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 is 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

Attachments:
- Exhibit A: Draft Planning Commission Resolution
- Exhibit B: Proposed Ordinance
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
Mathew.snyder@sfgov.org, (415) 575-6891
Reviewed by: Joshua Switzky, Land Use & Community Planning Program Manager, Citywide Division
Recommendation: Initiate and Schedule for Adoption on or After September 3, 2020

INITIATING AMENDMENTS TO THE PLANNING CODE TO CORRECT TYPOGRAPHICAL ERRORS, UPDATE INCORRECT CROSS-REFERENCES, AND MAKE NON-SUBSTANTIVE LANGUAGE REVISIONS LARGE RELATING TO ORDINANCE NO. 296-18, “ADMINISTRATIVE PLANNING CODES – CENTRAL SOUTH OF MARKET AREA PLAN”. THE PROPOSED ORDINANCE WILL ALSO AMENDS PLANNING CODE SECTIONS 135(H) REGARDING USABLE OPEN SPACE REQUIREMENTS; PLANNING CODE SECTIONS 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) CLARIFYING THAT 100 PERCENT AFFORDABLE HOUSING PROJECTS ARE ELIGIBLE FOR IMPACT FEE WAIVERS; PLANNING CODE SECTIONS 432.4(B)(1) CLARIFYING THE GEOGRAPHY IN WHICH IMPACT FEES CAN BE SPENT; PLANNING CODE SECTIONS 433(B)(4) CLARIFYING FEE TIER IN WHICH THE CENTRAL SOMA INFRASTRUCTURE FEE APPLIES; PLANNING CODE SECTIONS N433.4(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:
Planning Commission
BOARD OF SUPERVISORS

Ordinance amending the Planning Code to correct and clarify Administrative and Planning Code amendments approved in Ordinance No. 296-18, which gave effect to the Central South of Market Area Plan, and to amend open space, apparent mass reduction, lot coverage and fee provisions in Central SoMa; 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 and public necessity, convenience, and welfare findings under Planning Code, Section 302.

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

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

Section 1.

(a) The Planning Department has determined that the actions contemplated in this ordinance comply 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. The Board affirms this determination.

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

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

Section 2. General Findings.

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

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

SEC. 35.2. DECLARATION OF POLICY.

It shall be the policy of the City and County of San Francisco (City) to protect its existing and future Production, Distribution, and Repair (PDR) Uses from potentially incompatible adjacent and nearby development provided that such Uses businesses are conducted and maintained in accordance with all applicable federal, state, and local laws and regulations.
SEC. 35.7. PLANNING DEPARTMENT AND COMMISSION REVIEW OF RESIDENTIAL PROJECTS.

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

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

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

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

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

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

* * * *

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

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

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

*   *   *   *

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

*   *   *   *

(d) Controls. The transfer and use of TDR within the Central SoMa SUD are subject to the following controls:

(1) TDR from a Transfer Lot within the Central SoMa SUD may be used by any Development Lot in the city as defined in Sections 128 and 128.1. The Transfer Lot is a Preservation
Lot or consists of a building all of the housing units of which are Affordable Housing Units as defined in Section 401.

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

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

(e) Additional Requirements. Projects transferring TDR pursuant to this Section 128.1 are subject to the requirements of Planning Code Section 128(e) through (l) and Section 249.78: TDR Controls for Large Development Sites.

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

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

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

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

(2) Controls. To exceed a Floor Area Ratio of 3:1, a Large Development Site shall acquire one Unit of TDR from a Transfer Lot, as defined in Sections 128 and 128.1, per square foot of development up to a Floor Area Ratio of 4.25:1. Above 4.25:1, the acquisition of additional TDR is not required.
SEC. 135. USABLE OPEN SPACE FOR DWELLING UNITS AND GROUP HOUSING, R, NC, MIXED USE, C, AND M DISTRICTS.

* * * *

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

* * * *

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

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

(1) Eastern Neighborhoods Mixed Use Districts. In the Eastern Neighborhoods Mixed Use Districts, the provision of off-site publicly accessible open space may be credited toward the residential usable open space requirement, subject to Section 329 for projects to which that Section applies and Section 307(h) for other projects. Any such space shall meet the publicly accessible open space standards set forth in Section 135(h) and be provided within 800 feet of the project shall be within the following distance of the principal project: for principal projects that are not within the Central SoMa SUD such space shall be within 800 feet of said principal project; for principal projects that are within the Central SoMa SUD, the space shall be within 1/2 mile of said principal project or within any parcel that is under or immediately adjacent to Interstate 80 and within the boundaries of Central SoMa Plan Area. The distance between the principal project and the offsite open space shall be measured by the direct distance between the closest boundary of the principal project and the closest boundary of the off-site open space. No more than 50 percent of a project's required usable open space shall be off-site. The publicly
accessible off-site usable open space shall be constructed, completed, and ready for use no later than the project itself, and shall receive its Certificate of Final Completion from the Department of Building Inspection prior to the issuance of any Certificate of Final Completion or Temporary Certificate of Occupancy for the project itself.

* * * *

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

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

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

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

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

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

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

(2) Not permitted:

* * * *
6th Street from Folsom Street to Brannan Street.

*   *   *   *

SEC. 201. CLASSES OF USE DISTRICTS.

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

*   *   *   *

Eastern Neighborhoods Mixed Use Districts
(Also see Sec. 802.4)

<table>
<thead>
<tr>
<th>CMUO</th>
<th>Central SoMa Mixed Use – Office District (Defined in Sec. 848)</th>
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</thead>
<tbody>
<tr>
<td>SPD</td>
<td>South Park District (Defined in Sec. 814)</td>
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*   *   *   *

SEC. 249.78. CENTRAL SOMA SPECIAL USE DISTRICT.

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

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

(c) **Land Use Controls.**
(5) **PDR and Community Building Space Requirements.**

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

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

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

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

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

(ii) Establishment off-site, through new construction, addition, or change of use, of a minimum of 150 percent of gross square feet of the on-site PDR
requirement for PDR Uses or for Community Building Space. Such off-site space shall be located within the area bounded by Market Street, Second Street, King Street, Division Street, and South Van Ness Avenue; or

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

* * * *

(d) Urban Design and Density Controls.

* * * *

(6) Lot Coverage. For residential uses, the rear yard requirements of Section 134 of this Code shall not apply. Lot coverage is limited to 80 percent at all levels containing residential uses, excluding levels that include only lobbies and circulation areas: residential levels, except that on levels in which all residential units face onto a public right of way, 100 percent 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.

* * * *

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

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

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

(2) **Land Dedication.**

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

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

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

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

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

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

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

(B) **Requirement.**

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

(ii) To exceed a Floor Area Ratio of 3:1, a Development Lot shall acquire one Unit of TDR from a Transfer Lot, as defined in Sections 128 and 128.1, per square foot of development up to a Floor Area Ratio of 4.25:1. Above 4.25:1, the acquisition of additional TDR is not required.
SEC. 261.1. ADDITIONAL HEIGHT LIMITS FOR NARROW STREETS AND ALLEYS IN, R, RTO, NC, NCT, AND EASTERN NEIGHBORHOODS MIXED USE DISTRICTS.

(d) Controls.

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

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

(3) **Northern Side of all Narrow Streets with the Central SoMa Special Use District.** Subject Frontages in a 65- or 85-foot Height district are required to meet Apparent Mass Reduction requirements, as defined in Section (h), as follows:
(A) All Subject Frontages in a 65-foot Height district are required to have an Apparent Mass Reduction of fifty percent, as measured utilizing a Base Height of 35 feet.

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

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

* * * *

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

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

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

(2)(3) The additional height shall not cause any new or substantially increased significant impacts that cannot be mitigated to less than significant levels related to wind and shadow that would not have occurred without the additional height, as determined by the Environmental Review Officer.
A project using a special height exception pursuant to this Section 263.32 shall be subject to Sections 132.4 and 270(h), based on the otherwise applicable Height limit for the lot.

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

SEC. 270. BULK LIMITS: MEASUREMENT.

* * * *

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

* * * *

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

<table>
<thead>
<tr>
<th>Building Frontage</th>
<th>Side of the Street</th>
<th>Height District</th>
<th>Base Height*</th>
<th>Apparent Mass Reduction</th>
</tr>
</thead>
<tbody>
<tr>
<td>Narrow Street</td>
<td>Southeast and southwest</td>
<td>160 feet and less</td>
<td>35 feet</td>
<td>The controls of Section</td>
</tr>
<tr>
<td>Narrow Street</td>
<td>Northeast and northwest</td>
<td>35 feet</td>
<td>85%</td>
<td></td>
</tr>
<tr>
<td>---------------</td>
<td>-------------------------</td>
<td>---------</td>
<td>-----</td>
<td></td>
</tr>
<tr>
<td><strong>Narrow Street</strong></td>
<td>Northeast and northwest</td>
<td>Any district that allows buildings up to 65 feet</td>
<td>35 feet</td>
<td>70%</td>
</tr>
<tr>
<td><strong>Narrow Street</strong></td>
<td>Northeast and northwest</td>
<td>Any district that allows buildings between 65 and 85 feet</td>
<td>35 feet</td>
<td>50%</td>
</tr>
</tbody>
</table>

*   *   *   *

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

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

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

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

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

(C) is subsidized in a manner which maintains its affordability for a term no less than 55 years, whether it is a rental or ownership opportunity. Project sponsors must demonstrate to the Planning Department staff that a governmental agency will be enforcing the term of affordability and reviewing performance and service plans as necessary.
SEC. 415.5. AFFORDABLE HOUSING FEE.

   *   *   *   *

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

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

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

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

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

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

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

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

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

(b) C-3-O(SD) District. In the C-3-O(SD) District, if a project sponsor chooses to pay the in-
lieu fee described in Section 138(j)(4), a fee of $1,410 shall be required for each square foot of usable
open space not provided. This fee shall be adjusted in accordance with Section 409. This fee shall be
paid into the Transit Center District Open Space Fund, as described in Sections 424.6 et seq. of this
Article. Said fee shall be used for the purpose of acquiring, designing, and improving public open
space, recreational facilities, and other open space resources, which are expected to be used solely or in substantial part by persons who live, work, shop or otherwise do business in the Transit Center District.

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

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

(b) C-3-O(SD) District. In the C-3-O(SD) District, if a Variance or Planning Commission exception is granted by the Zoning Administrator to reduce the amount of open space required for any use pursuant to Section 135 or 138 or if a project sponsor chooses to pay the in-lieu fee described in Section 138(f)(4), a fee of $1,410 shall be required for each square foot of usable open space not provided. This fee shall be adjusted in accordance with Section 409. This fee shall be paid into the Transit Center District Open Space Fund, as described in Sections 424.6 et seq. of this Article. Said fee shall be used for the purpose of acquiring,
designing, and improving public open space, recreational facilities, and other open space
resources, which are expected to be used solely or in substantial part by persons who live,
work, shop or otherwise do business in the Transit Center District.

SEC. 432.4. THE CENTRAL SOMA COMMUNITY SERVICES FACILITIES FUND.

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

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

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

SEC. 433.2. APPLICATION OF FEES.

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

(1) For Residential uses in Central SoMa Fee Tier B:
(A) For Condominium uses Owned Units, as defined in Section 415.2, $20.00 per gross square foot of net additional gross square feet, net replacement of gross square feet from PDR uses, or net change of use of gross square feet from PDR uses.

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

* * * *

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

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

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

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

(1) For a one bedroom unit, a household of two persons:

(2) For a two bedroom unit, a household of three persons:
(3) For a three bedroom unit, a household of four persons;

(4) For a four bedroom unit, a household of five persons.

(d) No Conditional use permit will be approved pursuant to this Section 803.8 unless the
applicant and City have agreed upon enforcement mechanisms for the provisions of this subsection
which are acceptable to the City Attorney. Such enforcement mechanisms may include, but not be
limited to, a right of first refusal in favor of the City, or a promissory note and deed of trust.

(e) The owner(s) of the units authorized pursuant to this Section 803.8 shall submit an annual
enforcement report to the City, along with a fee whose amount shall be determined periodically by the
Planning Commission to pay for the cost of enforcement of this Section 803.8. The fee shall not exceed
the amount of such costs. The annual report shall provide information regarding rents, mortgage
payments, sales price and other housing costs, annual household income, size of household in each
dwelling unit, and any other information the City may require to fulfill the intent of this Section 803.8.

SECTION 840. MUG – MIXED USE-GENERAL DISTRICT.

* * * * *

Table 840

MUG – MIXED USE-GENERAL DISTRICT ZONING CONTROL TABLE

<table>
<thead>
<tr>
<th>No.</th>
<th>Zoning Category</th>
<th>§ References</th>
<th>Mixed Use-General District Controls</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
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Building and Siting Standards

* * * *

<p>| 840.19 | Design Guidelines | General Plan Commerce and | Subject to the Urban Design Guidelines: subject to the Central SoMa Guide to Urban Design |</p>
<table>
<thead>
<tr>
<th></th>
<th>Industry Element; Central SoMa Plan</th>
<th>§ 249.78</th>
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</thead>
<tbody>
<tr>
<td>3</td>
<td>840.20 Lot coverage</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>In the Central SoMa SUD, limited to 80 percent at all residential levels, 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. 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.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>88</td>
<td>840.22 Group Housing</td>
<td>§§ 249.78(c)(8), 890.88(b)</td>
<td></td>
</tr>
<tr>
<td></td>
<td>P outside of the Central SoMa SUD.</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>NP in Central SoMa SUD, except that 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</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Planning Commission
BOARD OF SUPERVISORS
<table>
<thead>
<tr>
<th>No.</th>
<th>Zoning Category</th>
<th>§ References</th>
<th>Mixed Use-Residential District Controls</th>
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<tbody>
<tr>
<td>841.19</td>
<td>Design Guidelines</td>
<td>General Plan, Commerce and Industry Element, Central SoMa Plan</td>
<td>Subject to the Urban Design Guidelines; and, in the Central SoMa SUD, subject to the Central SoMa Guide to Urban Design</td>
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<tr>
<td>Section</td>
<td>Description</td>
<td>Reference</td>
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<tr>
<td>---------</td>
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<tr>
<td>841.20</td>
<td>Lot coverage</td>
<td>§ 249.78</td>
<td></td>
</tr>
<tr>
<td>841.22</td>
<td>Group Housing</td>
<td>§§ 249.78(c)(8), 890.88(b)</td>
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</tr>
<tr>
<td>841.23</td>
<td>SRO Units</td>
<td>§§ 249.78(c)(7), 890.88(c)</td>
<td></td>
</tr>
</tbody>
</table>

In the Central SoMa SUD, limited to 80 percent at all residential levels, *excluding levels that contain 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. 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 outside of the Central SoMa SUD.

NP in Central SoMa SUD, except that 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 are P.
NP in Central SoMa SUD, not withstanding any less restrictive Group Housing controls that otherwise would apply, except that SRO Units in buildings that consist of 100% affordable units, as defined in Section 249.78(c)(7) are P.

841.46

In the Central SoMa SUD, NP for Restaurants, Limited Retail

§ 303.1 “§ 102, 249.78, Restaurants, and Bars; C for all other Formula Retail

303, 303.1

Uses. Elsewhere, C for all Formula Retail Uses. If approved, subject to size controls in 8401.45.

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

Table 842

MUO – MIXED USE-OFFICE DISTRICT ZONING CONTROL TABLE

<table>
<thead>
<tr>
<th>No.</th>
<th>Zoning Category</th>
<th>§ References</th>
<th>Mixed Use-General District Controls</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
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<td></td>
<td></td>
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<tr>
<td>*</td>
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<td></td>
<td></td>
</tr>
<tr>
<td>*</td>
<td>Lot coverage</td>
<td>§ 249.78</td>
<td>In the Central SoMa SUD, limited to 80 percent at all residential levels, excluding levels that include only lobbies and circulation areas, except that on levels in which all residential units...</td>
</tr>
</tbody>
</table>
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.

SEC. 848. CMUO - CENTRAL SOMA MIXED-USE OFFICE DISTRICT.

*   *   *   *

Table 848
CMUO – CENTRAL SOMA MIXED USE-OFFICE DISTRICT ZONING CONTROL TABLE

<table>
<thead>
<tr>
<th>Zoning Category</th>
<th>§ References</th>
<th>Controls</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot coverage</td>
<td>§ 249.78</td>
<td>Limited to 80 percent at all residential levels, 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. 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.</td>
</tr>
</tbody>
</table>
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.

Section 4. Effective Date. This ordinance shall become effective 30 days after enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board of Supervisors overrides the Mayor’s veto of the ordinance.

Section 5. Scope of Ordinance. In enacting this ordinance, the Board of Supervisors intends to amend only those words, phrases, paragraphs, subsections, sections, articles, numbers, punctuation marks, charts, diagrams, or any other constituent parts of the Municipal Code that are explicitly shown in this ordinance as additions, deletions, Board amendment additions, and Board amendment deletions in accordance with the “Note” that appears under the official title of the ordinance.

APPROVED AS TO FORM:
DENNIS J. HERRERA, City Attorney

By:

/s/
VICTORIA WONG
Deputy City Attorney

n:\Legana\as2020\2000280\01464936.docx