



# SAN FRANCISCO PLANNING DEPARTMENT

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## New Planning Code Parking in SoMa

**Case Number:** Board File No. 101350/ Ord. No. 109-11

**Legislative Sponsor:** Supervisor Kim

**Effective Date:** July 29, 2011

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**Background:** With the adoption of the Rincon Hill Plan in 2005, the Downtown Parking Reform Ordinance in 2006, and the Eastern Neighborhoods and Market and Octavia Plans in 2008, minimum parking requirements were removed and maximum parking requirements were established in most of South of Market, as set forth in Planning Code Section 151.1. The purpose of this ordinance is to make parking requirements consistent across the various use districts found in the South of Market area. The Ordinance seeks to ensure that parking controls in this area are consistent with recent Planning Commission policy, generally replacing parking minimum requirements with parking maximum limits.

**The Way It Was:** The zoning districts governed by this Ordinance (RED (Residential Enclave), RSD (Residential Service), SLI (Service/Light Industrial) and SSO (Service/Secondary Office) and M-1 (Light Industrial) and C-M (Heavy Commercial Districts) had previously been subject to minimum parking residential and commercial parking requirements. Public parking had not been subject to pricing controls outside of the C-3 District.

**The Way It Is Now:** Parking requirements are amended in certain zoning districts (RED, RSD, SLI, SSO, M-1 and C-M) and Special Use Districts (Folsom and Main Residential/Commercial and Fourth and Freelon Streets Special Use Districts) to be more consistent with the requirements of similar districts. The C-3 off-street parking rate structure is expanded to apply to C-M, DTR, SLR, SSO, SPD, MUG, MUR, and MUD districts. Specifically, the following now apply:

1. **Parking requirements in South of Market Mixed-Use districts.** Planning Code Sections 151 and 151.1 are amended to reduce parking requirements in RED (Residential Enclave), RSD (Residential Service), SLI (Service/Light Industrial) and SSO (Service/Secondary Office) so that they are consistent with the requirements for adjacent districts. Like the surrounding districts, no parking would be required for any use, and maximum amounts of parking are established for various uses, including residential uses. Office uses currently are not

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permitted in the SLR, so no parking controls are needed for office uses in this district. The existing requirement for Transportation Demand Management programs is removed from retail and service uses, and limited to entertainment, restaurant, and bar uses larger than 10,000 gross square feet.

2. **Parking Requirements in M-1 and C-M districts.** Sections 151 and 151.1 are amended to reduce parking requirements in M-1 and C-M districts so that they are consistent with those of adjacent districts. Parking requirements in M-1 districts are made identical to PDR-1 districts, which largely replaced M-1 districts in the Eastern Neighborhoods rezoning, and parking requirements in C-M districts, which are currently limited to the south side of Mission Street between 11th and 8th streets between the C-3 districts to the north and the Western SoMa Special Use District to the south, are made similar to those of an NCT district.
  
3. **Parking Requirements in the Folsom and Main Residential/Commercial and Fourth and Freelon Streets Special Use Districts.** Section 249.1 is amended to make parking requirements in the Folsom and Main Residential/Commercial SUD identical to those of the DTR districts surrounding it to the north, south, east, and west. Section 249.23 is amended to remove separate parking requirements from the Fourth and Freelon Streets SUD so that the parking requirements of the underlying SLI District would apply.
  
4. **Pricing requirements for office parking.** Section 155 is amended to extend pricing requirements for non-residential and non-hotel parking available to office workers, which are designed to discourage automobile commuting and encourage parking turnover, to the SSO, and C-M districts.

**The link to signed legislation:**

Board File No. 101350	Ord. No. <a href="#">0109-11</a>	Planning Code - Zoning - Parking in South of Market <a href="http://www.sfbos.org/ftp/uploadedfiles/bdsupvrs/ordinances11/o0109-11.pdf">http://www.sfbos.org/ftp/uploadedfiles/bdsupvrs/ordinances11/o0109-11.pdf</a>
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