



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Planning Code Text Amendment Initiation

INITIATION HEARING DATE: JULY 30 2020

Project Name: Central SoMa Code Clean-Up
Case Number: Case No. 2011.1356PCA-02
[Board File No. TBD]
Initiated by: Planning Commission
Staff Contact: Mat Snyder, Senior Planner
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Reviewed by: Joshua Switzky, Land Use & Community Planning Program Manager,
Citywide Division
Recommendation: **Initiate and Schedule for Adoption on or After September 3, 2020**

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The action before this Commission is initiation of the code amendments described below. Initiation does not involve a decision on the substance of the amendments; it merely begins the required 20-day notice period, after which the Commission may hold a hearing and take action on the proposed Code amendments.

PLANNING CODE AMENDMENT

The proposed Ordinance would amend the Planning Code by correcting, clarifying and updating Administrative and Planning Code amendments approved in Ordinance No. 296-18, which gave effect to the Central South of Market ("SoMa") Area Plan, and is necessary to implement the adopted policies of the Central SoMa Plan.

The Way It Is Now:

The Planning Code contains multiple grammatical and syntactical errors, unintentional cross-references and accidental additions and deletions associated with the Central SoMa Planning Code amendments approved in 2018. Additionally, there are currently Planning Code provisions approved under original Central SoMa Ordinance regarding the open space, lot coverage, and fee rates, and height and bulk setback and skyplane requirements that are inconsistent with the intentions of the adopted policies regarding those topics.

The Way It Would Be:

The proposed Ordinance seeks to correct these errors and improve the overall quality and readability of the Code and to more accurately implement the intent of the adopted policies in the Central SoMa Plan.

Amendments that could be considered substantive but that are being made to clarify, correct omissions, or reflect the actual intent of the adopted Central SoMa legislation includes: (1) clarifying lot coverage

requirement for residential uses; (2) clarifying which sides of narrow streets in Central SoMa are subject to solar plane setback and bulk reduction sky plane requirements; (3) clarifying the geographic area in which Central SoMa Community facilities fee revenue can be spent; (4) clarifying that the Central SoMa Infrastructure Fee applies to both Tiers B and C for non-residential projects not subject to an office allocation; (5) clarifying that the SoMa Infrastructure fee revenue can be spent on non-transit projects; (6) clarifying that exceptions granted for usable open space can only be made for non-quantitative aspects of the said open space; and (7) adding a requirement for an operations strategy for required POPOS. The one substantive change includes allowing off-site usable open space at a greater distance

BACKGROUND

On May 10, 2018, the Planning Commission adopted Resolution No. 20185, recommending to the Board of Supervisors (Board) to approve a series of Planning Code and other Code Amendments related to the Central SoMa Plan. On December 4, 2018, the Board finally approved the amendments; the Amendments went into effect on January 11, 2019. Subsequent to the approval, Planning staff has noticed several inadvertent errors and instances where the wording of or placement of the new code provisions do not accurately reflect the intent of the related policy. This ordinance is intended to address these issues.

ISSUES AND CONSIDERATIONS

Substantive Changes

Most of the proposed changes in this ordinance are not substantive. However, this ordinance does contain changes that could be considered substantive, but for the reasons identified below are included in this ordinance as amendments that would correct conflicting or missing information. The following is a list of amendments the Department believes to be substantive:

- **Allowing the portion of required usable open space that can be provided off-site to be provided at a greater distance.** Planning Code Section 135(i)(1) establishes that required usable open space that can be provided off-site must be within 800 feet of the principal project. One of the open space policy goals of the Central SoMa Plan in to improve underutilized parcels under and immediately adjacent to Interstate 80 as open space resources. Therefore, Planning staff is recommending that this distance requirement be amended to allow such open space to be within ½ mile of the principal project or be under or adjacent to I-80 if it is within the boundaries of the Central SoMa SUD; this provides more flexibility in providing off-site usable open space generally, and encourages the creation of more open space at these targeted parcels, specifically.
- **Requiring an Operations Strategy for Privately Operated Publicly Accessible Open Space (POPOS).** The Central SoMa Implementation Document calls for the establishment of an operations strategy for each POPOS to memorialize the means by which such open space will be maintained and operated on an ongoing basis, but was inadvertently not included in the Original Legislation. Therefore, staff is recommending that the text amendment include the requirement that an Operation Strategy be approved by the Director of Planning prior to the approval of a site or building permit of a project with such POPOS requirement.
- **Clarifying the Lot Coverage Limitation in Central SoMa is 80-percent for all Residential Levels.** The subject Code amendment would clarify that all floor levels with residential space (including

accessory residential spaces such as common rooms) are limited to 80% lot coverage, except for lobbies and common circulation.

- **Clarifying Height Setback and Bulk Reduction Sky Plane Requirements for Projects on Narrow Streets in Central SoMa.** The Original Central SoMa Legislation included new provisions that expanded on solar plane setback requirements on the southern side of narrow street, originally established as part of the Market Octavia Plan in 2008. The Central SoMa Legislation also introduced a new type of bulk reduction, “sky plane”, where upper story bulk reduction is determined by the perceived visibility of a building’s upper story bulk by pedestrians on the street. This Clean-Up legislation clarifies which sides of the street these new requirements apply and reorganizing the provisions by assuring all sky plane requirements are in the same location of the Code.
- **Broadening the Area in Which Funds Collected from the Central SoMa Community Facilities Fee can be Spent.** Currently, Planning Code Section 433(b)(4) limits the area in which Central SoMa Community Infrastructure fee can be spent to the Central SoMa SUD. Staff believes that this geography is too limited to practically implement the purpose of the adopted Fee, given that opportunities to fund such facilities that serve the residents of Central SoMa may fall nearby but outside the boundaries of the Plan area. The amendment proposed would broaden this geography to include all of what is commonly known as SoMa plus an additional ¼ mile from it.
- **Expanding the Geography of Where Projects are Subject to the Central SoMa Infrastructure Fee.** The Central SoMa Plan introduced several new funding sources to fund community benefits. These included the Central SoMa Infrastructure Fee, the Central SoMa Community Facilities fee, and a new Community Finance District (CFD). The Central SoMa area was divided into fee tiers (A, B, and C) based on the amount of additional development capacity the Plan created, and therefore the capacity for a development project to contribute higher fees. The Central SoMa Community Benefits Program, adopted by both the Planning Commission and the Board of Supervisor, indicated that non-residential projects that are not subject to an office allocation should pay the SoMa Infrastructure Fee if they were in either Tiers B or C. The Original Central SoMa legislation mistakenly only included Tier C; this clean-up legislation would add Tier B to be consistent with the adopted Plan documents.
- **Expanding the Types of Infrastructure Projects that can be Funded through the Central SoMa Infrastructure Fee.** The adopted Central SoMa Community Benefits Document indicated that both transit and parks/open space projects could be funded through revenue from the Central SoMa Infrastructure Fee. The Original Central SoMa Legislation mistakenly only referenced transit as being an eligible infrastructure type. The Clean-Up legislation would correct this to enable a broader set of infrastructure types that could be funded through this revenue source based on nexus requirements.
- **Clarifying that Only Non-Quantitative Exceptions to Open Space Requirements Can be Granted through Design Exceptions.** The Original Legislation included provisions that allowed exceptions to the usable open space requirement to be approved through a modification or variance. This Clean-up Legislation clarifies that the payment of open space in-lieu fee is only

required when an exception or variance is granted to reduce the *amount* of open space provided, but not in cases where an exception or variance is *only* related to the design standards for the open space.

Publisher Comments

After every ordinance, the code publisher sends the City Attorney’s Office a list of errors they encountered in the process of publishing the Code. These usually include outdated section references, missing words, typos and the like. This Ordinance includes many of these types of corrections.

RECOMMENDATION

The Department recommends that the Commission recommend approval of the resolution to initiate the Planning Code amendments for consideration on or after September 3, 2020.

BASIS FOR RECOMMENDATION

This Ordinance is intended to correct identified errors, omissions, and imprecision in the Code amendments adopted to implement the Central SoMa Plan. Although these are considered minor errors, they cannot be corrected without a legislative change. Adopting this Ordinance will make the code more consistent with adopted policy, accurate and easier to use. Other amendments are to clarify Code provisions to accurately reflect the original intent of the Central SoMa Plan.

REQUIRED COMMISSION ACTION

The proposed Ordinance is before the Commission so that it may initiate the proposed Ordinance and schedule a time for the Ordinance to be heard for adoption.

ENVIRONMENTAL REVIEW

The proposal to amend the Planning Code is anticipated to result in no physical impact on the environment. Evaluation under CEQA will be complete prior to the adoption hearing.

PUBLIC COMMENT

As of the date of this report, the Planning Department has not received any public comment regarding the proposed Ordinance.

RECOMMENDATION: Initiate and Consider Adoption on or after September 3, 2020
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Attachments:

- Exhibit A: Draft Planning Commission Resolution
- Exhibit B: Proposed Ordinance



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission

Resolution No.

HEARING DATE: JULY 30, 2020

Project Name: Central SoMa Planning Code Clean-Up
Case Number: Case No. 2011.1356PCA-02
Initiated by: Planning Commission
Staff Contact: Mat Snyder, Senior Planner
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INITIATING AMENDMENTS TO THE PLANNING CODE TO CORRECT TYPOGRAPHICAL ERRORS, UPDATE INCORRECT CROSS-REFERENCES, AND MAKE NON-SUBSTANTIVE LANGUAGE REVISIONS LARGELY RELATED TO ORDINANCE NO. 296-18, "ADMINISTRATIVE, PLANNING CODES – CENTRAL SOUTH OF MARKET AREA PLAN". THE PROPOSED ORDINANCE WILL ALSO AMENDS PLANNING CODE SECTION 135(H) REGARDING USABLE OPEN SPACE REQUIREMENTS; PLANNING CODE SECTION 138 ADDING A POPOS OPERATION STRATEGY; PLANNING CODE SECTION 249.789(D)(6) CLARIFYING THE LOT COVERAGE REQUIREMENT FOR RESIDENTIAL USES; PLANNING CODE SECTION 406(B)(1) CLARIFYING THAT 100 PERCENT AFFORDABLE HOUSING PROJECTS ARE ELIGIBLE FOR IMPACT FEE WAIVERS; PLANNING CODE SECTION 432.4(B)(1) CLARIFYING THE GEOGRAPHY IN WHICH IMPACT FEES CAN BE SPENT; PLANNING CODE SECTION 433(B)(4) CLARIFYING FEE TIERS IN WHICH THE CENTRAL SOMA INFRASTRUCTURE FEE APPLIES; PLANNING CODE SECTION 433.4(B)(2) CLARIFYING THE TYPE OF INFRASTRUCTURE PROJECTS THAT CAN BE FUNDED BY THE CENTRAL SOMA INFRASTRUCTURE FEE; AFFIRMING THE PLANNING DEPARTMENT'S DETERMINATION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT; AND MAKING FINDINGS OF CONSISTENCY WITH THE GENERAL PLAN AND THE EIGHT PRIORITY POLICIES OF PLANNING CODE SECTION 101.1.

PREAMBLE

WHEREAS, on May 10, 2018, the Planning Commission (hereinafter "Commission") adopted Resolution No. 20185, recommending to the Board of Supervisors (hereinafter "Board") a set of Planning Code Text and Map amendments (hereinafter "2018 Ordinance") to give effect to the Central SoMa Plan (hereinafter "Project");

WHEREAS, at the same hearing, the Commission adopted Resolution Nos. 20183 and 20185 certifying the Central SoMa Final EIR, and adopted CEQA finding for the Project;

WHEREAS, on December 4, 2018, the Board approved the 2018 Ordinance; the Mayor approved the Original Ordinance on December 12, 2018; the Ordinance became effective on January 11, 2019; and

WHEREAS, Subsequent to the effective date of the 2018 Ordinance, Planning staff and the City Attorney's office have identified several instances in the 2018 Ordinance where there were errors, lack of clarify, or inconsistencies with other provisions of the Planning Code and with the related adopted Central SoMa policies and documents, including the Central SoMa Plan of the General Plan and Central SoMa Implementation Document;

WHEREAS, the proposed Planning Code text changes would amend several sections of the Code as outlined in the draft Ordinance and incorporated herein to address inadvertent errors, lack of clarify, and other needed language improvements necessary to implement the adopted policies and intents of adopted Central SoMa Plan; and

WHEREAS, the Environmental Review will be completed prior to the Commission taking action on this item; 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 Ordinance:

MOVED, that pursuant to Planning Code Section 302(b), the Planning Commission Adopts a Resolution to initiate amendments to the Planning Code.

AND BE IT FURTHER RESOLVED, that pursuant to Planning Code Section 306.3, the Planning Commission authorizes the Department to provide appropriate notice for a public hearing to consider the above referenced Planning Code amendments contained in the draft ordinance, approved as to form by the City Attorney in Exhibit A, to be considered at a publicly noticed hearing on or after **September 3, 2020**.

I hereby certify that the foregoing Resolution was ADOPTED by the San Francisco Planning Commission on July 30, 2020.

Jonas P. Ionin
Commission Secretary

AYES:

NOES:

ABSENT:

ADOPTED:

1 [Administrative, Planning Codes - Technical Corrections; Amendments to Various Central
2 SoMa Zoning Provisions]

3 **Ordinance amending the Planning Code to correct and clarify Administrative and**
4 **Planning Code amendments approved in Ordinance No. 296-18, which gave effect to**
5 **the Central South of Market Area Plan, and to amend open space, apparent mass**
6 **reduction, lot coverage and fee provisions in Central SoMa; affirming the Planning**
7 **Department’s determination under the California Environmental Quality Act; and**
8 **making findings of consistency with the General Plan and the eight priority policies of**
9 **Planning Code Section 101.1 and public necessity, convenience, and welfare findings**
10 **under Planning Code, Section 302.**

11 NOTE: **Unchanged Code text and uncodified text** are in plain Arial font.
12 **Additions to Codes** are in *single-underline italics Times New Roman font*.
13 **Deletions to Codes** are in *strikethrough italics Times New Roman font*.
14 **Board amendment additions** are in double-underlined Arial font.
15 **Board amendment deletions** are in ~~strikethrough Arial font~~.
16 **Asterisks (* * * *)** indicate the omission of unchanged Code
17 subsections or parts of tables.

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

19 Section 1.

20 (a) The Planning Department has determined that the actions contemplated in this
21 ordinance comply with the California Environmental Quality Act (California Public Resources
22 Code Sections 21000 et seq.). Said determination is on file with the Clerk of the Board of
23 Supervisors in File No. ____ and is incorporated herein by reference. The Board affirms this
24 determination.

25 (b) The Board of Supervisors finds that the actions contemplated in this ordinance are
consistent, on balance, with the City’s General Plan and eight priority policies of Planning

1 Code Section 101.1 for the reasons set forth in Ordinance No. 296-18, which are incorporated
2 herein by reference.

3 (c) Pursuant to Planning Code Section 302, the Board of Supervisors finds that the
4 actions contemplated in this ordinance will serve the public necessity, convenience, and
5 welfare for the reasons set forth in Ordinance No. 296-18, which are incorporated herein by
6 reference.

7

8 Section 2. General Findings.

9 (a) Subsequent to the passage of Ordinance No. 296-18, “The Administrative,
10 Planning Codes – Central South of Market Area Plan Amendments” (“2018 Ordinance”), the
11 Planning Department has determined that technical and clarifying Administrative and Planning
12 Code amendments are needed to effect the original intent of the 2018 Ordinance and other
13 Central SoMa policy documents. In most cases, these amendments correct or clarify the
14 Code for consistency with the intent of the Central SoMa Area Plan, Central SoMa
15 Implementation Document, and other policy documents that were approved at the same time
16 as the Original Ordinance.

17

18 Section 3. The Administrative Code is hereby amended by revising Sections 35.2 and
19 35.7, to read as follows:

20 **SEC. 35.2. DECLARATION OF POLICY.**

21 It shall be the policy of the City and County of San Francisco (City) to protect its
22 existing and future Production, Distribution, and Repair (PDR) Uses from potentially
23 incompatible adjacent and nearby development provided that such Uses ~~businesses~~ are
24 conducted and maintained in accordance with all applicable federal, state, and local laws and
25 regulations.

1 **SEC. 35.7. PLANNING DEPARTMENT AND COMMISSION REVIEW OF RESIDENTIAL**
2 **PROJECTS.**

3 The Planning Department and Commission shall consider, among other factors, the
4 compatibility of uses when approving Residential Uses and Hotel Uses in PDR Use Zoning
5 Districts and shall take all reasonably available means through the City’s design review and
6 approval processes to ensure that the design of such new residential and hotel development
7 projects is sensitive to both the existing and future PDR Uses in these Districts and the future
8 residents and overnight visitors of the new development. Such factors may include, among
9 others:

10 (a) The proposed project’s consistency with the Industrial Area Design Guidelines;

11 (b) The proposed project’s overall design, acoustical treatment, and ventilation to
12 achieve interior noise levels and ventilation compatible with residential standards; and

13 (c) The location of non-habitable spaces or spaces such as closets, bathrooms,
14 kitchens, and/or landscaping so that such spaces may provide a buffer between the proposed
15 habitable residential areas and any common property line with PDR Uses.

16
17 Section 4. The Planning Code is hereby amended by revising Sections 128.1, 135,
18 138, 155, 201, 249.78, 249.78, 249.78, 261.1, 263.32, 270, 329, 406, 415.5, 426, 427, 432.4,
19 840, 840.19, 840.22, 840.23, 841, 841.19, 841.22, 841.23, 841.26, and 842 and adding
20 Section 803.8, to read as follows:

21 **SEC. 128.1. TRANSFER OF DEVELOPMENT RIGHTS IN THE CENTRAL SOMA SPECIAL**
22 **USE DISTRICT.**

23 * * * *

24 (b) **Definitions.**

1 **“Development Lot.”** A lot within the Central SoMa Special Use District to which
2 Transferable Development Rights may be transferred. The following areas are exempted from
3 the calculation of the Development Lot area: land dedicated to the City for affordable housing
4 pursuant to Section 249.78 or land dedicated to the City for publicly-owned parks or publicly-
5 owned recreation centers pursuant to Section 263.32 or 263.34.

6 **“Preservation Lot.”** A parcel of land within the Central SoMa Special Use District
7 on which exists (1) a Significant or Contributory Building, as designated pursuant to Article
8 11 of this Code; or (2) a structure designated as an individual landmark or as contributory to a
9 historic district designated pursuant to Article 10 of this Code. The boundaries of the
10 Preservation Lot shall be the boundaries of the Assessor’s Lot on which the building is located
11 at the time the ordinance making the designation is adopted, unless boundaries are otherwise
12 specified in that ordinance.

13 **“Transfer Lot.”** ~~A lot within~~ Within the Central SoMa Special Use District, a Transfer Lot
14 is a Preservation Lot or a lot that contains a building in which all of the housing units are Affordable
15 Housing Units as defined in Section 401, from which Transferable Development Rights may be
16 transferred.

17 * * * *

18 (c) **Applicability.** TDR may be transferred from a Transfer Lot to a Development Lot,
19 subject to the requirements set forth in this Section 128.1 ~~and Section 249.78~~.

20 * * * *

21 (d) **Controls.** The transfer and use of TDR within the Central SoMa SUD are subject to the
22 following controls shall be allowed only under the following circumstances:

23 (1) TDR from a Transfer Lot within the Central SoMa SUD may be used by any
24 Development Lot in the city as defined in Sections 128 and 128.1. The Transfer Lot is a Preservation
25

1 Lot or consists of a building all of the housing units of which are Affordable Housing Units as defined
2 in Section 401.

3 _____ (2) TDR from a Transfer Lot located outside the Central SoMa SUD may only be used
4 by a Development Lot within the Central SoMa SUD if that Development Lot is a Large Development
5 Site pursuant to subsection (e). ~~The purchaser of the TDR is a Development Lot as defined in Section~~
6 128 and 128.1.

7 _____ (3) Transfer and use of TDR within the Central SoMa SUD is subject to the
8 requirements of Section 128(e) through (l).

9 (e) Additional Requirements. Projects transferring TDR pursuant to this Section 128.1 are
10 subject to the requirements of Planning Code Section 128(e) through (l) and Section 249.78. **TDR**

11 **Controls for Large Development Sites.**

12 _____ (1) Applicability. This subsection (e) applies to Large Development Sites, which are
13 projects that:

14 _____ (A) Are located in Central SoMa Fee Tier C, as defined in Section 423.2;

15 _____ (B) Contain new construction or addition of 50,000 non-residential gross
16 square feet or greater; and

17 _____ (C) Have a Floor Area Ratio of 3:1 or greater.

18 _____ (2) Controls. To exceed a Floor Area Ratio of 3:1, a Large Development Site shall
19 acquire one Unit of TDR from a Transfer Lot, as defined in Sections 128 and 128.1, per square foot of
20 development up to a Floor Area Ratio of 4.25:1. Above 4.25:1, the acquisition of additional TDR is not
21 required.

22 * * * *

23 //

24 //

25 //

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

3 * * * *

4 (h) **Publicly-Accessible Usable Open Space Standards.** In DTR Districts and the
5 Eastern Neighborhoods Mixed Use Districts, some or all of the usable open space
6 requirements may be fulfilled by providing privately-owned public open space. Any space
7 credited as publicly-accessible usable open space, where permitted or required by this Code,
8 shall meet the following standards:

9 * * * *

10 (6) **Approval of Open Space Type and Features.** Approval of open space in
11 these areas is subject to requirements of Section 138(~~de~~) of this Code.

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

13 (1) **Eastern Neighborhoods Mixed Use Districts.** In the Eastern
14 Neighborhoods Mixed Use Districts, the provision of off-site publicly accessible open space
15 may be credited toward the residential usable open space requirement, subject to Section 329
16 for projects to which that Section applies and Section 307(h) for other projects. Any such
17 space shall meet the publicly accessible open space standards set forth in Section 135(h) and
18 ~~be provided within 800 feet of the project~~ shall be within the following distance of the principal project:
19 for principal projects that are not within the Central SoMa SUD such space shall be within 800 feet of
20 said principal project; for principal projects that are within the Central SoMa SUD, the space shall be
21 within 1/2 mile of said principal project or within any parcel that is under or immediately adjacent to
22 Interstate 80 and within the boundaries of Central SoMa Plan Area. The distance between the
23 principal project and the offsite open space shall be measured by the direct distance between the
24 closest boundary of the principal project and the closest boundary of the off-site open space. No more
25 than 50 percent of a project's required usable open space shall be off-site. The publicly

1 accessible off-site usable open space shall be constructed, completed, and ready for use no
2 later than the project itself, and shall receive its Certificate of Final Completion from the
3 Department of Building Inspection prior to the issuance of any Certificate of Final Completion
4 or Temporary Certificate of Occupancy for the project itself.

5 * * * *

6
7 **SEC. 138. PRIVATELY-OWNED PUBLIC OPEN SPACE (POPOS) REQUIREMENTS.**

8 * * * *

9 (f) **Open Space Provider.** The open space required by this Section may be provided:
10 individually by the project sponsor or jointly by the project sponsor and other project sponsors,
11 provided, that each square foot of jointly developed open space may count toward only one
12 sponsor's requirement. With the approval of the Planning Commission, a public or private
13 agency may develop and maintain the open space, provided that (i) the project sponsor or
14 sponsors pay for the cost of development of the number of square feet the project sponsor is
15 required to provide, (ii) provision satisfactory to the Commission is made for the continued
16 maintenance of the open space for the actual lifetime of the building giving rise to the open
17 space requirement, and (iii) the Commission finds that there is reasonable assurance that the
18 open space to be developed by such agency will be developed and open for use by the time
19 the building, the open space requirement of which is being met by the payment, is ready for
20 occupancy. Property owners providing open space under this section will hold harmless the
21 City and County of San Francisco, its officers, agents and employees, from any damage or
22 injury caused by the design, construction, use, or maintenance of open space. Property
23 owners are solely liable for any damage or loss occasioned by any act or negligence in
24 respect to the design, construction, use, or maintenance of the open space. Operation and
25 maintenance of this open space shall be memorialized by a POPOS Operations Strategy developed by

1 the Project Sponsor or Open Space Provider; said strategy shall be approved by the Director prior to
2 Planning Department approval of a site or building permit.

3 * * * *

4 (j) Notwithstanding the requirements established in subsections (b)-(d) above, the
5 following additional standards shall apply in the C-3-O(SD) district:

6 * * * *

7 (4) In-lieu of providing open space per the requirements of this Section 138,
8 developments in the C-3-O(SD) District may pay the fee as described in Section 4276(b).

9 * * * *

10
11 **SEC. 155. GENERAL STANDARDS AS TO LOCATION AND ARRANGEMENT OF OFF-**
12 **STREET PARKING, FREIGHT LOADING, AND SERVICE VEHICLE FACILITIES.**

13 * * * *

14 (r) **Protected Pedestrian-, Cycling-, and Transit-Oriented Street Frontages.** In
15 order to preserve the pedestrian character of certain districts and to minimize delays to transit
16 service, garage entries, driveways, or other vehicular access to off-street parking or loading
17 via curb cuts on development lots shall be regulated as set forth in this subsection (r). These
18 limitations do not apply to the creation of new publicly-accessible Streets and Alleys. Any lot
19 whose sole feasible vehicular access is via a protected street frontage described in this
20 subsection (r) shall be exempted from any off-street parking or loading requirement found
21 elsewhere in this Code.

22 (1) Folsom Street, from Second Street to The Embarcadero, not permitted
23 except as set forth in Section 827.

24 (2) Not permitted:

25 * * * *

1 (~~MMMMSS~~) 6th Street from Folsom Street to Brannan Street.

2 * * * *

3
4 **SEC. 201. CLASSES OF USE DISTRICTS.**

5 In order to carry out the purposes and provisions of this Code, the City is hereby
6 divided into the following classes of use districts:
7

8 * * * *

<i>Eastern Neighborhoods Mixed Use Districts</i>	
<i>(Also see Sec. 802.4)</i>	
CMUO	Central SoMa Mixed Use – Office District (Defined in Sec. 848)
SPD	South Park District (Defined in Sec. 814)

13
14 * * * *

15
16 **SEC. 249.78. CENTRAL SOMA SPECIAL USE DISTRICT.**

17 (a) **Purpose.** In order to implement the goals, objectives, and policies of the Central
18 SoMa Plan (Ordinance No. 280-18, on file with the Clerk of the Board of Supervisors in File
19 No. 180185), the Central SoMa Special Use District (SUD) is hereby established.

20 (b) **Geography.** The SUD is within the South of Market (SoMa) neighborhood, and its
21 boundaries generally run from 2nd Street to the east to 6th Street to the west, and from
22 Townsend Street to the south to an irregular border that generally follows Folsom, Howard,
23 and Stevenson Streets to the north, as more specifically shown on Sectional Maps 1SU and
24 8SU of the Zoning Map.

25 (c) **Land Use Controls.**

1 * * * *

2 (5) **PDR and Community Building Space Requirements.**

3 (A) For purposes of this subsection, “Community Building Space” shall
4 mean space provided for a Social Service, Institutional Community, Community Facility, or
5 Public Facility Use or for a Legacy Business.

6 (B) In addition to the requirements of Section 202.8, any newly
7 constructed project that contains at least 50,000 gross square feet of office and any addition
8 that increases the original building’s gross floor area by at least twenty percent shall provide one of
9 the following:

10 (i) An amount of space for PDR Uses or Community Building
11 Space, or a combination thereof, that is the greater of the following:

12 a. the square footage of PDR space required by the
13 controls of Section 202.8, or

14 b. on-site dedication of space for PDR Uses or Community
15 Building Space, or a combination thereof, that is equivalent to 40 percent of the lot area, in
16 which case for purposes of this Section 249.78(b)(5), the following areas are exempted from
17 the calculation of the lot area: land dedicated to a building whose housing units consist
18 entirely of Affordable Housing Units as defined in Section 401; publicly accessible open space
19 and mid-block alleys that are fully open to the sky except for obstructions permitted pursuant
20 to Section 136 or under a cantilevered portion of the building for up to 10% of space pursuant
21 to Section 138(d)(2); any portion of the lot or lots containing a building dedicated primarily to
22 residential use; and ground floor space dedicated to a Child Care Facility. For purposes of this
23 subsection, “on-site” means anywhere on the subject project lot or lots.

24 (ii) Establishment off-site, through new construction, addition, or
25 change of use, of a minimum of 150 percent of gross square feet of the on-site PDR

1 requirement for PDR Uses or for Community Building Space. Such off-site space shall be
2 located within the area bounded by Market Street, Second Street, King Street, Division Street,
3 and South Van Ness Avenue; or

4 (iii) Preservation of existing PDR uses off-site, at a minimum of
5 200 percent of the on-site requirement, for the life of the project that is subject to the
6 requirements of this subsection (6). This off-site PDR shall be located on one or more lots in
7 the area bounded by Market Street, Second Street, King Street, Division Street, and South
8 Van Ness Avenue. The PDR space preserved off-site shall not include any space already
9 required to be preserved pursuant to this Section or Section 202.8.

10 * * * *

11 (d) **Urban Design and Density Controls.**

12 * * * *

13 (6) **Lot Coverage.** For residential uses, the rear yard requirements of Section
14 134 of this Code shall not apply. Lot coverage is limited to 80 percent at all *levels containing*
15 *residential uses, excluding levels that include only lobbies and circulation areas*~~residential levels,~~
16 ~~except that on levels in which all residential units face onto a public right-of-way, 100 percent lot~~
17 ~~coverage may occur.~~ The unbuilt portion of the lot shall be open to the sky except for those
18 obstructions permitted in yards pursuant to Section 136(c) of this Code. Where there is a
19 pattern of mid-block open space for adjacent buildings, the unbuilt area of the new project
20 shall be designed to adjoin that mid-block open space.

21 * * * *

22 (10) **PDR Floor Heights.** PDR space that is subject to the requirements of
23 Section 202.8 or 249.78(c)(5) shall have a minimum internal floor-to-floor height of 17 feet,~~as~~
24 ~~measured from grade.~~

25 * * * *

1 (e) **Community Development Controls.**

2 (1) **Affordable Housing Funds.** Affordable Housing Fees for projects within
3 the Central SoMa Special Use District shall be deposited in the ~~Central SoMa Affordable~~
4 ~~Housing Fund and shall be expended within a limited geographic area, as specified in Administrative~~
5 ~~Code Section 10.100-46 shall be subject to Section 415.5(f)(1)(D).~~

6 (2) **Land Dedication.**

7 (A) Residential projects in this SUD may opt to fulfill the Inclusionary
8 Housing requirement of Section 415 through the Land Dedication alternative contained in
9 Section 419.6.

10 (B) Non-Residential projects in this Special Use District may opt to fulfill
11 their Jobs-Housing Linkage Fee requirement of Section 413 through the Land Dedication
12 alternative contained in Section 413.6.

13 (3) **TDR Requirements for Large Development Sites.** The transfer and use of
14 TDR by Large Development Sites in the Central SoMa SUD is subject to the controls of Section 128.1.

15 ~~— (A) **Applicability.** This control applies to projects that:~~

16 ~~— (i) Are located in Central SoMa Fee Tier C, as defined in Section 423.2;~~

17 ~~— (ii) Contain new construction, or addition, of 50,000 non-residential gross square feet~~
18 ~~or greater; and~~

19 ~~— (iii) Have a Floor Area Ratio of 3:1 or greater.~~

20 ~~— (B) **Requirement.**~~

21 ~~— (i) A project subject to this subsection (3) will be considered a “Development Lot,”~~
22 ~~pursuant to Section 128.1;~~

23 ~~— (ii) To exceed a Floor Area Ratio of 3:1, a Development Lot shall acquire one Unit of~~
24 ~~TDR from a Transfer Lot, as defined in Sections 128 and 128.1, per square foot of development up to a~~
25 ~~Floor Area Ratio of 4.25:1. Above 4.25:1, the acquisition of additional TDR is not required.~~

1 * * * *

2
3 **SEC. 261.1. ADDITIONAL HEIGHT LIMITS FOR NARROW STREETS AND ALLEYS IN, R,**
4 **RTO, NC, NCT, AND EASTERN NEIGHBORHOODS MIXED USE DISTRICTS.**

5 * * * *

6 (d) **Controls.**

7 (1) **General Requirement.** Except as described below, all Subject Frontages
8 shall have upper stories set back at least 10 feet at the property line above a height equivalent
9 to 1.25 times the width of the abutting Narrow Street. Buildings of two stories above grade
10 may be built without a second-story setback, regardless of the width of the street.

11 (2) **Southern Side of East-West Narrow Streets and, Within the Central**
12 **SoMa Special Use District, Western Side of North-South Narrow Streets.** *For purposes of*
13 *this subsection (d), streets in the South of Market area that are perpendicular to Market Street are*
14 *considered North-South Streets, and streets that are parallel to Market Street are considered East-West*
15 *Streets.* All Subject Frontages on the southerly side of an East-West Narrow Street and, within
16 the Central SoMa Special Use District, all Subject Frontages on the westerly side of a North-
17 South Narrow Street shall have upper stories which are set back at the property line such that
18 they avoid penetration of a sun access plane defined by an angle of 45 degrees extending
19 from the most directly opposite ~~northerly~~ property line (as illustrated in Figure 261.1A.) No part
20 or feature of a building, including but not limited to any feature listed in Section 260(b), may
21 penetrate the required setback plane.

22 * * * *

23 ~~———— (3) Northern Side of all Narrow Streets with the Central SoMa Special Use District.~~
24 ~~Subject Frontages in a 65- or 85-foot Height district are required to meet Apparent Mass Reduction~~
25 ~~requirements, as defined in Section (h), as follows:~~

1 ~~————— (A) All Subject Frontages in a 65-foot Height district are required to have an~~
2 ~~Apparent Mass Reduction of fifty percent, as measured utilizing a Base Height of 35 feet.~~

3 ~~————— (B) All Subject Frontages in a 85-foot Height district are required to have an~~
4 ~~Apparent Mass Reduction of seventy percent, as measured utilizing a Base Height of 35 feet.~~

5
6 **SEC. 263.32. SPECIAL HEIGHT EXCEPTIONS: PERMITTED BUILDING HEIGHTS IN THE**
7 **CENTRAL SOMA SPECIAL USE DISTRICT.**

8 * * * *

9 (c) **Controls.** An additional 25 feet of height above the otherwise applicable height
10 limit is permitted for a development project subject to this Section 263.32 without requiring
11 Conditional Use authorization by the Planning Commission only if it meets the following
12 conditions:

13 (1) The project provides housing units consisting entirely of on-site or off-site
14 Affordable Housing Units pursuant to subsection 263.32(b)(1); or

15 (2) The project provides land for housing, publicly-owned parks, or publicly-
16 owned recreational amenities pursuant to subsections 263.32(b)(2) or (3). The development
17 capacity of the project receiving a special height exception pursuant to this subsection
18 263.32(c)(2) shall not be greater than the development capacity achievable without the
19 special height exception.

20 ~~(2)(3)~~ The additional height shall not cause any new or substantially increased
21 significant impacts that cannot be mitigated to less than significant levels related to wind and
22 shadow that would not have occurred without the additional height, as determined by the
23 Environmental Review Officer.

1 ~~(3)~~(4) A project using a special height exception pursuant to this Section 263.32
 2 shall be subject to Sections 132.4 and 270(h), based on the otherwise applicable Height limit
 3 for the lot.

4 ~~(4)~~(5) A project using a special height exception pursuant to this Section
 5 263.32 may add 25 feet above the otherwise applicable Height limit for purposes of
 6 calculating its Apparent Mass Reduction pursuant to Section 270(h).

7

8 **SEC. 270. BULK LIMITS: MEASUREMENT.**

9 * * * *

10 (h) ~~CS~~ **Bulk Limits within the Central SoMa Special Use District.** In the CS Bulk
 11 District and height and bulk districts that allow heights of 65 feet and above and that are within the
 12 Central South of Market Special Use District, the bulk limits contained in this subsection 270(h)
 13 shall apply.

14 * * * *

15 (2) **Apparent Mass Reduction.** Projects in the CS Bulk District are subject to
 16 the Apparent Mass Reduction controls of Table 270(h), as well as the setback requirements of
 17 Section 132.4.

18

Table 270(h)				
Apparent Mass Reduction				
Building Frontage	Side of the Street	Height District	Base Height*	Apparent Mass Reduction
* * * *				
<i>Narrow Street</i>	<i>Southeast and southwest</i>	<i>160 feet and less</i>	<i>35 feet</i>	<i>The controls of Section</i>

25

				<i>261.1(d)(2) shall apply.**</i>
Narrow Street	Northeast and northwest	135 130 feet and 160 feet	35 feet	85%
<i>Narrow Street</i>	<i>Northeast and northwest</i>	<i>Any district that allows buildings up to 65 feet</i>	<i>35 feet</i>	<i>70%</i>
<i>Narrow Street</i>	<i>Northeast and northwest</i>	<i>Any district that allows buildings between 65 and 85 feet feet</i>	<i>35 feet</i>	<i>50%</i>
* * * *	* * * *	* * * *	* * * *	* * * *

* * * *

SEC. 329. LARGE PROJECT AUTHORIZATION IN EASTERN NEIGHBORHOODS MIXED USE DISTRICTS.

* * * *

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

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

(4) Exception from satisfaction of loading requirements of Section 152.1 as specified therein. In the Central SoMa SUD, the Commission may consider the project's Driveway and Loading Operations Plan (DLOP) pursuant to Section 155(u) in making its determination.

1 * * * *

2
3 **SEC. 406. WAIVER, REDUCTION, OR ADJUSTMENT OF DEVELOPMENT PROJECT**
4 **REQUIREMENTS.**

5 * * * *

6 **(b) Waiver or Reduction, Based on Housing Affordability.**

7 (1) An affordable housing unit shall receive a waiver from the Rincon Hill
8 Community Infrastructure Impact Fee, the Market and Octavia Community Improvements
9 Impact Fee, the Eastern Neighborhoods Infrastructure Impact Fee, the Balboa Park Impact
10 Fee, the Visitacion Valley Community Facilities and Infrastructure Impact Fee, the
11 Transportation Sustainability Fee, ~~and~~ the Residential Child Care Impact Fee, the Central South
12 of Market Infrastructure Fee, and the Central South of Market Community Facilities Fee if the
13 affordable housing unit:

14 (A) is affordable to a household at or below 80% of the Area Median
15 Income (as published by HUD), including units that qualify as replacement Section 8 units
16 under the HOPE SF program;

17 (B) is subsidized by MOHCD, the San Francisco Housing Authority, the
18 Department of Homelessness and Supportive Housing, and/or the Office of Community
19 Investment and Infrastructure or any future successor agency to those listed herein; and

20 (C) is subsidized in a manner which maintains its affordability for a term
21 no less than 55 years, whether it is a rental or ownership opportunity. Project sponsors must
22 demonstrate to the Planning Department staff that a governmental agency will be enforcing
23 the term of affordability and reviewing performance and service plans as necessary.

24 * * * *

1 **SEC. 415.5. AFFORDABLE HOUSING FEE.**

2 * * * *

3 (f) **Use of Fees.** All monies contributed pursuant to the Inclusionary Affordable
4 Housing Program shall be deposited in the Citywide Affordable Housing Fund (“Fund”),
5 established in Administrative Code Section 10.100-49, except as specified below. MOHCD
6 shall use the funds collected under this Section 415.5 in the following manner:

7 (1) Except as provided in subsection (2) below, the funds collected under this
8 Section shall be used to:

9 (A) increase the supply of housing affordable to qualifying households
10 subject to the conditions of this Section; and

11 (B) provide assistance to low- and moderate-income homebuyers; and

12 (C) pay the expenses of MOHCD in connection with monitoring and
13 administering compliance with the requirements of the Program. MOHCD is authorized to use
14 funds in an amount not to exceed \$200,000 every 5 years to conduct follow-up studies under
15 Section 415.9(e) and to update the affordable housing fee amounts as described above in
16 Section 415.5(b). All other monitoring and administrative expenses shall be appropriated
17 through the annual budget process or supplemental appropriation for MOHCD.

18 (D) Funds from this fee collected from projects within the Central SoMa Special
19 Use District shall be accounted for separately and expended only within the area bounded by Market
20 Street, the Embarcadero, King Street, Division Street, and South Van Ness Avenue.

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1 **SEC. 426. ~~ALTERNATIVE MEANS OF SATISFYING THE~~ PAYMENT FOR REQUIRED NON-
2 **RESIDENTIAL OPEN SPACE ~~REQUIREMENT~~ NOT PROVIDED IN THE EASTERN**
3 **NEIGHBORHOODS MIXED USE AND C-3-O(SD) DISTRICTS.****

4 (The effective date of these provisions shall be either December 19, 2008, the date
5 that they originally became effective, or the date a subsequent modification, if any, became
6 effective.)

7 *(a) Eastern Neighborhoods Mixed Use Districts.* In the Eastern Neighborhoods Mixed
8 Use Districts, except for any parcels within the Central SoMa Special Use District, the usable
9 open space requirement of Section 135.3 may be satisfied through payment of a fee of \$76
10 for each square foot of usable open space not provided. In the Central SoMa Special Use
11 District, the usable open space requirement of Section 135.3 may be satisfied through
12 payment of a fee of \$890 for each square foot of required usable open space not provided,
13 and the POPOS requirement of Section 138 may be satisfied through a payment of a fee of
14 \$890 for each square foot of required open space not provided. Any square footage for which
15 the Planning Commission grants an exception to design standards pursuant to Section 329(e)
16 *other than standards related to required square footage* shall be considered as meeting the
17 requirements of Sections ~~135~~, 135.3 and 138 for purposes of this Section 426. These fees
18 shall be adjusted in accordance with Section 423.3 of this Article. These fees shall be paid
19 into the Recreation and Open Space subset of the Eastern Neighborhoods Community
20 Improvements Fund, as described in Section 423 of this Article.

21 *(b) C-3-O(SD) District.* *In the C-3-O(SD) District, if a project sponsor chooses to pay the in-*
22 *lieu fee described in Section 138(j)(4), a fee of \$1,410 shall be required for each square foot of usable*
23 *open space not provided. This fee shall be adjusted in accordance with Section 409. This fee shall be*
24 *paid into the Transit Center District Open Space Fund, as described in Sections 424.6 et seq. of this*
25 *Article 4. Said fee shall be used for the purpose of acquiring, designing, and improving public open*

1 space, recreational facilities, and other open space resources, which are expected to be used solely or
2 in substantial part by persons who live, work, shop or otherwise do business in the Transit Center
3 District.

4
5 **SEC. 427. PAYMENT IN CASES OF VARIANCE OR EXCEPTION FOR REQUIRED**
6 **RESIDENTIAL OPEN SPACE IN THE EASTERN NEIGHBORHOODS MIXED USE AND C-3-**
7 **O(SD) DISTRICTS.**

8 (a) **Eastern Neighborhoods Mixed Use Districts.** In the Eastern Neighborhoods
9 Mixed Use Districts, except for the Central SoMa Special Use District, any project that obtains
10 a Variance pursuant to Section 305, or an exception pursuant to Section 329, to provide less
11 usable open space than otherwise required by Section 135 shall pay a fee of \$327 for each
12 square foot of usable open space not provided. In the Central SoMa Special Use District, any
13 project that obtains a Variance pursuant to Section 305, an exception pursuant to Section
14 329, or chooses the in-lieu option pursuant to Section 135(d)(5)(B)(ii) shall pay a fee of \$890
15 for each square foot of required useable open space not provided. These fees shall be
16 adjusted in accordance with Section 423.3 of this Article. These fees shall be paid into the
17 Recreation and Open Space subset of the Eastern Neighborhoods Community Improvements
18 Fund, as described in Section 423 of this Article.

19 (b) **C-3-O(SD) District.** In the C-3-O(SD) District, if a Variance or Planning
20 Commission exception is granted ~~by the Zoning Administrator~~ to reduce the amount of open space
21 required for any use pursuant to Section 135 ~~or 138 or if a project sponsor chooses to pay the in-~~
22 ~~lieu fee described in Section 138(j)(4)~~, a fee of \$1,410 shall be required for each square foot of
23 usable open space not provided. This fee shall be adjusted in accordance with Section 409.
24 This fee shall be paid into the Transit Center District Open Space Fund, as described in
25 Sections 424.6 *et seq.* of this Article. Said fee shall be used for the purpose of acquiring,

1 designing, and improving public open space, recreational facilities, and other open space
2 resources, which *is/are* expected to be used solely or in substantial part by persons who live,
3 work, shop or otherwise do business in the Transit Center District.

4
5 **SEC. 432.4. THE CENTRAL SOMA COMMUNITY SERVICES FACILITIES FUND.**

6 (a) There is hereby established a separate fund set aside for a special purpose
7 entitled the Central SoMa Community Services Facilities Fund (“Fund”). All monies collected
8 by the Development Fee Collection Unit at DBI pursuant to Section 432.3(b) shall be
9 deposited in a special fund maintained by the Controller. The receipts in the Fund are to be
10 used solely to fund public infrastructure subject to the conditions of this Section.

11 (b) Expenditures from the Fund shall be administered by the Mayor’s Office of
12 Housing and Community Development, or its successor. The Mayor’s Office of Housing and
13 Community Development or its successor shall have the authority to prescribe rules and
14 regulations governing the Fund.

15 (1) All monies deposited in the Fund shall be used to design, engineer, and
16 develop community services facilities, including cultural/arts facilities, social welfare facilities,
17 and community health facilities, in the Central SoMa Special Use District- as established in the
18 Central SoMa Plan ~~and the Central SoMa Plan~~ Implementation Program Document and
19 supported by the findings of the Central SoMa Community Facilities Nexus Study.

20 * * * *

21
22 **SEC. 433.2. APPLICATION OF FEES.**

23 * * * *

24 (b) **Fee Calculation.** For applicable projects, the Fee is as follows:

25 (1) For Residential uses in Central SoMa Fee Tier B:

1 (A) For ~~Condominium uses~~ Owned Units, as defined in Section 415.2, \$20.00
2 per gross square foot of net additional gross square feet, net replacement of gross square feet
3 from PDR uses, or net change of use of gross square feet from PDR uses.

4 (B) For Rental ~~uses~~ Units, as defined in Section 401, \$10.00 per gross
5 square foot of net additional gross square feet, net replacement of gross square feet from
6 PDR uses, or net change of use of gross square feet from PDR uses.

7 * * * *

8
9 **SECTION 803.8. LOW-INCOME AFFORDABLE HOUSING IN THE SERVICE/ARTS/LIGHT**
10 **INDUSTRIAL DISTRICT.**

11 (a) Dwelling units and SRO units may be authorized in the SALI District as a conditional use
12 pursuant to Sections 303, 846.24, of this Code provided that such units shall be rented, leased or sold
13 at rates or prices affordable to a household whose income is no greater than 80 percent of the median
14 income for households in San Francisco (“lower income household”), as described by Title 25 of the
15 California Code of Regulations Section 6932 and implemented by the Mayor’s Office of Housing.
16 These units are subject to all provisions of this Section 803.8.

17 (b) “Affordable to a household” shall mean a purchase price that a lower income household
18 can afford to pay based on annual payment for all housing costs of 33 percent of the combined
19 household annual net income, a 10 percent down payment, and available financing, or a rent that a
20 household can afford to pay, based on an annual payment for all housing costs of 30 percent of the
21 combined annual net income.

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

- 24 (1) For a one bedroom unit, a household of two persons;
25 (2) For a two bedroom unit, a household of three persons;

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		Industry Element; Central SoMa Plan	
840.20	Lot coverage	§ 249.78	In the Central SoMa SUD, limited to 80 percent at all residential levels, <i>excluding levels that include only lobbies and circulation areas</i> except that on levels in which all residential units face onto a public right of way, 100% lot coverage may occur . The unbuilt portion of the lot shall be open to the sky except for those obstructions permitted in yards pursuant to Section 136(c) of this Code. Where there is a pattern of mid-block open space for adjacent buildings, the unbuilt area of the new project shall be designed to adjoin that mid-block open space.
* * * *	* * * *	* * * *	* * * *
840.22	Group Housing	§§ 249.78(c)(8), 890.88(b)	<u>P outside of the Central SoMa SUD.</u> NP in Central SoMa SUD, except <i>that</i> Group Housing uses that are also defined as Student Housing; <i>or</i> Senior Housing; <i>or Residential Care Facility</i> , are designated for persons with disabilities, are designated for Transition Age

			Youth, or are contained in buildings that consist of 100% affordable units <u>are P.</u>
840.23	SRO Units	§§ 249.78(c)(7), 890.88(c)	<u>P outside of the Central SoMa SUD.</u> NP in Central SoMa <u>SUD</u> , <u>notwithstanding any less restrictive Group Housing controls that otherwise would apply, except that SRO Units</u> in buildings that consist of 100% affordable units, as defined in Section 249.78(c)(7), <u>are P.</u>
* * * *	* * * *	* * * *	* * * *

SECTION 841. MUR – MIXED USE-RESIDENTIAL DISTRICT.

* * * *

Table 841			
MUR – MIXED USE-RESIDENTIAL DISTRICT ZONING CONTROL TABLE			
No.	Zoning Category	§ References	Mixed Use-Residential District Controls
* * * *	* * * *	* * * *	* * * *
841.19	Design Guidelines	General Plan Commerce and Industry Element; Central SoMa Plan	Subject to the Urban Design Guidelines; and, in the Central SoMa SUD, subject to the Central SoMa Guide to Urban Design

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841.20	Lot coverage	§ 249.78	In the Central SoMa SUD, limited to 80 percent at all residential levels, <i>excluding levels that contain only lobbies and circulation areas</i> except that on levels in which all residential units face onto a public right of way, 100% lot coverage may occur . The unbuilt portion of the lot shall be open to the sky except for those obstructions permitted in yards pursuant to Section 136(c) of this Code. Where there is a pattern of mid-block open space for adjacent buildings, the unbuilt area of the new project shall be designed to adjoin that mid-block open space.
* * * *	* * * *	* * * *	* * * *
841.22	Group Housing	§§ 249.78(c)(8), 890.88(b)	<u>P outside of the Central SoMa SUD.</u> NP in Central SoMa SUD, except <i>that</i> Group Housing uses that are also defined as Student Housing, or Senior Housing, or Residential Care Facility , are designated for persons with disabilities, are designated for Transition Age Youth, or are contained in buildings that consist of 100% affordable units <u>are P.</u>
841.23	SRO Units	§§ 249.78(c)(7), 890.88(c)	<u>P outside of the Central SoMa SUD.</u>

			NP in Central SoMa SUD, <i>notwithstanding any less restrictive Group Housing controls that otherwise would apply, except that SRO Units</i> in buildings that consist of 100% affordable units, as defined in Section 249.78(c)(7) <i>are P.</i>
* * * *	* * * *	* * * *	* * * *
841.46	Formula Retail	§ 303.1 § 102, 249.78, 303, 303.1	<i>In the Central SoMa SUD, NP for Restaurants, Limited Restaurants, and Bars; C for all other Formula Retail Uses. Elsewhere, C for all Formula Retail Uses. If approved, subject to size controls in 8401.45.</i>
* * * *	* * * *	* * * *	* * * *

SEC. 842. MUO – MIXED USE-OFFICE DISTRICT.

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Table 842			
MUO – MIXED USE-OFFICE DISTRICT ZONING CONTROL TABLE			
No.	Zoning Category	§ References	Mixed Use-General District Controls
Building and Siting Standards			
* * *	* * * *	* * * *	* * * *
842.20	Lot coverage	§ 249.78	In the Central SoMa SUD, limited to 80 percent at all residential levels, <i>excluding levels that include only lobbies and circulation areas, except that on levels in which all residential units</i>

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			<p><i>face onto a public right-of-way, 100% lot coverage may occur.</i> The unbuilt portion of the lot shall be open to the sky except for those obstructions permitted in yards pursuant to Section 136(c) of this Code. Where there is a pattern of mid-block open space for adjacent buildings, the unbuilt area of the new project shall be designed to adjoin that mid-block open space.</p>
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SEC. 848. CMUO - CENTRAL SOMA MIXED-USE OFFICE DISTRICT.

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<p>Table 848</p> <p>CMUO – CENTRAL SOMA MIXED USE-OFFICE DISTRICT ZONING CONTROL TABLE</p>		
* * * *	* * * *	* * * *
Zoning Category	§ References	Controls
* * * *	* * * *	* * * *
Lot coverage	§ 249.78	<p>Limited to 80 percent at all residential levels, <i>excluding levels that include only lobbies and circulation areas. except that on levels in which all residential units face onto a public right-of-way, 100% lot coverage may occur.</i> The unbuilt portion of the lot shall be open to the sky except for those obstructions permitted in yards pursuant to Section 136(c) of this Code.</p>

