MUR	8
3978	115	NC-3	MUR	8
3978	116	NC-3	MUR	8
3978	117	NC-3	MUR	8
3978	118	NC-3	MUR	8
3978	119	NC-3	MUR	8
3978	120	NC-3	MUR	8

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BLOCK	LOT	USE DISTRICT TO BE SUPERSEDED	USE DISTRICT HEREBY APPROVED	SHEET
3978	121	NC-3	MUR	8
3978	122	NC-3	MUR	8
3978	123	NC-3	MUR	8
3978	124	NC-3	MUR	8
3978	125	NC-3	MUR	8
3978	126	NC-3	MUR	8
3978	127	NC-3	MUR	8
3978	128	NC-3	MUR	8
3978	129	NC-3	MUR	8
3978	130	NC-3	MUR	8
3978	131	NC-3	MUR	8
3978	132	NC-3	MUR	8
3978	133	NC-3	MUR	8
3978	134	NC-3	MUR	8
3978	135	NC-3	MUR	8
3978	136	NC-3	MUR	8
3978	137	NC-3	MUR	8
3978	138	NC-3	MUR	8
3978	139	NC-3	MUR	8
3978	140	NC-3	MUR	8
3978	141	NC-3	MUR	8
3978	142	NC-3	MUR	8
3978	143	NC-3	MUR	8

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BLOCK	LOT	USE DISTRICT TO BE SUPERSEDED	USE DISTRICT HEREBY APPROVED	SHEET
3978	144	NC-3	MUR	8
3978	145	NC-3	MUR	8
3978	146	NC-3	MUR	8
3978	147	NC-3	MUR	8
3978	148	NC-3	MUR	8
3978	149	NC-3	MUR	8
3978	150	NC-3	MUR	8
3978	151	NC-3	MUR	8
3978	152	NC-3	MUR	8
3978	153	NC-3	MUR	8
3978	154	NC-3	MUR	8
3978	155	NC-3	MUR	8
3978	156	NC-3	MUR	8
3978	157	NC-3	MUR	8
3978	158	NC-3	MUR	8
3978	159	NC-3	MUR	8
3978	160	NC-3	MUR	8
3978	161	NC-3	MUR	8
3978	162	NC-3	MUR	8
3978	163	NC-3	MUR	8
3978	164	NC-3	MUR	8
3978	165	NC-3	MUR	8
3978	166	NC-3	MUR	8

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BLOCK	LOT	USE DISTRICT TO BE SUPERSEDED	USE DISTRICT HEREBY APPROVED	SHEET
3978	167	NC-3	MUR	8
3978	168	NC-3	MUR	8
3978	169	NC-3	MUR	8
3980	008	M-1	UMU	8
3980	009	M-1	PDR-1-G	8
3987	036	M-2	UMU	8
3987	037	M-2	UMU	8
3987	038	M-2	UMU	8
4021	006	M-1	UMU	7
4021	007	M-1	UMU	7
4021	008	M-1	UMU	7
4021	009	M-1	UMU	7
4021	010	M-1	UMU	7
4021	011	M-1	UMU	7
4021	012	M-1	UMU	7
4021	013	M-1	UMU	7
4021	014	M-1	UMU	7
4021	015	M-1	UMU	7
4021	016	M-1	UMU	7
4021	017	M-1	UMU	7
4021	018	M-1	UMU	7
4021	019	M-1	UMU	7
4021	020	M-1	UMU	7

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BLOCK	LOT	USE DISTRICT TO BE SUPERSEDED	USE DISTRICT HEREBY APPROVED	SHEET
4021	021	M-1	UMU	7
4021	022	M-1	UMU	7
4021	023	M-1	UMU	7
4021	024	M-1	UMU	7
4021	025	M-1	UMU	7
4021	026	M-1	UMU	7
4021	027	M-1	UMU	7
4021	028	M-1	UMU	7
4021	029	M-1	UMU	7
4021	030	M-1	UMU	7
4021	031	M-1	UMU	7
4021	032	M-1	UMU	7
4021	033	M-1	UMU	7
4021	034	M-1	UMU	7
4021	035	M-1	UMU	7
4021	036	M-1	UMU	7
4021	037	M-1	UMU	7
4021	038	M-1	UMU	7
4021	039	M-1	UMU	7
4044	052	M-2	UMU	8
4080	065	C-M	UMU	8
4080	066	M-1	UMU	8
4106	030	M-2	UMU	8

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BLOCK	LOT	USE DISTRICT TO BE SUPERSEDED	USE DISTRICT HEREBY APPROVED	SHEET
4106	031	M-2	UMU	8
4106	032	M-2	UMU	8
4106	033	M-2	UMU	8
4106	034	M-2	UMU	8
4106	035	M-2	UMU	8
4106	036	M-2	UMU	8
4106	037	M-2	UMU	8
4106	038	M-2	UMU	8
4106	039	M-2	UMU	8
4106	040	M-2	UMU	8
4106	041	M-2	UMU	8
4106	042	M-2	UMU	8
4106	043	M-2	UMU	8
4106	044	M-2	UMU	8
4106	045	M-2	UMU	8
4106	046	M-2	UMU	8
4106	047	M-2	UMU	8
4106	048	M-2	UMU	8
4106	049	M-2	UMU	8
4106	050	M-2	UMU	8
4106	051	M-2	UMU	8
4106	052	M-2	UMU	8
4106	053	M-2	UMU	8

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BLOCK	LOT	USE DISTRICT TO BE SUPERSEDED	USE DISTRICT HEREBY APPROVED	SHEET
4106	054	M-2	UMU	8
4106	055	M-2	UMU	8
4106	056	M-2	UMU	8
4106	057	M-2	UMU	8
4106	058	M-2	UMU	8
4106	059	M-2	UMU	8
4106	060	M-2	UMU	8
4106	061	M-2	UMU	8
4106	062	M-2	UMU	8
4106	063	M-2	UMU	8
4106	064	M-2	UMU	8
4106	065	M-2	UMU	8
4106	066	M-2	UMU	8
4106	067	M-2	UMU	8
4106	068	M-2	UMU	8
4106	069	M-2	UMU	8
4106	070	M-2	UMU	8
4106	071	M-2	UMU	8
4106	072	M-2	UMU	8
4106	073	M-2	UMU	8
4106	074	M-2	UMU	8
4106	075	M-2	UMU	8
4106	076	M-2	UMU	8

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BLOCK	LOT	USE DISTRICT TO BE SUPERSEDED	USE DISTRICT HEREBY APPROVED	SHEET
4106	077	M-2	UMU	8
4106	078	M-2	UMU	8
4106	079	M-2	UMU	8
4106	080	M-2	UMU	8
4106	081	M-2	UMU	8
4106	082	M-2	UMU	8
4106	083	M-2	UMU	8
4106	084	M-2	UMU	8
4106	085	M-2	UMU	8
4106	086	M-2	UMU	8
4106	087	M-2	UMU	8
4106	088	M-2	UMU	8
4106	089	M-2	UMU	8
4106	090	M-2	UMU	8
4106	091	M-2	UMU	8
4106	092	M-2	UMU	8
4106	093	M-2	UMU	8
4106	094	M-2	UMU	8
4106	095	M-2	UMU	8
4106	096	M-2	UMU	8
4106	097	M-2	UMU	8
4106	098	M-2	UMU	8
4106	099	M-2	UMU	8

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BLOCK	LOT	USE DISTRICT TO BE SUPERSEDED	USE DISTRICT HEREBY APPROVED	SHEET
4106	100	M-2	UMU	8
4106	101	M-2	UMU	8
4106	102	M-2	UMU	8
4106	103	M-2	UMU	8
4106	104	M-2	UMU	8
4106	105	M-2	UMU	8
4106	106	M-2	UMU	8
4106	107	M-2	UMU	8
4106	108	M-2	UMU	8
4106	109	M-2	UMU	8
4106	110	M-2	UMU	8
4106	111	M-2	UMU	8
4106	112	M-2	UMU	8
4106	113	M-2	UMU	8
4106	114	M-2	UMU	8
4106	115	M-2	UMU	8
4106	116	M-2	UMU	8
4106	117	M-2	UMU	8
4106	118	M-2	UMU	8
4106	119	M-2	UMU	8
4106	120	M-2	UMU	8
4106	121	M-2	UMU	8
4106	122	M-2	UMU	8

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BLOCK	LOT	USE DISTRICT TO BE SUPERSEDED	USE DISTRICT HEREBY APPROVED	SHEET
4106	123	M-2	UMU	8
4106	124	M-2	UMU	8
4106	125	M-2	UMU	8
4106	126	M-2	UMU	8
4106	127	M-2	UMU	8
4106	128	M-2	UMU	8
4106	129	M-2	UMU	8
4106	130	M-2	UMU	8
4106	131	M-2	UMU	8
4106	132	M-2	UMU	8
4106	133	M-2	UMU	8
4106	134	M-2	UMU	8
4106	135	M-2	UMU	8
4106	136	M-2	UMU	8
4106	137	M-2	UMU	8
4106	138	M-2	UMU	8
4106	139	M-2	UMU	8
4106	140	M-2	UMU	8
4106	141	M-2	UMU	8
4106	142	M-2	UMU	8
4106	143	M-2	UMU	8
4106	144	M-2	UMU	8
4106	145	M-2	UMU	8

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BLOCK	LOT	USE DISTRICT TO BE SUPERSEDED	USE DISTRICT HEREBY APPROVED	SHEET
4106	146	M-2	UMU	8
4106	147	M-2	UMU	8
4106	148	M-2	UMU	8
4106	149	M-2	UMU	8
4106	150	M-2	UMU	8
4106	151	M-2	UMU	8
4106	152	M-2	UMU	8
4106	153	M-2	UMU	8
4106	154	M-2	UMU	8
4106	155	M-2	UMU	8
4106	156	M-2	UMU	8
4106	157	M-2	UMU	8
4106	158	M-2	UMU	8
4106	159	M-2	UMU	8
4106	160	M-2	UMU	8
4106	161	M-2	UMU	8
4106	162	M-2	UMU	8
4106	163	M-2	UMU	8
4106	164	M-2	UMU	8
4106	165	M-2	UMU	8
4106	166	M-2	UMU	8
4106	167	M-2	UMU	8
4106	168	M-2	UMU	8

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BLOCK	LOT	USE DISTRICT TO BE SUPERSEDED	USE DISTRICT HEREBY APPROVED	SHEET
4106	169	M-2	UMU	8
4106	170	M-2	UMU	8
4106	171	M-2	UMU	8
4106	172	M-2	UMU	8
4106	173	M-2	UMU	8
4106	174	M-2	UMU	8
4106	175	M-2	UMU	8
4106	176	M-2	UMU	8
4108	036	M-2	P	8
4108	037	M-2	P	8
4108	038	M-2	UMU	8
4108	039	M-2	UMU	8
4108	040	M-2	UMU	8
4147	050	C-M	UMU	7
4172	080	NC-2	NCT-2	8
4172	081	NC-2	NCT-2	8
4172	082	NC-2	NCT-2	8
4172	083	NC-2	NCT-2	8
4172	084	NC-2	NCT-2	8
4172	085	NC-2	NCT-2	8
4172	086	NC-2	NCT-2	8
4172	087	NC-2	NCT-2	8
4211	036	24th Street - Mission NCD	24th Street - Mission	8

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BLOCK	LOT	USE DISTRICT TO BE SUPERSEDED	USE DISTRICT HEREBY APPROVED	SHEET
			NCT	
			24th Street - Mission	
4211	037	24th Street - Mission NCD	NCT	8
4224	094	M-1	UMU	8
4224	095	M-1	UMU	8
4224	096	M-1	UMU	8
4224	097	M-1	UMU	8
4224	098	M-1	UMU	8
4224	099	M-1	UMU	8
4224	100	M-1	UMU	8
4224	101	M-1	UMU	8
4224	102	M-1	UMU	8
4224	103	M-1	UMU	8
4224	104	M-1	UMU	8
4224	105	M-1	UMU	8
4224	106	M-1	UMU	8
4224	107	M-1	UMU	8
4224	108	M-1	UMU	8
4224	109	M-1	UMU	8
4224	110	M-1	UMU	8
4224	111	M-1	UMU	8
4224	112	M-1	UMU	8
4224	113	M-1	UMU	8

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BLOCK	LOT	USE DISTRICT TO BE SUPERSEDED	USE DISTRICT HEREBY APPROVED	SHEET
4224	114	M-1	UMU	8
4224	115	M-1	UMU	8
4224	116	M-1	UMU	8
4224	117	M-1	UMU	8
4224	118	M-1	UMU	8
4224	119	M-1	UMU	8
4224	163	M-1	UMU	8
4224	164	M-1	UMU	8
4224	165	M-1	UMU	8
4224	166	M-1	UMU	8
4224	167	M-1	UMU	8
4224	168	M-1	UMU	8
4224	169	M-1	UMU	8
4224	170	M-1	UMU	8
4228	158	M-2	PDR-1-G	8
4228	159	M-2	PDR-1-G	8
4269	029	24th Street - Mission NCD	24th Street - Mission NCT	7
4269	030	24th Street - Mission NCD	24th Street - Mission NCT	7
4269	031	24th Street - Mission NCD	24th Street - Mission NCT	7
4269	032	24th Street - Mission NCD	24th Street - Mission	7

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BLOCK	LOT	USE DISTRICT TO BE SUPERSEDED	USE DISTRICT HEREBY APPROVED	SHEET
			NCT	
4269	033	24th Street - Mission NCD	24th Street - Mission NCT	7
4269	034	24th Street - Mission NCD	24th Street - Mission NCT	7
6515	041	Valencia Street NCD	Valencia Street NCT	7
6515	042	Valencia Street NCD	Valencia Street NCT	7
6515	043	Valencia Street NCD	Valencia Street NCT	7
6515	044	Valencia Street NCD	Valencia Street NCT	7
6515	045	Valencia Street NCD	Valencia Street NCT	7
6515	046	Valencia Street NCD	Valencia Street NCT	7
6515	047	Valencia Street NCD	Valencia Street NCT	7
6518	041	RM-2	RTO-M	7
6518	042	RM-2	RTO-M	7
6519	050	24th Street - Mission NCD	24th Street - Mission NCT	7
6519	051	24th Street - Mission NCD	24th Street - Mission NCT	7
6530	042	Valencia Street NCD	Valencia Street NCT	7
6530	043	Valencia Street NCD	Valencia Street NCT	7
6530	044	Valencia Street NCD	Valencia Street NCT	7
6530	045	Valencia Street NCD	Valencia Street NCT	7
6530	046	Valencia Street NCD	Valencia Street NCT	7

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BLOCK	LOT	USE DISTRICT TO BE SUPERSEDED	USE DISTRICT HEREBY APPROVED	SHEET
6530	047	Valencia Street NCD	Valencia Street NCT	7
6530	048	Valencia Street NCD	Valencia Street NCT	7
6530	049	Valencia Street NCD	Valencia Street NCT	7
6569	041	RH-3	RTO-M	7
6569	042	RH-3	RTO-M	7
6569	043	RH-3	RTO-M	7
6569	044	RH-3	RTO-M	7
6569	045	RH-3	RTO-M	7
6569	046	RH-3	RTO-M	7
6569	047	RH-3	RTO-M	7
6569	048	RH-3	RTO-M	7
6569	052	NC-3	Mission Street NCT	7
6569	053	NC-3	Mission Street NCT	7
6569	054	NC-3	Mission Street NCT	7
6569	055	NC-3	Mission Street NCT	7
6569	056	NC-3	Mission Street NCT	7
6569	057	NC-3	Mission Street NCT	7
6569	058	NC-3	Mission Street NCT	7
6569	059	NC-3	Mission Street NCT	7
6569	060	NC-3	Mission Street NCT	7
6569	061	NC-3	Mission Street NCT	7
6569	062	NC-3	Mission Street NCT	7
6569	063	NC-3	Mission Street NCT	7

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BLOCK	LOT	USE DISTRICT TO BE SUPERSEDED	USE DISTRICT HEREBY APPROVED	SHEET
6569	064	NC-3	Mission Street NCT	7
6569	065	NC-3	Mission Street NCT	7
6569	066	NC-3	Mission Street NCT	7
6569	067	NC-3	Mission Street NCT	7
6569	068	NC-3	Mission Street NCT	7
6569	069	NC-3	Mission Street NCT	7
6569	070	NC-3	Mission Street NCT	7
6569	071	NC-3	Mission Street NCT	7
6569	072	NC-3	Mission Street NCT	7
6569	073	NC-3	Mission Street NCT	7
6569	074	NC-3	Mission Street NCT	7
6569	075	NC-3	Mission Street NCT	7
6569	076	NC-3	Mission Street NCT	7
6569	077	NC-3	Mission Street NCT	7
6569	078	NC-3	Mission Street NCT	7
6569	079	NC-3	Mission Street NCT	7
6569	080	NC-3	Mission Street NCT	7
6569	081	NC-3	Mission Street NCT	7
6569	082	NC-3	Mission Street NCT	7
6569	083	NC-3	Mission Street NCT	7
6569	084	NC-3	Mission Street NCT	7
6569	085	NC-3	Mission Street NCT	7
6569	086	NC-3	Mission Street NCT	7

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BLOCK	LOT	USE DISTRICT TO BE SUPERSEDED	USE DISTRICT HEREBY APPROVED	SHEET
6569	087	NC-3	Mission Street NCT	7
6569	088	NC-3	Mission Street NCT	7
6569	089	NC-3	Mission Street NCT	7
6569	090	NC-3	Mission Street NCT	7
6569	091	NC-3	Mission Street NCT	7
6569	092	NC-3	Mission Street NCT	7
6569	093	NC-3	Mission Street NCT	7
6569	094	NC-3	Mission Street NCT	7
6569	095	NC-3	Mission Street NCT	7
6569	096	NC-3	Mission Street NCT	7
6569	097	NC-3	Mission Street NCT	7
6569	098	NC-3	Mission Street NCT	7
6569	099	NC-3	Mission Street NCT	7
6569	100	NC-3	Mission Street NCT	7
6569	101	NC-3	Mission Street NCT	7
6569	102	NC-3	Mission Street NCT	7
6569	103	NC-3	Mission Street NCT	7
6569	104	NC-3	Mission Street NCT	7
6569	105	NC-3	Mission Street NCT	7
6569	106	NC-3	Mission Street NCT	7
6569	107	NC-3	Mission Street NCT	7
6569	108	NC-3	Mission Street NCT	7
6569	109	NC-3	Mission Street NCT	7

	BLOCK	LOT	USE DISTRICT TO BE SUPERSEDED	USE DISTRICT HEREBY APPROVED	SHEET
1					
2	6569	110	NC-3	Mission Street NCT	7
3	6569	111	NC-3	Mission Street NCT	7
4	6569	112	NC-3	Mission Street NCT	7
5	6569	113	NC-3	Mission Street NCT	7
6	6569	114	NC-3	Mission Street NCT	7
7	6569	115	NC-3	Mission Street NCT	7
8	6569	116	NC-3	Mission Street NCT	7
9	6569	117	NC-3	Mission Street NCT	7
10	6569	118	NC-3	Mission Street NCT	7
11	6569	119	NC-3	Mission Street NCT	7
12	6569	120	NC-3	Mission Street NCT	7
13	6569	121	NC-3	Mission Street NCT	7
14	6569	122	NC-3	Mission Street NCT	7
15	6569	123	NC-3	Mission Street NCT	7
16	6569	124	NC-3	Mission Street NCT	7
17	6569	125	NC-3	Mission Street NCT	7
18	6569	126	NC-3	Mission Street NCT	7
19	6569	127	NC-3	Mission Street NCT	7
20	6569	128	NC-3	Mission Street NCT	7
21	6569	129	NC-3	Mission Street NCT	7
22	6569	130	NC-3	Mission Street NCT	7
23	6569	131	NC-3	Mission Street NCT	7
24	6569	132	NC-3	Mission Street NCT	7
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	BLOCK	LOT	USE DISTRICT TO BE SUPERSEDED	USE DISTRICT HEREBY APPROVED	SHEET
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2	6569	133	NC-3	Mission Street NCT	7
3	6569	134	NC-3	Mission Street NCT	7
4	6569	135	NC-3	Mission Street NCT	7
5	6569	136	NC-3	Mission Street NCT	7
6	6569	137	NC-3	Mission Street NCT	7
7	6569	138	NC-3	Mission Street NCT	7
8	6569	139	NC-3	Mission Street NCT	7
9	6569	140	NC-3	Mission Street NCT	7
10	6569	141	NC-3	Mission Street NCT	7
11	6569	142	NC-3	Mission Street NCT	7
12	6569	143	NC-3	Mission Street NCT	7
13	6569	144	NC-3	Mission Street NCT	7
14	6569	145	NC-3	Mission Street NCT	7
15	6569	146	NC-3	Mission Street NCT	7
16	6569	147	NC-3	Mission Street NCT	7
17	6569	148	NC-3	Mission Street NCT	7
18	6569	149	NC-3	Mission Street NCT	7
19	6569	150	NC-3	Mission Street NCT	7
20	6569	151	NC-3	Mission Street NCT	7
21	6569	152	NC-3	Mission Street NCT	7
22	6569	153	NC-3	Mission Street NCT	7
23	6569	154	NC-3	Mission Street NCT	7
24	6569	155	NC-3	Mission Street NCT	7
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	BLOCK	LOT	USE DISTRICT TO BE SUPERSEDED	USE DISTRICT HEREBY APPROVED	SHEET
1					
2	6569	156	NC-3	Mission Street NCT	7
3	6569	157	NC-3	Mission Street NCT	7
4	6569	158	NC-3	Mission Street NCT	7
5	6569	159	NC-3	Mission Street NCT	7
6	6569	160	NC-3	Mission Street NCT	7
7	6569	161	NC-3	Mission Street NCT	7
8	6569	162	NC-3	Mission Street NCT	7
9	6569	163	NC-3	Mission Street NCT	7
10	6569	164	NC-3	Mission Street NCT	7
11	6569	165	NC-3	Mission Street NCT	7
12	6569	166	NC-3	Mission Street NCT	7
13	6569	167	NC-3	Mission Street NCT	7
14	6569	168	NC-3	Mission Street NCT	7
15	6569	169	NC-3	Mission Street NCT	7
16	6569	170	NC-3	Mission Street NCT	7
17	6569	171	NC-3	Mission Street NCT	7
18	6569	172	NC-3	Mission Street NCT	7
19	6569	173	NC-3	Mission Street NCT	7
20	6569	174	NC-3	Mission Street NCT	7
21	6569	175	NC-3	Mission Street NCT	7
22	6569	176	NC-3	Mission Street NCT	7
23	6569	177	NC-3	Mission Street NCT	7
24	6569	178	NC-3	Mission Street NCT	7
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BLOCK	LOT	USE DISTRICT TO BE SUPERSEDED	USE DISTRICT HEREBY APPROVED	SHEET
6569	179	NC-3	Mission Street NCT	7
6569	180	NC-3	Mission Street NCT	7
6569	181	NC-3	Mission Street NCT	7

Section 3. The following changes in height and bulk classification, duly approved by resolution of the Planning Commission, are hereby adopted as amendments to Sheets HT01, HT07 and HT08 of the Zoning Map:

BLOCK	LOT	HEIGHT AND BULK DISTRICT TO BE SUPERSEDED	HEIGHT AND BULK DISTRICT HEREBY APPROVED	SHEET
3531	049	40-X	68-X	7
3531	050	40-X	68-X	7
3546	041	50-X	45-X	7
3546	042	50-X	45-X	7
3546	043	50-X	45-X	7
3546	044	50-X	45-X	7
3546	045	40-X	45-X	7
3546	046	40-X	45-X	7
3547	051	50-X	45-X	7
3547	052	50-X	45-X	7
3548	103	50-X	55-X	7
3548	104	50-X	55-X	7
3548	111	50-X	40-X	7

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BLOCK	LOT	HEIGHT AND BULK DISTRICT TO BE SUPERSEDED	HEIGHT AND BULK DISTRICT HEREBY APPROVED	SHEET
3548	112	50-X	40-X	7
3548	113	50-X	40-X	7
3548	114	50-X	40-X	7
3548	115	50-X	40-X	7
3548	116	50-X	40-X	7
3548	117	50-X	40-X	7
3548	118	50-X	40-X	7
3570	097	50-X	58-X	7
3570	098	50-X	58-X	7
3570	099	50-X	58-X	7
3570	100	50-X	58-X	7
3570	101	50-X	58-X	7
3570	102	50-X	58-X	7
3570	103	50-X	58-X	7
3570	104	50-X	58-X	7
3570	105	50-X	58-X	7
3570	106	50-X	58-X	7
3570	107	50-X	58-X	7
3570	108	50-X	58-X	7
3570	109	50-X	58-X	7

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BLOCK	LOT	HEIGHT AND BULK DISTRICT TO BE SUPERSEDED	HEIGHT AND BULK DISTRICT HEREBY APPROVED	SHEET
3570	110	50-X	58-X	7
3570	111	50-X	58-X	7
3570	112	50-X	58-X	7
3570	113	50-X	58-X	7
3570	114	50-X	58-X	7
3570	115	50-X	58-X	7
3570	116	50-X	58-X	7
3570	117	50-X	58-X	7
3570	118	50-X	58-X	7
3570	119	50-X	58-X	7
3570	120	50-X	58-X	7
3570	121	50-X	58-X	7
3570	122	50-X	58-X	7
3570	123	50-X	58-X	7
3570	124	50-X	58-X	7
3570	125	50-X	58-X	7
3570	126	50-X	58-X	7
3570	127	50-X	58-X	7
3570	128	50-X	58-X	7
3570	129	50-X	58-X	7

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BLOCK	LOT	HEIGHT AND BULK DISTRICT TO BE SUPERSEDED	HEIGHT AND BULK DISTRICT HEREBY APPROVED	SHEET
3570	130	50-X	58-X	7
3570	131	50-X	55-X	7
3570	132	50-X	55-X	7
3570	133	50-X	55-X	7
3572	031	50-X	58-X	7
3572	032	50-X	58-X	7
3575	123	50-X	55-X	7
3575	124	50-X	55-X	7
3576	156	50-X	55-X	7
3576	157	50-X	55-X	7
3576	158	50-X	55-X	7
3576	159	50-X	55-X	7
3576	160	50-X	55-X	7
3576	161	50-X	55-X	7
3576	162	50-X	55-X	7
3576	163	50-X	55-X	7
3577	083	40-X	45-X	7
3577	084	40-X	45-X	7
3577	085	40-X	45-X	7
3577	086	40-X	45-X	7

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BLOCK	LOT	HEIGHT AND BULK DISTRICT TO BE SUPERSEDED	HEIGHT AND BULK DISTRICT HEREBY APPROVED	SHEET
3588	096	40-X	45-X	7
3588	097	40-X	45-X	7
3588	100	40-X	45-X	7
3588	101	40-X	45-X	7
3588	102	40-X	45-X	7
3588	103	40-X	45-X	7
3588	104	50-X	55-X	7
3588	105	50-X	55-X	7
3588	106	50-X	55-X	7
3588	107	50-X	55-X	7
3588	108	50-X	55-X	7
3588	109	50-X	55-X	7
3588	110	50-X	55-X	7
3588	111	50-X	55-X	7
3588	112	50-X	55-X	7
3588	113	50-X	55-X	7
3588	114	50-X	55-X	7
3588	115	50-X	55-X	7
3588	116	50-X	55-X	7
3588	117	50-X	55-X	7

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BLOCK	LOT	HEIGHT AND BULK DISTRICT TO BE SUPERSEDED	HEIGHT AND BULK DISTRICT HEREBY APPROVED	SHEET
3588	118	50-X	55-X	7
3588	119	50-X	55-X	7
3588	120	50-X	55-X	7
3588	121	50-X	55-X	7
3588	122	50-X	55-X	7
3588	123	50-X	55-X	7
3588	124	50-X	55-X	7
3589	118	50-X	45-X	7
3589	119	50-X	45-X	7
3589	145	50-X	55-X	7
3589	146	50-X	55-X	7
3589	147	50-X	55-X	7
3589	148	50-X	55-X	7
3594	100	50-X	45-X	7
3594	101	50-X	45-X	7
3594	102	50-X	45-X	7
3594	103	50-X	45-X	7
3594	104	50-X	45-X	7
3594	105	50-X	45-X	7
3594	106	50-X	45-X	7

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BLOCK	LOT	HEIGHT AND BULK DISTRICT TO BE SUPERSEDED	HEIGHT AND BULK DISTRICT HEREBY APPROVED	SHEET
3594	107	50-X	45-X	7
3595	078	50-X	55-X	7
3595	079	50-X	55-X	7
3595	080	50-X	40-X	7
3595	081	50-X	40-X	7
3595	087	50-X	55-X	7
3595	088	50-X	55-X	7
3596	123	50-X	55-X	7
3596	124	50-X	55-X	7
3596	125	50-X	45-X/55-X	7
3596	126	50-X	45-X/55-X	7
3596	127	50-X	55-X	7
3596	128	50-X	55-X	7
3596	129	50-X	55-X	7
3596	130	50-X	55-X	7
3596	131	50-X	55-X	7
3596	132	50-X	55-X	7
3596	133	50-X	55-X	7
3596	134	50-X	55-X	7
3596	135	50-X	55-X	7

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BLOCK	LOT	HEIGHT AND BULK DISTRICT TO BE SUPERSEDED	HEIGHT AND BULK DISTRICT HEREBY APPROVED	SHEET
3596	136	50-X	55-X	7
3596	137	50-X	55-X	7
3596	138	50-X	55-X	7
3596	139	50-X	55-X	7
3596	140	50-X	55-X	7
3596	141	50-X	55-X	7
3596	142	50-X	55-X	7
3596	143	50-X	55-X	7
3596	144	50-X	45-X	7
3596	145	50-X	45-X	7
3596	146	50-X	45-X	7
3596	147	50-X	45-X	7
3597	092	40-X	45-X	7
3597	093	40-X	45-X	7
3597	094	40-X	45-X	7
3597	095	40-X	45-X	7
3597	096	40-X	45-X	7
3597	097	40-X	45-X	7
3597	098	40-X	45-X	7
3609	134	50-X	40-X	7

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BLOCK	LOT	HEIGHT AND BULK DISTRICT TO BE SUPERSEDED	HEIGHT AND BULK DISTRICT HEREBY APPROVED	SHEET
3609	135	50-X	40-X	7
3612	115	40-X	45-X	7
3612	116	40-X	45-X	7
3612	120	40-X	45-X	7
3612	121	40-X	45-X	7
3612	122	40-X	45-X	7
3612	123	40-X	45-X	7
3612	124	40-X	45-X	7
3612	125	40-X	45-X	7
3612	126	40-X	45-X	7
3612	127	40-X	45-X	7
3612	128	40-X	45-X	7
3612	129	40-X	45-X	7
3615	072	65-B	55-X	7
3615	073	65-B	55-X	7
3615	074	65-B	55-X	7
3615	075	65-B	55-X	7
3615	076	65-B	55-X	7
3615	077	50-X	55-X	7
3615	078	50-X	55-X	7

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BLOCK	LOT	HEIGHT AND BULK DISTRICT TO BE SUPERSEDED	HEIGHT AND BULK DISTRICT HEREBY APPROVED	SHEET
3615	079	65-B	40-X/65-B	7
3615	080	65-B	40-X	7
3616	080	65-B	55-X	7
3616	081	65-B	55-X	7
3616	082	65-B	55-X	7
3635	031	50-X	55-X	7
3637	084	50-X	40-X	7
3637	085	50-X	40-X	7
3638	091	50-X	55-X	7
3638	092	50-X	55-X	7
3638	093	50-X	55-X	7
3638	094	50-X	55-X	7
3638	095	50-X	55-X	7
3638	096	50-X	55-X	7
3638	097	50-X	55-X	7
3638	098	50-X	55-X	7
3638	099	50-X	55-X	7
3643	072	50-X	45-X	7
3643	073	50-X	45-X	7
3731	221	40-X	45-X	1

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BLOCK	LOT	HEIGHT AND BULK DISTRICT TO BE SUPERSEDED	HEIGHT AND BULK DISTRICT HEREBY APPROVED	SHEET
3731	222	40-X	45-X	1
3731	223	40-X	45-X	1
3731	224	40-X	45-X	1
3731	225	40-X	45-X	1
3731	226	40-X	45-X	1
3731	227	40-X	45-X	1
3731	228	40-X	45-X	1
3731	229	40-X	45-X	1
3731	230	40-X	45-X	1
3731	231	40-X	45-X	1
3731	232	40-X	45-X	1
3731	233	40-X	45-X	1
3731	234	40-X	45-X	1
3731	236	40-X	45-X	1
3731	237	40-X	45-X	1
3731	238	40-X	45-X	1
3731	239	40-X	45-X	1
3731	240	50-X	45-X/65-X	1
3731	241	50-X	45-X/65-X	1
3731	242	50-X	45-X/65-X	1

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BLOCK	LOT	HEIGHT AND BULK DISTRICT TO BE SUPERSEDED	HEIGHT AND BULK DISTRICT HEREBY APPROVED	SHEET
3731	243	40-X	45-X	1
3732	234	40-X	45-X	1
3732	235	40-X	45-X	1
3732	236	40-X	45-X	1
3732	237	40-X	45-X	1
3732	238	40-X	45-X	1
3732	239	40-X	45-X	1
3732	261	40-X	45-X	1
3732	262	40-X	45-X	1
3732	263	40-X	45-X	1
3732	264	40-X	45-X	1
3732	265	40-X	45-X	1
3751	420	80-K	85-X	1
3751	421	80-K	85-X	1
3751	422	80-K	85-X	1
3751	423	80-K	85-X	1
3751	424	80-K	85-X	1
3751	425	80-K	85-X	1
3751	426	80-K	85-X	1
3751	427	80-K	85-X	1

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BLOCK	LOT	HEIGHT AND BULK DISTRICT TO BE SUPERSEDED	HEIGHT AND BULK DISTRICT HEREBY APPROVED	SHEET
3751	428	80-K	85-X	1
3751	429	80-K	85-X	1
3751	430	80-K	85-X	1
3751	431	80-K	85-X	1
3751	432	80-K	85-X	1
3751	433	80-K	85-X	1
3751	434	80-K	85-X	1
3751	435	80-K	85-X	1
3751	436	80-K	85-X	1
3751	437	80-K	85-X	1
3751	438	80-K	85-X	1
3751	439	80-K	85-X	1
3751	440	80-K	85-X	1
3751	441	80-K	85-X	1
3751	442	80-K	85-X	1
3751	443	80-K	85-X	1
3751	444	80-K	85-X	1
3751	445	80-K	85-X	1
3751	446	80-K	85-X	1
3751	447	80-K	85-X	1

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BLOCK	LOT	HEIGHT AND BULK DISTRICT TO BE SUPERSEDED	HEIGHT AND BULK DISTRICT HEREBY APPROVED	SHEET
3751	448	80-K	85-X	1
3751	449	80-K	85-X	1
3751	450	80-K	85-X	1
3751	451	80-K	85-X	1
3751	452	80-K	85-X	1
3751	453	80-K	85-X	1
3751	454	80-K	85-X	1
3751	455	80-K	85-X	1
3751	456	80-K	85-X	1
3751	457	80-K	85-X	1
3751	458	80-K	85-X	1
3751	459	80-K	85-X	1
3751	460	80-K	85-X	1
3751	461	80-K	85-X	1
3751	462	80-K	85-X	1
3751	463	80-K	85-X	1
3751	464	80-K	85-X	1
3751	465	80-K	85-X	1
3751	466	80-K	85-X	1
3751	467	80-K	85-X	1

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BLOCK	LOT	HEIGHT AND BULK DISTRICT TO BE SUPERSEDED	HEIGHT AND BULK DISTRICT HEREBY APPROVED	SHEET
3751	468	80-K	85-X	1
3751	469	80-K	85-X	1
3751	470	80-K	85-X	1
3751	471	80-K	85-X	1
3751	472	80-K	85-X	1
3751	473	80-K	85-X	1
3751	474	80-K	85-X	1
3751	475	80-K	85-X	1
3751	476	80-K	85-X	1
3751	477	80-K	85-X	1
3751	478	80-K	85-X	1
3751	479	80-K	85-X	1
3751	480	80-K	85-X	1
3751	481	80-K	85-X	1
3751	482	80-K	85-X	1
3751	483	80-K	85-X	1
3751	484	80-K	85-X	1
3751	485	80-K	85-X	1
3751	486	80-K	85-X	1
3751	487	80-K	85-X	1

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BLOCK	LOT	HEIGHT AND BULK DISTRICT TO BE SUPERSEDED	HEIGHT AND BULK DISTRICT HEREBY APPROVED	SHEET
3751	488	80-K	85-X	1
3751	489	80-K	85-X	1
3751	490	80-K	85-X	1
3751	491	80-K	85-X	1
3751	492	80-K	85-X	1
3751	493	80-K	85-X	1
3751	494	80-K	85-X	1
3751	495	80-K	85-X	1
3751	496	80-K	85-X	1
3751	497	80-K	85-X	1
3751	498	80-K	85-X	1
3751	499	80-K	85-X	1
3751	500	80-K	85-X	1
3751	501	80-K	85-X	1
3751	502	80-K	85-X	1
3751	503	80-K	85-X	1
3751	504	80-K	85-X	1
3751	505	80-K	85-X	1
3751	506	80-K	85-X	1
3751	507	80-K	85-X	1

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BLOCK	LOT	HEIGHT AND BULK DISTRICT TO BE SUPERSEDED	HEIGHT AND BULK DISTRICT HEREBY APPROVED	SHEET
3751	508	80-K	85-X	1
3751	509	80-K	85-X	1
3751	510	80-K	85-X	1
3751	511	80-K	85-X	1
3751	512	80-K	85-X	1
3751	513	80-K	85-X	1
3751	514	80-K	85-X	1
3751	515	80-K	85-X	1
3751	516	80-K	85-X	1
3751	517	80-K	85-X	1
3751	518	80-K	85-X	1
3751	519	80-K	85-X	1
3751	520	80-K	85-X	1
3751	521	80-K	85-X	1
3751	522	80-K	85-X	1
3752	501	40-X/85-B	45-X/85-X	1
3752	502	40-X/85-B	45-X/85-X	1
3752	521	40-X/85-B	45-X/85-X	1
3752	522	40-X/85-B	45-X/85-X	1
3752	523	40-X/85-B	45-X/85-X	1

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BLOCK	LOT	HEIGHT AND BULK DISTRICT TO BE SUPERSEDED	HEIGHT AND BULK DISTRICT HEREBY APPROVED	SHEET
3752	524	40-X/85-B	45-X/85-X	1
3752	525	40-X/85-B	45-X/85-X	1
3752	526	40-X/85-B	45-X/85-X	1
3752	527	40-X/85-B	45-X/85-X	1
3752	528	40-X/85-B	45-X/85-X	1
3752	529	40-X/85-B	45-X/85-X	1
3752	530	40-X/85-B	45-X/85-X	1
3752	531	40-X/85-B	45-X/85-X	1
3752	532	40-X/85-B	45-X/85-X	1
3752	533	40-X/85-B	45-X/85-X	1
3752	534	40-X/85-B	45-X/85-X	1
3752	535	40-X/85-B	45-X/85-X	1
3752	536	40-X/85-B	45-X/85-X	1
3752	537	40-X/85-B	45-X/85-X	1
3752	538	40-X/85-B	45-X/85-X	1
3752	539	40-X/85-B	45-X/85-X	1
3752	540	40-X/85-B	45-X/85-X	1
3752	541	40-X/85-B	45-X/85-X	1
3752	542	40-X/85-B	45-X/85-X	1
3752	543	40-X/85-B	45-X/85-X	1

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BLOCK	LOT	HEIGHT AND BULK DISTRICT TO BE SUPERSEDED	HEIGHT AND BULK DISTRICT HEREBY APPROVED	SHEET
3752	544	40-X/85-B	45-X/85-X	1
3752	545	40-X/85-B	45-X/85-X	1
3752	546	40-X/85-B	45-X/85-X	1
3752	547	40-X/85-B	45-X/85-X	1
3752	548	40-X/85-B	45-X/85-X	1
3752	549	40-X/85-B	45-X/85-X	1
3752	550	40-X/85-B	45-X/85-X	1
3752	551	40-X/85-B	45-X/85-X	1
3752	552	40-X/85-B	45-X/85-X	1
3752	553	40-X/85-B	45-X/85-X	1
3752	554	40-X/85-B	45-X/85-X	1
3752	555	40-X/85-B	45-X/85-X	1
3752	556	40-X/85-B	45-X/85-X	1
3752	557	40-X/85-B	45-X/85-X	1
3752	558	40-X/85-B	45-X/85-X	1
3752	559	40-X/85-B	45-X/85-X	1
3752	560	40-X/85-B	45-X/85-X	1
3752	561	40-X/85-B	45-X/85-X	1
3752	562	40-X/85-B	45-X/85-X	1
3752	563	40-X/85-B	45-X/85-X	1

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BLOCK	LOT	HEIGHT AND BULK DISTRICT TO BE SUPERSEDED	HEIGHT AND BULK DISTRICT HEREBY APPROVED	SHEET
3752	564	40-X/85-B	45-X/85-X	1
3752	565	40-X/85-B	45-X/85-X	1
3752	566	40-X/85-B	45-X/85-X	1
3752	567	40-X/85-B	45-X/85-X	1
3752	568	40-X/85-B	45-X/85-X	1
3752	569	40-X/85-B	45-X/85-X	1
3752	570	40-X/85-B	45-X/85-X	1
3752	571	40-X/85-B	45-X/85-X	1
3752	572	40-X/85-B	45-X/85-X	1
3752	573	40-X/85-B	45-X/85-X	1
3752	574	40-X/85-B	45-X/85-X	1
3752	575	40-X/85-B	45-X/85-X	1
3752	576	40-X/85-B	45-X/85-X	1
3752	577	40-X/85-B	45-X/85-X	1
3752	578	40-X/85-B	45-X/85-X	1
3752	579	40-X/85-B	45-X/85-X	1
3752	580	40-X/85-B	45-X/85-X	1
3752	581	40-X/85-B	45-X/85-X	1
3752	582	40-X/85-B	45-X/85-X	1
3752	583	40-X/85-B	45-X/85-X	1

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BLOCK	LOT	HEIGHT AND BULK DISTRICT TO BE SUPERSEDED	HEIGHT AND BULK DISTRICT HEREBY APPROVED	SHEET
3752	584	40-X/85-B	45-X/85-X	1
3752	585	40-X/85-B	45-X/85-X	1
3752	586	40-X/85-B	45-X/85-X	1
3752	587	40-X/85-B	45-X/85-X	1
3752	588	40-X/85-B	45-X/85-X	1
3752	589	40-X/85-B	45-X/85-X	1
3776	455	50-X	55-X/65-X	1
3800	006	50-X	68-X	8
3800	007	50-X	68-X	8
3800	008	50-X	68-X	8
3800	009	50-X	68-X	8
3800	010	50-X	68-X	8
3800	011	50-X	68-X	8
3800	012	50-X	68-X	8
3800	013	50-X	68-X	8
3800	014	50-X	68-X	8
3800	015	50-X	68-X	8
3800	016	50-X	68-X	8
3800	017	50-X	68-X	8
3800	018	50-X	68-X	8

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BLOCK	LOT	HEIGHT AND BULK DISTRICT TO BE SUPERSEDED	HEIGHT AND BULK DISTRICT HEREBY APPROVED	SHEET
3800	019	50-X	68-X	8
3800	020	50-X	68-X	8
3800	021	50-X	68-X	8
3800	022	50-X	68-X	8
3800	023	50-X	68-X	8
3800	024	50-X	68-X	8
3800	025	50-X	68-X	8
3800	026	50-X	68-X	8
3800	027	50-X	68-X	8
3800	028	50-X	68-X	8
3800	029	50-X	68-X	8
3800	030	50-X	68-X	8
3800	031	50-X	68-X	8
3800	032	50-X	68-X	8
3800	033	50-X	68-X	8
3800	034	50-X	68-X	8
3800	035	50-X	68-X	8
3800	036	50-X	68-X	8
3800	037	50-X	68-X	8
3800	038	50-X	68-X	8

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BLOCK	LOT	HEIGHT AND BULK DISTRICT TO BE SUPERSEDED	HEIGHT AND BULK DISTRICT HEREBY APPROVED	SHEET
3800	039	50-X	68-X	8
3800	040	50-X	68-X	8
3800	041	50-X	68-X	8
3800	042	50-X	68-X	8
3800	043	50-X	68-X	8
3800	044	50-X	68-X	8
3800	045	50-X	68-X	8
3800	046	50-X	68-X	8
3800	047	50-X	68-X	8
3800	048	50-X	68-X	8
3800	049	50-X	68-X	8
3800	050	50-X	68-X	8
3800	051	50-X	68-X	8
3800	052	50-X	68-X	8
3800	053	50-X	68-X	8
3800	054	50-X	68-X	8
3800	055	50-X	68-X	8
3800	056	50-X	68-X	8
3800	057	50-X	68-X	8
3800	058	50-X	68-X	8

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BLOCK	LOT	HEIGHT AND BULK DISTRICT TO BE SUPERSEDED	HEIGHT AND BULK DISTRICT HEREBY APPROVED	SHEET
3800	059	50-X	68-X	8
3800	060	50-X	68-X	8
3800	061	50-X	68-X	8
3800	062	50-X	68-X	8
3800	063	50-X	68-X	8
3800	064	50-X	68-X	8
3800	065	50-X	68-X	8
3800	066	50-X	68-X	8
3800	067	50-X	68-X	8
3800	068	50-X	68-X	8
3800	069	50-X	68-X	8
3800	070	50-X	68-X	8
3800	071	50-X	68-X	8
3800	072	50-X	68-X	8
3800	073	50-X	68-X	8
3800	074	50-X	68-X	8
3800	075	50-X	68-X	8
3800	076	50-X	68-X	8
3800	077	50-X	68-X	8
3800	078	50-X	68-X	8

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BLOCK	LOT	HEIGHT AND BULK DISTRICT TO BE SUPERSEDED	HEIGHT AND BULK DISTRICT HEREBY APPROVED	SHEET
3800	079	50-X	68-X	8
3800	080	50-X	68-X	8
3800	081	50-X	68-X	8
3800	082	50-X	68-X	8
3800	083	50-X	68-X	8
3800	084	50-X	68-X	8
3800	085	50-X	68-X	8
3800	086	50-X	68-X	8
3800	087	50-X	68-X	8
3800	088	50-X	68-X	8
3800	089	50-X	68-X	8
3800	090	50-X	68-X	8
3800	091	50-X	68-X	8
3800	092	50-X	68-X	8
3800	093	50-X	68-X	8
3800	094	50-X	68-X	8
3800	095	50-X	68-X	8
3800	096	50-X	68-X	8
3800	097	50-X	68-X	8
3800	098	50-X	68-X	8

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BLOCK	LOT	HEIGHT AND BULK DISTRICT TO BE SUPERSEDED	HEIGHT AND BULK DISTRICT HEREBY APPROVED	SHEET
3800	099	50-X	68-X	8
3800	100	50-X	68-X	8
3800	101	50-X	68-X	8
3800	102	50-X	68-X	8
3800	103	50-X	68-X	8
3800	104	50-X	68-X	8
3800	105	50-X	68-X	8
3800	106	50-X	68-X	8
3800	107	50-X	68-X	8
3800	108	50-X	68-X	8
3800	109	50-X	68-X	8
3800	110	50-X	68-X	8
3800	111	50-X	68-X	8
3800	112	50-X	68-X	8
3800	113	50-X	68-X	8
3800	114	50-X	68-X	8
3800	115	50-X	68-X	8
3800	116	50-X	68-X	8
3800	117	50-X	68-X	8
3800	118	50-X	68-X	8

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BLOCK	LOT	HEIGHT AND BULK DISTRICT TO BE SUPERSEDED	HEIGHT AND BULK DISTRICT HEREBY APPROVED	SHEET
3800	119	50-X	68-X	8
3800	120	50-X	68-X	8
3800	121	50-X	68-X	8
3800	122	50-X	68-X	8
3800	123	50-X	68-X	8
3800	124	50-X	68-X	8
3800	125	50-X	68-X	8
3800	126	50-X	68-X	8
3800	127	50-X	68-X	8
3800	128	50-X	68-X	8
3800	129	50-X	68-X	8
3800	130	50-X	68-X	8
3800	131	50-X	68-X	8
3800	132	50-X	68-X	8
3800	133	50-X	68-X	8
3800	134	50-X	68-X	8
3800	135	50-X	68-X	8
3800	136	50-X	68-X	8
3800	137	50-X	68-X	8
3800	138	50-X	68-X	8

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BLOCK	LOT	HEIGHT AND BULK DISTRICT TO BE SUPERSEDED	HEIGHT AND BULK DISTRICT HEREBY APPROVED	SHEET
3800	139	50-X	68-X	8
3800	140	50-X	68-X	8
3800	141	50-X	68-X	8
3800	142	50-X	68-X	8
3800	143	50-X	68-X	8
3800	144	50-X	68-X	8
3800	145	50-X	68-X	8
3800	146	50-X	68-X	8
3800	147	50-X	68-X	8
3800	148	50-X	68-X	8
3800	149	50-X	68-X	8
3800	150	50-X	68-X	8
3800	151	50-X	68-X	8
3800	152	50-X	68-X	8
3800	153	50-X	68-X	8
3800	154	50-X	68-X	8
3800	155	50-X	68-X	8
3800	156	50-X	68-X	8
3800	157	50-X	68-X	8
3800	158	50-X	68-X	8

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BLOCK	LOT	HEIGHT AND BULK DISTRICT TO BE SUPERSEDED	HEIGHT AND BULK DISTRICT HEREBY APPROVED	SHEET
3800	159	50-X	68-X	8
3800	160	50-X	68-X	8
3800	161	50-X	68-X	8
3800	162	50-X	68-X	8
3800	163	50-X	68-X	8
3800	164	50-X	68-X	8
3800	165	50-X	68-X	8
3800	166	50-X	68-X	8
3800	167	50-X	68-X	8
3800	168	50-X	68-X	8
3800	169	50-X	68-X	8
3800	170	50-X	68-X	8
3800	171	50-X	68-X	8
3800	172	50-X	68-X	8
3800	173	50-X	68-X	8
3800	174	50-X	68-X	8
3800	175	50-X	68-X	8
3800	176	50-X	68-X	8
3800	177	50-X	68-X	8
3800	178	50-X	68-X	8

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BLOCK	LOT	HEIGHT AND BULK DISTRICT TO BE SUPERSEDED	HEIGHT AND BULK DISTRICT HEREBY APPROVED	SHEET
3800	179	50-X	68-X	8
3800	180	50-X	68-X	8
3800	181	50-X	68-X	8
3800	182	50-X	68-X	8
3800	183	50-X	68-X	8
3800	184	50-X	68-X	8
3800	185	50-X	68-X	8
3800	186	50-X	68-X	8
3800	187	50-X	68-X	8
3800	188	50-X	68-X	8
3800	189	50-X	68-X	8
3800	190	50-X	68-X	8
3800	191	50-X	68-X	8
3800	192	50-X	68-X	8
3800	193	50-X	68-X	8
3800	194	50-X	68-X	8
3800	195	50-X	68-X	8
3800	196	50-X	68-X	8
3800	197	50-X	68-X	8
3800	198	50-X	68-X	8

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BLOCK	LOT	HEIGHT AND BULK DISTRICT TO BE SUPERSEDED	HEIGHT AND BULK DISTRICT HEREBY APPROVED	SHEET
3800	199	50-X	68-X	8
3800	200	50-X	68-X	8
3800	201	50-X	68-X	8
3800	202	50-X	68-X	8
3800	203	50-X	68-X	8
3800	204	50-X	68-X	8
3800	205	50-X	68-X	8
3800	206	50-X	68-X	8
3800	207	50-X	68-X	8
3800	208	50-X	68-X	8
3800	209	50-X	68-X	8
3800	210	50-X	68-X	8
3800	211	50-X	68-X	8
3800	212	50-X	68-X	8
3800	213	50-X	68-X	8
3800	214	50-X	68-X	8
3800	215	50-X	68-X	8
3800	216	50-X	68-X	8
3800	217	50-X	68-X	8
3800	218	50-X	68-X	8

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BLOCK	LOT	HEIGHT AND BULK DISTRICT TO BE SUPERSEDED	HEIGHT AND BULK DISTRICT HEREBY APPROVED	SHEET
3800	219	50-X	68-X	8
3800	220	50-X	68-X	8
3800	221	50-X	68-X	8
3800	222	50-X	68-X	8
3800	223	50-X	68-X	8
3800	224	50-X	68-X	8
3800	225	50-X	68-X	8
3800	226	50-X	68-X	8
3800	227	50-X	68-X	8
3800	228	50-X	68-X	8
3800	229	50-X	68-X	8
3800	230	50-X	68-X	8
3800	231	50-X	68-X	8
3807	021	50-X	58-X	8
3808	003	50-X	58-X	8
3808	004	50-X	58-X	8
3905	011	40-X	68-X	8
3905	012	40-X	68-X	8
3924	008	40-X	68-X	7
3949	001A	40-X	68-X	8

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BLOCK	LOT	HEIGHT AND BULK DISTRICT TO BE SUPERSEDED	HEIGHT AND BULK DISTRICT HEREBY APPROVED	SHEET
3978	002	40-X	45-X	8
3978	003	40-X	45-X	8
3978	004	40-X	45-X	8
3978	005	40-X	45-X	8
3978	006	40-X	45-X	8
3978	007	40-X	45-X	8
3978	008	40-X	45-X	8
3978	009	40-X	45-X	8
3978	010	40-X	45-X	8
3978	011	40-X	45-X	8
3978	012	40-X	45-X	8
3978	013	40-X	45-X	8
3978	014	40-X	45-X	8
3978	015	40-X	45-X	8
3978	016	40-X	45-X	8
3978	017	40-X	45-X	8
3978	018	40-X	45-X	8
3978	019	40-X	45-X	8
3978	020	40-X	45-X	8
3978	021	40-X	45-X	8

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BLOCK	LOT	HEIGHT AND BULK DISTRICT TO BE SUPERSEDED	HEIGHT AND BULK DISTRICT HEREBY APPROVED	SHEET
3978	022	40-X	45-X	8
3978	023	40-X	45-X	8
3978	024	40-X	45-X	8
3978	025	40-X	45-X	8
3978	026	40-X	45-X	8
3978	027	40-X	45-X	8
3978	028	40-X	45-X	8
3978	029	40-X	45-X	8
3978	030	40-X	45-X	8
3978	031	40-X	45-X	8
3978	032	40-X	45-X	8
3978	033	40-X	45-X	8
3978	034	40-X	45-X	8
3978	035	40-X	45-X	8
3978	036	40-X	45-X	8
3978	037	40-X	45-X	8
3978	038	40-X	45-X	8
3978	039	40-X	45-X	8
3978	040	40-X	45-X	8
3978	041	40-X	45-X	8

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BLOCK	LOT	HEIGHT AND BULK DISTRICT TO BE SUPERSEDED	HEIGHT AND BULK DISTRICT HEREBY APPROVED	SHEET
3978	042	40-X	45-X	8
3978	043	40-X	45-X	8
3978	044	40-X	45-X	8
3978	045	40-X	45-X	8
3978	046	40-X	45-X	8
3978	047	40-X	45-X	8
3978	048	40-X	45-X	8
3978	049	40-X	45-X	8
3978	050	40-X	45-X	8
3978	051	40-X	45-X	8
3978	052	40-X	45-X	8
3978	053	40-X	45-X	8
3978	054	40-X	45-X	8
3978	055	40-X	45-X	8
3978	056	40-X	45-X	8
3978	057	40-X	45-X	8
3978	058	40-X	45-X	8
3978	059	40-X	45-X	8
3978	060	40-X	45-X	8
3978	061	40-X	45-X	8

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BLOCK	LOT	HEIGHT AND BULK DISTRICT TO BE SUPERSEDED	HEIGHT AND BULK DISTRICT HEREBY APPROVED	SHEET
3978	062	40-X	45-X	8
3978	063	40-X	45-X	8
3978	064	40-X	45-X	8
3978	065	40-X	45-X	8
3978	066	40-X	45-X	8
3978	067	40-X	45-X	8
3978	068	40-X	45-X	8
3978	069	40-X	45-X	8
3978	070	40-X	45-X	8
3978	071	40-X	45-X	8
3978	072	40-X	45-X	8
3978	073	40-X	45-X	8
3978	074	40-X	45-X	8
3978	075	40-X	45-X	8
3978	076	40-X	45-X	8
3978	077	40-X	45-X	8
3978	078	40-X	45-X	8
3978	079	40-X	45-X	8
3978	080	40-X	45-X	8
3978	081	40-X	45-X	8

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BLOCK	LOT	HEIGHT AND BULK DISTRICT TO BE SUPERSEDED	HEIGHT AND BULK DISTRICT HEREBY APPROVED	SHEET
3978	082	40-X	45-X	8
3978	083	40-X	45-X	8
3978	084	40-X	45-X	8
3978	085	40-X	45-X	8
3978	086	40-X	45-X	8
3978	087	40-X	45-X	8
3978	088	40-X	45-X	8
3978	089	40-X	45-X	8
3978	090	40-X	45-X	8
3978	091	40-X	45-X	8
3978	092	40-X	45-X	8
3978	093	40-X	45-X	8
3978	094	40-X	45-X	8
3978	095	40-X	45-X	8
3978	096	40-X	45-X	8
3978	097	40-X	45-X	8
3978	098	40-X	45-X	8
3978	099	40-X	45-X	8
3978	100	40-X	45-X	8
3978	101	40-X	45-X	8

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BLOCK	LOT	HEIGHT AND BULK DISTRICT TO BE SUPERSEDED	HEIGHT AND BULK DISTRICT HEREBY APPROVED	SHEET
3978	102	40-X	45-X	8
3978	103	40-X	45-X	8
3978	104	40-X	45-X	8
3978	105	40-X	45-X	8
3978	106	40-X	45-X	8
3978	107	40-X	45-X	8
3978	108	40-X	45-X	8
3978	109	40-X	45-X	8
3978	110	40-X	45-X	8
3978	111	40-X	45-X	8
3978	112	40-X	45-X	8
3978	113	40-X	45-X	8
3978	114	40-X	45-X	8
3978	115	40-X	45-X	8
3978	116	40-X	45-X	8
3978	117	40-X	45-X	8
3978	118	40-X	45-X	8
3978	119	40-X	45-X	8
3978	120	40-X	45-X	8
3978	121	40-X	45-X	8

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BLOCK	LOT	HEIGHT AND BULK DISTRICT TO BE SUPERSEDED	HEIGHT AND BULK DISTRICT HEREBY APPROVED	SHEET
3978	122	40-X	45-X	8
3978	123	40-X	45-X	8
3978	124	40-X	45-X	8
3978	125	40-X	45-X	8
3978	126	40-X	45-X	8
3978	127	40-X	45-X	8
3978	128	40-X	45-X	8
3978	129	40-X	45-X	8
3978	130	40-X	45-X	8
3978	131	40-X	45-X	8
3978	132	40-X	45-X	8
3978	133	40-X	45-X	8
3978	134	40-X	45-X	8
3978	135	40-X	45-X	8
3978	136	40-X	45-X	8
3978	137	40-X	45-X	8
3978	138	40-X	45-X	8
3978	139	40-X	45-X	8
3978	140	40-X	45-X	8
3978	141	40-X	45-X	8

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BLOCK	LOT	HEIGHT AND BULK DISTRICT TO BE SUPERSEDED	HEIGHT AND BULK DISTRICT HEREBY APPROVED	SHEET
3978	142	40-X	45-X	8
3978	143	40-X	45-X	8
3978	144	40-X	45-X	8
3978	145	40-X	45-X	8
3978	146	40-X	45-X	8
3978	147	40-X	45-X	8
3978	148	40-X	45-X	8
3978	149	40-X	45-X	8
3978	150	40-X	45-X	8
3978	151	40-X	45-X	8
3978	152	40-X	45-X	8
3978	153	40-X	45-X	8
3978	154	40-X	45-X	8
3978	155	40-X	45-X	8
3978	156	40-X	45-X	8
3978	157	40-X	45-X	8
3978	158	40-X	45-X	8
3978	159	40-X	45-X	8
3978	160	40-X	45-X	8
3978	161	40-X	45-X	8

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BLOCK	LOT	HEIGHT AND BULK DISTRICT TO BE SUPERSEDED	HEIGHT AND BULK DISTRICT HEREBY APPROVED	SHEET
3978	162	40-X	45-X	8
3978	163	40-X	45-X	8
3978	164	40-X	45-X	8
3978	165	40-X	45-X	8
3978	166	40-X	45-X	8
3978	167	40-X	45-X	8
3978	168	40-X	45-X	8
3978	169	40-X	45-X	8
3980	008	40-X	48-X	8
3980	009	40-X	45-X	8
3987	036	50-X	40-X	8
3987	037	50-X	40-X	8
3987	038	50-X	40-X	8
4021	006	50-X	68-X	7
4021	007	50-X	68-X	7
4021	008	50-X	68-X	7
4021	009	50-X	68-X	7
4021	010	50-X	68-X	7
4021	011	50-X	68-X	7
4021	012	50-X	68-X	7

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BLOCK	LOT	HEIGHT AND BULK DISTRICT TO BE SUPERSEDED	HEIGHT AND BULK DISTRICT HEREBY APPROVED	SHEET
4021	013	50-X	68-X	7
4021	014	50-X	68-X	7
4021	015	50-X	68-X	7
4021	016	50-X	68-X	7
4021	017	50-X	68-X	7
4021	018	50-X	68-X	7
4021	019	50-X	68-X	7
4021	020	50-X	68-X	7
4021	021	50-X	68-X	7
4021	022	50-X	68-X	7
4021	023	50-X	68-X	7
4021	024	50-X	68-X	7
4021	025	50-X	68-X	7
4021	026	50-X	68-X	7
4021	027	50-X	68-X	7
4021	028	50-X	68-X	7
4021	029	50-X	68-X	7
4021	030	50-X	68-X	7
4021	031	50-X	68-X	7
4021	032	50-X	68-X	7

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BLOCK	LOT	HEIGHT AND BULK DISTRICT TO BE SUPERSEDED	HEIGHT AND BULK DISTRICT HEREBY APPROVED	SHEET
4021	033	50-X	68-X	7
4021	034	50-X	68-X	7
4021	035	50-X	68-X	7
4021	036	50-X	68-X	7
4021	037	50-X	68-X	7
4021	038	50-X	68-X	7
4021	039	50-X	68-X	7
4044	052	50-X	45-X/58-X/68-X	8
4046	001	40-X	40-X/65-X	8
4046	002	40-X	40-X/65-X	8
4080	065	65-B	45-X/58-X	8
4080	066	65-B	68-X	8
4087	049	50-X	40-X	8
4087	050	50-X	40-X	8
4088	045	50-X	40-X	8
4088	046	50-X	40-X	8
4106	030	50-X	40-X	8
4106	031	50-X	40-X	8
4106	032	50-X	40-X	8
4106	033	50-X	40-X	8

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BLOCK	LOT	HEIGHT AND BULK DISTRICT TO BE SUPERSEDED	HEIGHT AND BULK DISTRICT HEREBY APPROVED	SHEET
4106	034	50-X	40-X	8
4106	035	50-X	40-X	8
4106	036	50-X	40-X	8
4106	037	50-X	40-X	8
4106	038	50-X	40-X	8
4106	039	50-X	40-X	8
4106	040	50-X	40-X	8
4106	041	50-X	40-X	8
4106	042	50-X	40-X	8
4106	043	50-X	40-X	8
4106	044	50-X	40-X	8
4106	045	50-X	40-X	8
4106	046	50-X	40-X	8
4106	047	50-X	40-X	8
4106	048	50-X	40-X	8
4106	049	50-X	40-X	8
4106	050	50-X	40-X	8
4106	051	50-X	40-X	8
4106	052	50-X	40-X	8
4106	053	50-X	40-X	8

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BLOCK	LOT	HEIGHT AND BULK DISTRICT TO BE SUPERSEDED	HEIGHT AND BULK DISTRICT HEREBY APPROVED	SHEET
4106	054	50-X	40-X	8
4106	055	50-X	40-X	8
4106	056	50-X	40-X	8
4106	057	50-X	40-X	8
4106	058	50-X	40-X	8
4106	059	50-X	40-X	8
4106	060	50-X	40-X	8
4106	061	50-X	40-X	8
4106	062	50-X	40-X	8
4106	063	50-X	40-X	8
4106	064	50-X	40-X	8
4106	065	50-X	40-X	8
4106	066	50-X	40-X	8
4106	067	50-X	40-X	8
4106	068	50-X	40-X	8
4106	069	50-X	40-X	8
4106	070	50-X	40-X	8
4106	071	50-X	40-X	8
4106	072	50-X	40-X	8
4106	073	50-X	40-X	8

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BLOCK	LOT	HEIGHT AND BULK DISTRICT TO BE SUPERSEDED	HEIGHT AND BULK DISTRICT HEREBY APPROVED	SHEET
4106	074	50-X	40-X	8
4106	075	50-X	40-X	8
4106	076	50-X	40-X	8
4106	077	50-X	40-X	8
4106	078	50-X	40-X	8
4106	079	50-X	40-X	8
4106	080	50-X	40-X	8
4106	081	50-X	40-X	8
4106	082	50-X	40-X	8
4106	083	50-X	40-X	8
4106	084	50-X	40-X	8
4106	085	50-X	40-X	8
4106	086	50-X	40-X	8
4106	087	50-X	40-X	8
4106	088	50-X	40-X	8
4106	089	50-X	40-X	8
4106	090	50-X	40-X	8
4106	091	50-X	40-X	8
4106	092	50-X	40-X	8
4106	093	50-X	40-X	8

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BLOCK	LOT	HEIGHT AND BULK DISTRICT TO BE SUPERSEDED	HEIGHT AND BULK DISTRICT HEREBY APPROVED	SHEET
4106	094	50-X	40-X	8
4106	095	50-X	40-X	8
4106	096	50-X	40-X	8
4106	097	50-X	40-X	8
4106	098	50-X	40-X	8
4106	099	50-X	40-X	8
4106	100	50-X	40-X	8
4106	101	50-X	40-X	8
4106	102	50-X	40-X	8
4106	103	50-X	40-X	8
4106	104	50-X	40-X	8
4106	105	50-X	40-X	8
4106	106	50-X	40-X	8
4106	107	50-X	40-X	8
4106	108	50-X	40-X	8
4106	109	50-X	40-X	8
4106	110	50-X	40-X	8
4106	111	50-X	40-X	8
4106	112	50-X	40-X	8
4106	113	50-X	40-X	8

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BLOCK	LOT	HEIGHT AND BULK DISTRICT TO BE SUPERSEDED	HEIGHT AND BULK DISTRICT HEREBY APPROVED	SHEET
4106	114	50-X	40-X	8
4106	115	50-X	40-X	8
4106	116	50-X	40-X	8
4106	117	50-X	40-X	8
4106	118	50-X	40-X	8
4106	119	50-X	40-X	8
4106	120	50-X	40-X	8
4106	121	50-X	40-X	8
4106	122	50-X	40-X	8
4106	123	50-X	40-X	8
4106	124	50-X	40-X	8
4106	125	50-X	40-X	8
4106	126	50-X	40-X	8
4106	127	50-X	40-X	8
4106	128	50-X	40-X	8
4106	129	50-X	40-X	8
4106	130	50-X	40-X	8
4106	131	50-X	40-X	8
4106	132	50-X	40-X	8
4106	133	50-X	40-X	8

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BLOCK	LOT	HEIGHT AND BULK DISTRICT TO BE SUPERSEDED	HEIGHT AND BULK DISTRICT HEREBY APPROVED	SHEET
4106	134	50-X	40-X	8
4106	135	50-X	40-X	8
4106	136	50-X	40-X	8
4106	137	50-X	40-X	8
4106	138	50-X	40-X	8
4106	139	50-X	40-X	8
4106	140	50-X	40-X	8
4106	141	50-X	40-X	8
4106	142	50-X	40-X	8
4106	143	50-X	40-X	8
4106	144	50-X	40-X	8
4106	145	50-X	40-X	8
4106	146	50-X	40-X	8
4106	147	50-X	40-X	8
4106	148	50-X	40-X	8
4106	149	50-X	40-X	8
4106	150	50-X	40-X	8
4106	151	50-X	40-X	8
4106	152	50-X	40-X	8
4106	153	50-X	40-X	8

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BLOCK	LOT	HEIGHT AND BULK DISTRICT TO BE SUPERSEDED	HEIGHT AND BULK DISTRICT HEREBY APPROVED	SHEET
4106	154	50-X	40-X	8
4106	155	50-X	40-X	8
4106	156	50-X	40-X	8
4106	157	50-X	40-X	8
4106	158	50-X	40-X	8
4106	159	50-X	40-X	8
4106	160	50-X	40-X	8
4106	161	50-X	40-X	8
4106	162	50-X	40-X	8
4106	163	50-X	40-X	8
4106	164	50-X	40-X	8
4106	165	50-X	40-X	8
4106	166	50-X	40-X	8
4106	167	50-X	40-X	8
4106	168	50-X	40-X	8
4106	169	50-X	40-X	8
4106	170	50-X	40-X	8
4106	171	50-X	40-X	8
4106	172	50-X	40-X	8
4106	173	50-X	40-X	8

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BLOCK	LOT	HEIGHT AND BULK DISTRICT TO BE SUPERSEDED	HEIGHT AND BULK DISTRICT HEREBY APPROVED	SHEET
4106	174	50-X	40-X	8
4106	175	50-X	40-X	8
4106	176	50-X	40-X	8
4107	058	50-X	40-X	8
4107	059	50-X	40-X	8
4108	032	50-X	40-X	8
4108	033	50-X	40-X	8
4108	034	50-X	40-X	8
4108	035	50-X	40-X	8
4108	036	50-X	40-X	8
4108	037	50-X	45-X	8
4108	038	50-X	40-X	8
4108	039	50-X	40-X	8
4108	040	50-X	40-X	8
4142	045	65-A	55-X	8
4142	046	65-A	55-X	8
4142	049	65-A	55-X	8
4142	050	65-A	55-X	8
4172	080	50-X	40-X	8
4172	081	50-X	40-X	8

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BLOCK	LOT	HEIGHT AND BULK DISTRICT TO BE SUPERSEDED	HEIGHT AND BULK DISTRICT HEREBY APPROVED	SHEET
4172	082	50-X	40-X	8
4172	083	50-X	40-X	8
4172	084	50-X	40-X	8
4172	085	50-X	40-X	8
4172	086	50-X	40-X	8
4172	087	50-X	40-X	8
4211	036	65-A	65-X	8
4211	037	65-A	65-X	8
4212	023	65-A	55-X	8
4212	024	65-A	55-X	8
4212	025	65-A	55-X	8
4228	158	50-X	58-X	8
4228	159	50-X	58-X	8
4269	029	40-X	45-X	7
4269	030	40-X	45-X	7
4269	031	40-X	45-X	7
4269	032	40-X	45-X	7
4269	033	40-X	45-X	7
4269	034	40-X	45-X	7
4276	040	40-X	55-X	8

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BLOCK	LOT	HEIGHT AND BULK DISTRICT TO BE SUPERSEDED	HEIGHT AND BULK DISTRICT HEREBY APPROVED	SHEET
4276	041	40-X	55-X	8
4276	042	40-X	55-X	8
4276	043	40-X	55-X	8
4276	044	40-X	55-X	8
6515	041	50-X	55-X	7
6515	042	50-X	55-X	7
6515	043	50-X	55-X	7
6515	044	50-X	55-X	7
6515	045	50-X	55-X	7
6515	046	50-X	55-X	7
6515	047	50-X	55-X	7
6518	041	40-X	55-X	7
6518	042	40-X	55-X	7
6519	050	40-X	55-X	7
6519	051	40-X	55-X	7
6530	042	50-X	55-X	7
6530	043	50-X	55-X	7
6530	044	50-X	55-X	7
6530	045	50-X	55-X	7
6530	046	50-X	55-X	7

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BLOCK	LOT	HEIGHT AND BULK DISTRICT TO BE SUPERSEDED	HEIGHT AND BULK DISTRICT HEREBY APPROVED	SHEET
6530	047	50-X	55-X	7
6530	048	50-X	55-X	7
6530	049	50-X	55-X	7
6569	041	50-X	55-X	7
6569	042	50-X	55-X	7
6569	043	50-X	55-X	7
6569	044	50-X	55-X	7
6569	045	50-X	45-X	7
6569	046	50-X	45-X	7
6569	047	50-X	45-X	7
6569	048	50-X	45-X	7
6569	052	50-X	55-X	7
6569	053	50-X	55-X	7
6569	054	50-X	55-X	7
6569	055	50-X	55-X	7
6569	056	50-X	55-X	7
6569	057	50-X	55-X	7
6569	058	50-X	55-X	7
6569	059	50-X	55-X	7
6569	060	50-X	55-X	7

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BLOCK	LOT	HEIGHT AND BULK DISTRICT TO BE SUPERSEDED	HEIGHT AND BULK DISTRICT HEREBY APPROVED	SHEET
6569	061	50-X	55-X	7
6569	062	50-X	55-X	7
6569	063	50-X	55-X	7
6569	064	50-X	55-X	7
6569	065	50-X	55-X	7
6569	066	50-X	55-X	7
6569	067	50-X	55-X	7
6569	068	50-X	55-X	7
6569	069	50-X	55-X	7
6569	070	50-X	55-X	7
6569	071	50-X	55-X	7
6569	072	50-X	55-X	7
6569	073	50-X	55-X	7
6569	074	50-X	55-X	7
6569	075	50-X	55-X	7
6569	076	50-X	55-X	7
6569	077	50-X	55-X	7
6569	078	50-X	55-X	7
6569	079	50-X	55-X	7
6569	080	50-X	55-X	7

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BLOCK	LOT	HEIGHT AND BULK DISTRICT TO BE SUPERSEDED	HEIGHT AND BULK DISTRICT HEREBY APPROVED	SHEET
6569	081	50-X	55-X	7
6569	082	50-X	55-X	7
6569	083	50-X	55-X	7
6569	084	50-X	55-X	7
6569	085	50-X	55-X	7
6569	086	50-X	55-X	7
6569	087	50-X	55-X	7
6569	088	50-X	55-X	7
6569	089	50-X	55-X	7
6569	090	50-X	55-X	7
6569	091	50-X	55-X	7
6569	092	50-X	55-X	7
6569	093	50-X	55-X	7
6569	094	50-X	55-X	7
6569	095	50-X	55-X	7
6569	096	50-X	55-X	7
6569	097	50-X	55-X	7
6569	098	50-X	55-X	7
6569	099	50-X	55-X	7
6569	100	50-X	55-X	7

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BLOCK	LOT	HEIGHT AND BULK DISTRICT TO BE SUPERSEDED	HEIGHT AND BULK DISTRICT HEREBY APPROVED	SHEET
6569	101	50-X	55-X	7
6569	102	50-X	55-X	7
6569	103	50-X	55-X	7
6569	104	50-X	55-X	7
6569	105	50-X	55-X	7
6569	106	50-X	55-X	7
6569	107	50-X	55-X	7
6569	108	50-X	55-X	7
6569	109	50-X	55-X	7
6569	110	50-X	55-X	7
6569	111	50-X	55-X	7
6569	112	50-X	55-X	7
6569	113	50-X	55-X	7
6569	114	50-X	55-X	7
6569	115	50-X	55-X	7
6569	116	50-X	55-X	7
6569	117	50-X	55-X	7
6569	118	50-X	55-X	7
6569	119	50-X	55-X	7
6569	120	50-X	55-X	7

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BLOCK	LOT	HEIGHT AND BULK DISTRICT TO BE SUPERSEDED	HEIGHT AND BULK DISTRICT HEREBY APPROVED	SHEET
6569	121	50-X	55-X	7
6569	122	50-X	55-X	7
6569	123	50-X	55-X	7
6569	124	50-X	55-X	7
6569	125	50-X	55-X	7
6569	126	50-X	55-X	7
6569	127	50-X	55-X	7
6569	128	50-X	55-X	7
6569	129	50-X	55-X	7
6569	130	50-X	55-X	7
6569	131	50-X	55-X	7
6569	132	50-X	55-X	7
6569	133	50-X	55-X	7
6569	134	50-X	55-X	7
6569	135	50-X	55-X	7
6569	136	50-X	55-X	7
6569	137	50-X	55-X	7
6569	138	50-X	55-X	7
6569	139	50-X	55-X	7
6569	140	50-X	55-X	7

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BLOCK	LOT	HEIGHT AND BULK DISTRICT TO BE SUPERSEDED	HEIGHT AND BULK DISTRICT HEREBY APPROVED	SHEET
6569	141	50-X	55-X	7
6569	142	50-X	55-X	7
6569	143	50-X	55-X	7
6569	144	50-X	55-X	7
6569	145	50-X	55-X	7
6569	146	50-X	55-X	7
6569	147	50-X	55-X	7
6569	148	50-X	55-X	7
6569	149	50-X	55-X	7
6569	150	50-X	55-X	7
6569	151	50-X	55-X	7
6569	152	50-X	55-X	7
6569	153	50-X	55-X	7
6569	154	50-X	55-X	7
6569	155	50-X	55-X	7
6569	156	50-X	55-X	7
6569	157	50-X	55-X	7
6569	158	50-X	55-X	7
6569	159	50-X	55-X	7
6569	160	50-X	55-X	7

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BLOCK	LOT	HEIGHT AND BULK DISTRICT TO BE SUPERSEDED	HEIGHT AND BULK DISTRICT HEREBY APPROVED	SHEET
6569	161	50-X	55-X	7
6569	162	50-X	55-X	7
6569	163	50-X	55-X	7
6569	164	50-X	55-X	7
6569	165	50-X	55-X	7
6569	166	50-X	55-X	7
6569	167	50-X	55-X	7
6569	168	50-X	55-X	7
6569	169	50-X	55-X	7
6569	170	50-X	55-X	7
6569	171	50-X	55-X	7
6569	172	50-X	55-X	7
6569	173	50-X	55-X	7
6569	174	50-X	55-X	7
6569	175	50-X	55-X	7
6569	176	50-X	55-X	7
6569	177	50-X	55-X	7
6569	178	50-X	55-X	7
6569	179	50-X	55-X	7
6569	180	50-X	55-X	7

BLOCK	LOT	HEIGHT AND BULK DISTRICT TO BE SUPERSEDED	HEIGHT AND BULK DISTRICT HEREBY APPROVED	SHEET
6569	181	50-X	55-X	7

Section 4. Section 3. The following change to Sheet SU8 of the Zoning Map, duly approved by resolution of the Planning Commission, shall designate the following parcel within the Life Science and Medical Office Special Use District:

BLOCK	LOT
4044	052

Section 5. The following change to Sheet SU8 of the Zoning Map, duly approved by resolution of the Planning Commission, shall designate the following parcels within the Restricted Integrated PDR Special Use District:

BLOCK	LOT
4228	158
4228	159

Section 6. The following change to Sheet SU1 of the Zoning Map, duly approved by resolution of the Planning Commission, shall designate the following parcels within the SoMa Youth and Family Special Use District:

BLOCK	LOT
3731	221
3731	222
3731	223
3731	224
3731	225

	BLOCK	LOT
1		
2	3731	226
3	3731	227
4	3731	228
5	3731	229
6	3731	230
7	3731	231
8	3731	232
9	3731	233
10	3731	234
11	3731	236
12	3731	237
13	3731	238
14	3731	239
15	3731	240
16	3731	241
17	3731	242
18	3731	243
19	3732	234
20	3732	235
21	3732	236
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1	BLOCK	LOT
2	3732	237
3	3732	238
4	3732	239
5	3732	261
6	3732	262
7	3732	263
8	3732	264
9	3732	265
10	3732	265
11	3751	420
12	3751	421
13	3751	422
14	3751	423
15	3751	424
16	3751	425
17	3751	426
18	3751	427
19	3751	428
20	3751	429
21	3751	430
22	3751	431
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1	BLOCK	LOT
2	3751	432
3	3751	433
4	3751	434
5	3751	435
6	3751	436
7	3751	437
8	3751	438
9	3751	439
10	3751	440
11	3751	441
12	3751	442
13	3751	443
14	3751	444
15	3751	445
16	3751	446
17	3751	447
18	3751	448
19	3751	449
20	3751	450
21	3751	451
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1	BLOCK	LOT
2	3751	452
3	3751	453
4	3751	454
5	3751	455
6	3751	456
7	3751	457
8	3751	458
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21	3751	471
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1	BLOCK	LOT
2	3751	472
3	3751	473
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9	3751	479
10	3751	480
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12	3751	482
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16	3751	486
17	3751	487
18	3751	488
19	3751	489
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21	3751	491
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1	BLOCK	LOT
2	3751	492
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1	BLOCK	LOT
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14	3752	502
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1	BLOCK	LOT
2	3752	528
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4	3752	530
5	3752	531
6	3752	532
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9	3752	535
10	3752	536
11	3752	537
12	3752	538
13	3752	539
14	3752	540
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19	3752	545
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1	BLOCK	LOT
2	3752	548
3	3752	549
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1	BLOCK	LOT
2	3752	568
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BLOCK	LOT
3752	588
3752	589

Section 7. The following amendments to Sheet SU08 of the Zoning Map, duly approved by resolution of the Planning Commission, shall remove the following parcels from the Innovative Industries Special Use District:

BLOCK	LOT
3800	003
3800	004
3807	001
3807	002
3807	004
3807	008
3807	011
3807	012
3808	001
3808	002
3821	002
3821	004
3821	005
3821	006
3821	007
3833	001
3833	002

1	3833	003
2	3834	001
3	3913	005
4	3948	001A
5	3948	002
6	3948	002B
7	3948	003
8	3948	003B
9	3948	003C
10	3948	004
11	3948	005
12	3948	006
13	3948	007
14	3948	008
15	3948	009
16	3948	010
17	3948	011
18	3948	012
19	3948	013
20	3948	014
21	3948	015
22	3948	016
23	3948	017
24	3948	018
25		

1	3948	019
2	3948	020
3	3948	021
4	3948	022
5	3949	001
6	3949	001A
7	3949	002
8	3950	001
9	3950	002
10	3950	003
11	3950	007
12	3950	008
13	3950	009
14	3950	010
15	3950	011
16	3950	012
17	3950	013
18	3950	014
19	3950	015
20	3950	016
21	3950	017
22	3950	018
23	3950	019
24	3950	020
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3950	021
3950	022
3950	023
3950	024
3950	025
3950	026
3950	027
3950	028
3950	029
3950	030
3950	031
3950	032
3950	033
3950	034
3950	035
3950	036
3950	037
3950	038

APPROVED AS TO FORM:
DENNIS J. HERRERA, City Attorney

By: _____
JUDITH A. BOYAJIAN
Deputy City Attorney