

SEE SHEET 2H

SAN FRANCISCO BAY

SEE SHEET 8H

HEIGHT AND BULK DISTRICTS

OS OPEN SPACE DISTRICT

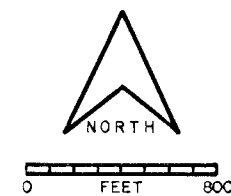
NUMBERS ARE HEIGHT LIMITS IN FEET

LETTER SYMBOLS REFER TO BULK LIMITS
IN CITY PLANNING CODE SEC. 270.

00-Z-1

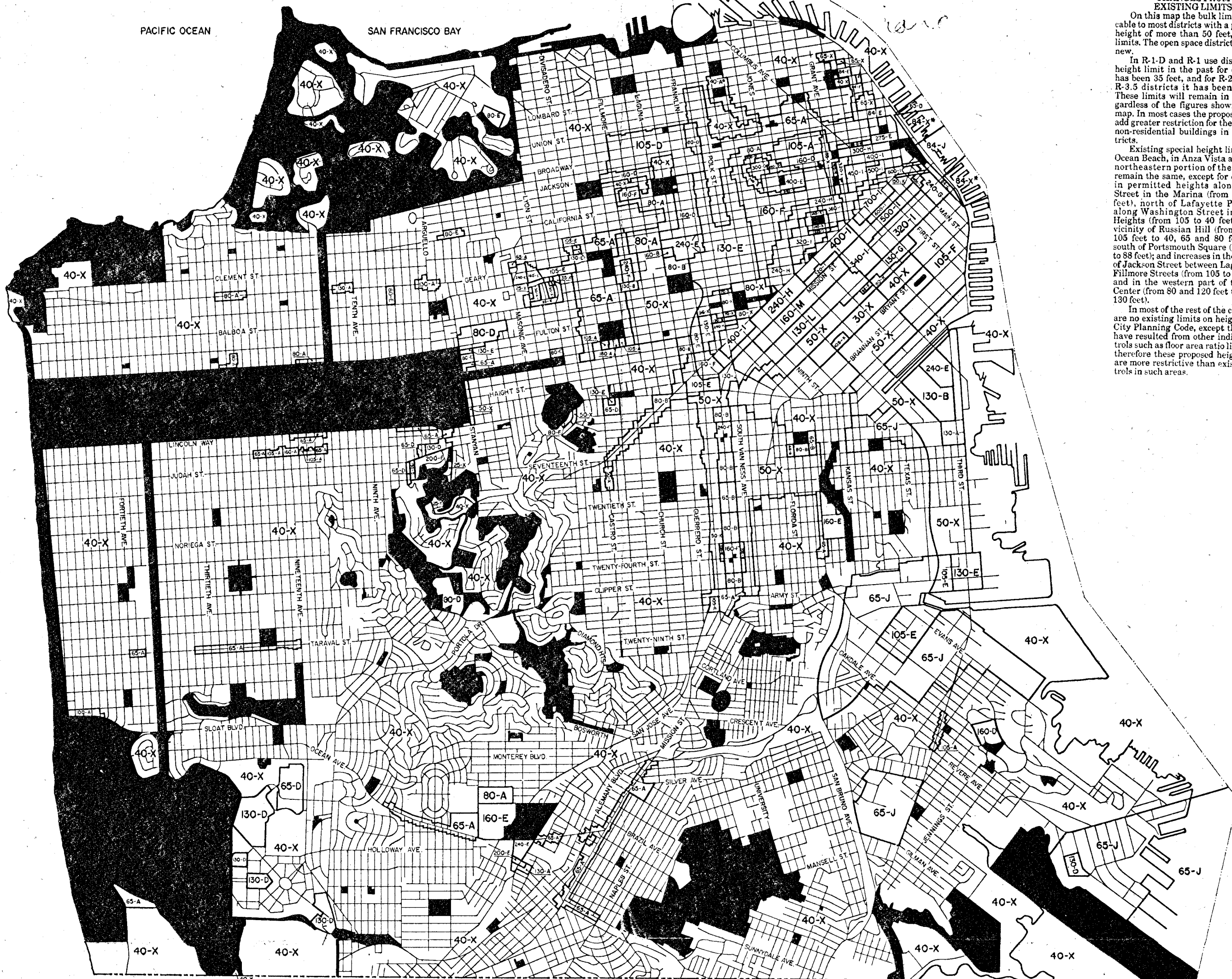
SUFFIX NUMBERS IDENTIFY DISTRICTS IN WHICH SPECIAL
REGULATIONS APPLY. SEE CITY PLANNING CODE SECS. 263 AND FOLLOWING.

APPROVED BY CITY PLANNING COMMISSION,
JUNE 29, 1972



SHEET

1H



CHANGES FROM EXISTING LIMITS
On this map the bulk limits, applicable to most districts with a permitted height of more than 50 feet, are new limits. The open space districts also are new.
In R-1-D and R-1 use districts the height limit in the past for dwellings has been 35 feet, and for R-2, R-3 and R-3.5 districts it has been 40 feet. These limits will remain in effect regardless of the figures shown on this map. In most cases the proposed limits add greater restriction for the height of non-residential buildings in such districts.
Existing special height limits near Ocean Beach, in Anza Vista and in the northeastern portion of the city will remain the same, except for decreases in permitted heights along Union Street in the Marina (from 65 to 40 feet), north of Lafayette Park and along Washington Street in Pacific Heights (from 105 to 40 feet), in the vicinity of Russian Hill (from 65 and 105 feet to 40, 65 and 80 feet), and south of Portsmouth Square (from 160 to 88 feet); and increases in the vicinity of Jackson Street between Laguna and Fillmore Streets (from 105 to 160 feet) and in the western part of the Civic Center (from 80 and 120 feet to 96 and 130 feet).
In most of the rest of the city, there are no existing limits on height in the City Planning Code, except those that have resulted from other indirect controls such as floor area ratio limits, and therefore these proposed height limits are more restrictive than existing controls in such areas.

PROPOSED HEIGHT AND BULK DISTRICTS

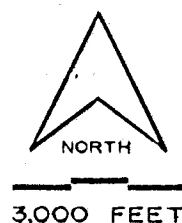
As presented by Department of City Planning staff to City Planning Commission, February 17, 1972

Numbers are height limits in feet — 65-A — Letter symbols refer to bulk limits (see table)

■ Open Space district

* identifies the four districts in which the only special exceptions as to height may be permitted

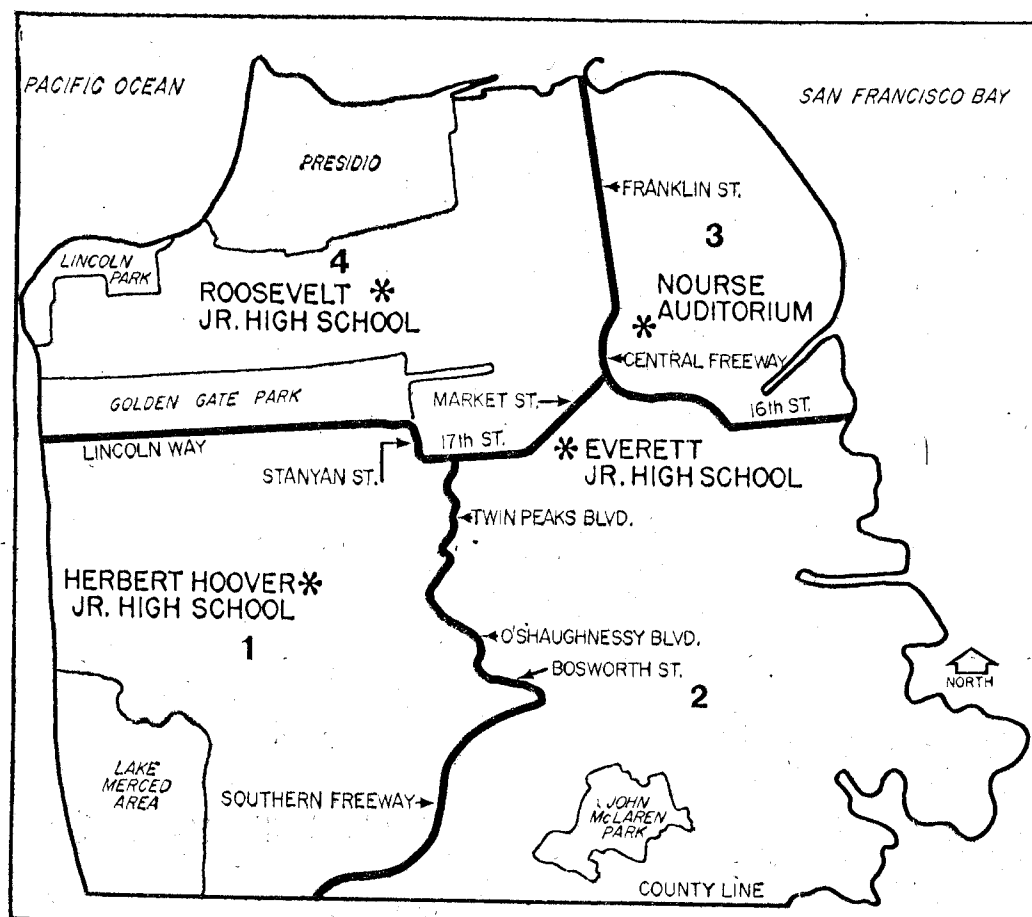
FOR ANY QUESTIONS CONCERNING DISTRICTS ON THIS MAP, PLEASE TELEPHONE THE DEPARTMENT OF CITY PLANNING AT 558-3056, OR VISIT THE DEPARTMENT AT 100 LARKIN ST.



TIMES AND PLACES OF PUBLIC HEARINGS BY CITY PLANNING COMMISSION

Hearing Number and Portion of City Emphasized	Place of Hearing	Time of Hearing
1. SOUTHWEST	Auditorium Herbert Hoover Jr. High School 2290-14th Avenue	Thursday, March 16, 1972, 7:00 p.m.
2. SOUTHEAST	Auditorium Everett Jr. High School 450 Church Street	Thursday, March 30, 1972, 7:00 p.m.
3. NORTHEAST	Nourse Auditorium 275 Hayes Street	Wednesday, April 12, 1972, 7:00 p.m.
4. NORTHWEST	Auditorium Roosevelt Jr. High School 460 Arguello Blvd.	Wednesday, April 26, 1972, 7:00 p.m.

The areas covered by these hearings are shown in the map below.



NOTICE OF HEARINGS

CITY PLANNING COMMISSION

NOTICE OF PUBLIC HEARINGS ON PROPOSED AMENDMENTS TO TEXT OF THE CITY PLANNING CODE AND TO THE ZONING MAP TO ESTABLISH PERMANENT HEIGHT AND BULK DISTRICTS THROUGHOUT THE CITY OF SAN FRANCISCO.

Notice is hereby given to the general public that at the times and places shown in this advertisement the City Planning Commission will hold public hearings on proposed amendments to the text of Articles 1, 2, 2.5, 3 and 6 of the City Planning Code, and on proposed reclassifications of property throughout the city by amendment of the Zoning Map, in order to create and extend permanent districts for control of the height and bulk of buildings and structures.

One portion of the city will be emphasized at each of the four hearings. In addition to the testimony at these hearings, the Commission will consider statements in writing by individuals and organizations addressed to the Commission's office at 100 Larkin Street, San Francisco, California 94102.

Further information on these proposals may be obtained by visiting the Department of City Planning at 100 Larkin Street in the Civic Center, or by telephoning the Department at 558-3056. Detailed maps of the proposed height and bulk districts and copies of the proposed amendments to the text of the City Planning Code are available for inspection at the Department.

Following conclusion of its hearings and analysis of the testimony and other statements, the Commission will act upon the proposals and recommend enactment of legislation by the Board of Supervisors. In its action, the Commission may modify in part the text amendments and the Zoning Map amendments (both height and bulk limits and district boundaries) proposed for its consideration.

BACKGROUND

San Francisco has been a leader in recognizing the importance of height and bulk controls. Scattered height limits were enacted as early as the 1920s, and others were added later. The present proposals have their origin in the start of the Department's Urban Design Study in 1968.

During the complex study, preliminary recommendations for height and bulk guidelines were published for community review in October 1970. Further refinement of these and other policies resulted in the final Urban Design Plan in May 1971, which was presented to large audiences and made the subject of several hearings by the City Planning Commission.

On August 26, 1971, after modifications, the Commission adopted this Plan as part of the City's Master Plan. At that time the Commission declared its intention to hold public hearings on the enactment of permanent height and bulk controls through zoning, and instructed the Department staff to draw up specific proposals within six months.

This action put into effect, by operation of normal zoning procedures, the more general limits of the Urban Design Plan as interim controls. With presentation of the proposed more precise limits to the Commission on February 17, these new limits have become the interim controls pending final action by the Commission and Board of Supervisors.

PURPOSES

These height and bulk proposals would implement only one part of the Urban Design Plan. Other parts, relating to such things as reduction of traffic in residential areas, conservation and improvement of other neighborhood amenities, preservation of historic buildings and restrictions on vacation of streets, are not part of these proposals, and must be accomplished in other ways.

The overall purpose of the height and bulk limits is to regulate and guide future development and safeguard established qualities of the city.

San Francisco's greatness, and its livability as an intense urban area, are characterized in part by a unique combination of natural setting, topographic form and past development. It is important to the continued greatness and livability of this city that new development, especially large buildings, be carefully located and moderated so that vital aspects of the city's pattern will be maintained or strengthened, and so that valuable existing resources will not be reduced or destroyed.

The proposed height and bulk limits are intended to establish the city's future development objectives, relating new buildings to existing scales and providing transitions between contrasting areas. It is also intended that major development be directed to locations where it can be supported by patterns of land use and transportation. A further purpose of these proposals is to conserve and safeguard public open space.

Work in the Urban Design Study and in continuing neighborhood liaison has made possible a considerable gathering of opinion from San Franciscans concerning development. It is rarely possible for all opinions and desires to be fully known, however, and therefore it is important that comments be made at the hearings or in writing to the Commission.

THE ZONING MAP

The reclassifications involved here apply solely to height and bulk. There also exist on the zoning map (not shown here) a series of use districts such as R-3, C-2 and M-1. None of these districts would be changed by these present proposals.

The map shown above has been drawn as accurately as possible at the scale permitted by this newspaper page. However, it has been necessary that some boundary lines be generalized. Larger and more detailed maps may be seen at the Department of City Planning.

On this map, no area of the city would be without a height limit. Most limits are at regular intervals of 40, 50, 65, 80, 105, 130, 160, 200 and 240 feet outside of downtown and 320, 360, 400, 450, 500, 600 and 700 feet downtown. A number of other height figures are used for specific purposes, mainly where the limits have already existed.

The limits generally follow the Urban Design Plan height ranges, but some decreases and increases have been made to take into account such factors as existing height limits and zoning restrictions, use district boundaries, development potential in certain areas, some existing and approved con-

TABLE OF BULK LIMITS			
District Symbol on Map	Height Above Which Maximum Dimensions Apply (in feet)	Maximum Plan Dimensions (in feet)	
		Length	Diagonal Dimension
A	40	110	125
B	50	110	125
C	60	110	125
D	40	110	140
E	65	110	140
F	80	110	140
G	80	170	200
H	100	170	200
I	150	170	200
J	40	250	300
K	60	250	300
L	80	250	300
M	100	250	300

■ Open Space District
X Bulk Limits Not Applicable In This District

DEFINITION: PLAN DIMENSIONS. The linear horizontal dimensions of a building or structure, at a given level, between its exterior walls. The "Length" of a building or structure is the greatest plan dimension parallel to an exterior wall or walls, and is equivalent to the horizontal dimension of the corresponding elevation of the building or structure at that level. The "Diagonal Dimension" of a building or structure is the plan dimension between the two most separated points on the exterior walls.

struction, area plans, and other elements of the Master Plan including policies for housing, transportation and open space. There is no provision made for "point towers" in outlying parts of the city, as suggested by the Plan guidelines; that concept is not included in these zoning proposals.
Once adopted, the height limits would be fixed, with changes possible only through legislative action (reclassification) by the Commission and Board of Supervisors. There are four, and only four, exceptions to this rule: the Commission could consider applications to permit a greater height by conditional use authorization north and south of the Ferry Building (up to heights of 125 and 175 feet respectively), on the north side of Washington Street between Battery and Kearny Streets (up to 200 feet), and in the R-5 area on the crest of Russian Hill (up to 250 feet). Other than on Russian Hill, which has had no height limit in the past, these exceptions have existed in law for some time.

Bulk limits are also based upon the Urban Design Plan, and have been refined through addition of further categories. These limits are designed to recognize the scale of each area, and to avoid encroachment of large buildings that would have an overwhelming effect upon the skyline and their surroundings. Exceptions are provided for, in unusual cases, through conditional use procedures of the Commission. Appeals from Commission action in such cases may be taken only to the Board of Supervisors.

TEXT AMENDMENTS
As proposed, the City Planning Code text amendments are principally a spelling out of the application of height and bulk limits as shown on the map above. These amendments would totally revise Article 2.5 of the Code, and would amend or repeal existing

Sections 102.5, 102.24, 105, 105.1, 107, 108, 120, 120.1 through 120.6, 121, 130, 234, 234.1, 302, 304, 305 and 602.8. Many of the amendments are minor adjustments of wording. Some of the more significant provisions are:
• A careful specification as to how height shall be measured, requiring a splitting of downsloping lots, for measurement purposes, at the center of the block; and also a stepping down of a building along a street with more than a 10 per cent slope.
• A more precise listing of the rooftop features and other items exempt from height limits.
• A new requirement for enclosure or screening of rooftop mechanical equipment.
• An extensive list of criteria for use by the Commission in review of applications for exceptions to the bulk limits, requiring various compensating factors in building design if the limits are to be exceeded.
• Prohibition of development of public open space in Open Space districts except in conformity with the Master Plan.
• Reinforcement of present legal prohibitions against relaxation of height limits through variances or planned unit developments.
• During or after its hearings, the Commission may make such modifications of the text amendments as proposed, or addition or deletion of material contained in the proposals, within the general subject matter before it, including but not limited to amendments of additional Sections of the City Planning Code, refinement in the application of any of the controls, and special controls and procedures to be made applicable to large sites and large developments.
ZM 72.2
ZT 72.2
R. Spencer Steele
Zoning Administrator
Feb. 24, 1972-1t

49



DEPARTMENT OF CITY PLANNING

100 LARKIN STREET · SAN FRANCISCO, CALIFORNIA 94102

HEIGHT AND BULK CONTROLS

June 30, 1972

GUIDE AND SUMMARY FOR ORDINANCE TEXT APPROVED BY CITY PLANNING COMMISSION

This outline summarizes the amendments to the City Planning Code text, as approved by the City Planning Commission and recommended for enactment as permanent height and bulk controls throughout San Francisco.

In the proposed ordinance, Article 2.5 relating to height and bulk districts would be totally revised. Two new definitions and one other Section would be added to Article 1 of the Code. Also, a number of existing Sections of Articles 1, 2, 3 and 6 of the Code would be amended, in either a minor or a major way, to accommodate the new provisions in Article 2.5.

ARTICLE 1: GENERAL ZONING REGULATIONS (amended)

SEC. 102.5. District. (amended)

Revised to make it more clear that height and bulk and special sign districts come under this definition as well as use districts.

SEC. 102.11.5. Height (Of a Building or Structure). (new)

Defines the point above which height is to be measured in each case. This point is always at the center line of the building or building step. On level lots and lots that slope downward from the street the measurement is from the curb of the street, while on lots that slope upward from the street the measurement is from the ground on the lot.

Under a new rule established in this definition, measurement from the street is not permitted for the entire depth of a down-sloping lot if the lot depth is more than half the depth of the block. Beyond the middle of the block, the measurement must be from the ground on the lot. The only exception to this rule occurs where the total depth of the block is less than 200 feet; then the measurement from street level may be used for a lot depth of 100 feet. The effect of the new rule is to avoid having the height limit greatly exceeded by the rear portions of buildings on downhill lots.

SEC. 102.20.5. Plan Dimensions. (new)

Defines the horizontal dimensions of a building to which the bulk limits apply. The "length" is the greatest dimension parallel to exterior walls, while the "diagonal dimension" is the greatest dimension between any two points on the exterior walls.

SEC. 102.24. Street. (amended)

Revised so as not to permit limited access roadways to be used in measuring height, and to exclude such roadways from the definition of "street" for other purposes of the Code.

SEC. 105. Zoning Map. (amended)

Revised to indicate that only boundaries within the right-of-way of streets and alleys are to be construed as following center lines, to account for the fact that some boundaries are on street property lines. Confines application of certain existing provisions to use districts. Specifies the height and bulk districts of any property not shown on the Zoning Map. Makes certain minor technical changes.

SEC. 105.1. Zoning Map Incorporated Herein. (amended)

Revised to reflect the fact that reclassification of property by resolution of the Board of Supervisors is not provided for by Article 3 of the Code or by the Charter; an ordinance is required.

SEC. 107. Conformity of Buildings and Spaces Required. (amended)

Revised to recognize addition of bulk limits and height and bulk districts to the Code.

SEC. 108. Conformity of Dwellings Required in Conversions. (amended)

Revised to allow addition of dwelling units within an existing building already non-conforming as to height and bulk. Also revised to cover non-conformity as to floor area ratio.

SEC. 120. Height Limitations, General Provisions. (amended)

Revised to refer to Article 2.5.

SEC. 121. Screening of Rooftop Features. (new)

Requires that rooftop mechanical equipment be either integrated with the design of the top of the building or screened so as not to be visible from any point at or below the level of the building's roof.

SEC. 150. Non-conforming Buildings and Uses, General. (amended)

Revised to delete obsolete language dealing with establishment of non-conforming buildings and uses. The remaining provisions are consolidated in this Section and in Section 302(f) and (g).

ARTICLE 2: USE DISTRICTS
(amended)

SEC. 234. P Districts. (amended)

Revised to recognize recent amendments to the Master Plan and the new Open Space districts in the Code.

SEC. 234.1. Principal Uses Permitted, P Districts. (amended)

Revised to add greater precision in listing of permitted uses.

SEC. 234.2. Conditional Uses Permitted, P Districts. (amended)

Revised to make certain minor technical changes.

ARTICLE 2.5: HEIGHT AND BULK DISTRICTS
(replaced in its entirety)

SEC. 250. Height and Bulk Districts Established. (new)

Establishes height and bulk districts and prohibits deviations from the Code provisions applying to them. Indicates that the height and bulk limits may in some cases add greater restriction than would be applicable under other provisions affecting the same property, such as those limiting dwelling unit density and floor area ratio. The height and bulk limits are made applicable to public buildings, except those over which City ordinances have no control. Exempts construction in Redevelopment Areas only where a developer had been formally selected by the Redevelopment Agency prior to August 26, 1971.

SEC. 251. Height and Bulk Districts: Purposes. (new)

States the overall purposes of the height and bulk controls, supplementing the purposes of the entire City Planning Code as stated in Section 101.

SEC. 252. Classes of Height and Bulk Districts. (new)

Indicates the manner in which the height and bulk districts are designated on the Zoning Map.

(SECS. 253-259. These and other Section numbers not appearing in the ordinance or in this summary are omitted in order to provide for a grouping of Section numbers by subject matter and to leave room for addition of further Sections to Article 2.5 should amendments later prove necessary.)

SEC. 260. Height Limits: Measurement. (new)

Refers to the definition of "height" (see above) for determination of the ground point above which height is to be measured. Describes the upper point for height measurement for roofs of various types. For districts with height limits of 65 feet or less and no bulk limit, requires a lateral (side) stepping of buildings where the lateral ground slope is more than 10 per cent, with the width of each step dependent upon the degree of slope.

Refines existing provisions exempting certain features from height limits, including rooftop mechanical equipment (up to a stated maximum of height and roof coverage), stage lofts, church spires, railings and parapets, certain recreation facilities and seating areas, landscaping, rooftop automobile parking, radio and television antennas and towers where permitted under use district regulations, various types of poles and warning devices, public monuments, construction equipment, certain industrial structures and equipment, and buildings, structures and equipment of the Port devoted to maritime activities.

SEC. 261. Additional Height Limits Applicable to Certain Use Districts. (new)

Retains the existing height limit of 35 feet applicable to R-1-D and R-1 districts, and the limit of 40 feet applicable to R-2, R-3, R-3.5, R-3-C and R-3.5-C districts, regardless of any higher limit that might be shown on the height and bulk districts map.

SEC. 262. Additional Height Limits Applicable to Signs. (new)

Indicates that the height district limits apply to signs as well as other structures. Existing limits on height of signs in Article 6 would also remain in effect.

SECS. 263-263.3. Height Limits: Special Exceptions. (amended)

Specifies the three, and only three, areas of the city, all of them covered by existing law, in which additional height could be permitted by the City Planning Commission by conditional use authorization.

SEC. 263.1. (existing Sec. 120.3) Southern Edge of Jackson Square. Along the north side of Washington Street between Battery and Kearny Streets, in a 65-foot district, additional height could be permitted up to a maximum of 200 feet, under stated conditions. This provision has been in effect since 1968, but with no upper limit on height. The objective is to permit a sloping down of height from the downtown office district to Jackson Square.

SEC. 263.2. (existing Sec. 120.5) North of Ferry Building. On pier areas north of the Ferry Building, in an 84-foot district, additional height could be permitted up to a maximum of 125 feet, under stated conditions. This provision has been in effect in the same form since 1970, with the total volume of construction also regulated. The objective of this and the following Section is to encourage greater flexibility in project design and to obtain a stepping down of development toward the Bay.

SEC. 263.3. (existing Sec. 120.6) South of Ferry Building. On pier areas south of the Ferry Building, in an 84-foot district, additional height could be permitted up to a maximum of 175 feet, under stated conditions. This provision has been in effect in the same form since early 1971, with the total volume of construction also regulated.

SEC. 270. Bulk Limits: Measurement. (new)

States the limits applicable in each district for the length and diagonal dimension of buildings (see definitions above), and the height above which these limits apply.

SEC. 271. Bulk Limits: Special Exceptions. (new)

Authorizes the City Planning Commission to permit the bulk limits to be exceeded in exceptional cases through conditional use procedures. Such exceptions could be granted only where the result would be achievement of a distinctly better design, or development of a building with widespread public service benefits and significance to the community at large. Criteria are established for consideration by the Commission, requiring reduction of the appearance of bulk in the building by specific means, as well as various measures to make the development compatible with the surrounding area.

SEC. 290. Height and Bulk Limits for Open Space Districts. (new)

States that the inclusion of land in Open Space districts is intended to indicate its principal or exclusive purpose as open space, with future development of any character strictly limited in accordance with the Master Plan.

ARTICLE 3: ZONING PROCEDURES
(amended)

SEC. 302. Amendments. (amended)

Revised to transfer provisions now appearing in Section 150, making more explicit the effect of text amendments with respect to pending applications for permits and licenses, and clarifying the status of permits and licenses already granted.

SEC. 304. Planned Unit Developments. (amended)

Revised to consolidate and make more explicit the strict limitations upon granting of exceptions to height limits in planned unit developments.

SEC. 305. Variances. (amended)

Revised to clarify the existing jurisdiction of the Zoning Administrator in variance cases, and recognize addition of height and bulk districts as classifications of property requiring legislative action for a change.

SEC. 308.1. Appeals: Amendments and Conditional Uses. (amended)

Revised to conform to Charter amendment approved in November 1971, which extended period for Board of Supervisors to decide appeals from 10 to 30 days.

ARTICLE 6: SIGNS
(amended)

SEC. 602.8. Height (Of a Sign). (amended)

Revised to recognize change in Section 102.24, which deleted limited access roadways from definition of "street". Such roadways are used for measurement of height of signs under some circumstances.