



DOWNTOWN LAND USE AND DENSITY PLAN

Map 1

Predominant Commercial Use Type	Building Commercial Intensity Density*	Commercial Intensity Height	Appropriate Zoning District
Downtown Office	FAR 9:1		C-3-O
Downtown Office	6:1		C-3-O (SD)
Downtown Retail	6:1		C-3-R
Downtown General Commercial	6:1		C-3-G
Downtown Service	5:1		C-3-S
Downtown Service, Industrial Housing Conservation	2:1 office, 5:1 other		C-3-S (SU)
Mixed Use	See Yerba Buena Center Redevelopment Plan		

*Unused FAR may be transferred from preservation sites to development sites up to a maximum FAR of 18:1 in the C-3-O and C-3-O (SD) districts and up to one and one half times the basic FAR in the C-3-R, C-3-G and C-3-S districts. See Preservation of the Past Chapter.

NOTE: This map has been changed by amendments to the General Plan. This map is intended only as a temporary placeholder and will be replaced by final maps illustrating these amendments in graphic form.

MAP APPROVED BY THE BOARD OF SUPERVISORS

The notation below in italics represents a recent amendment to the General Plan that has been approved by the Board of Supervisors after this map was originally adopted. The change will be added to the map during the next map update.

- Add a boundary around the Transit Center District Plan area with a line that leads to a reference that states "See the Transit Center District Sub-Area Plan." (BOS Ordinance 0185-12)
- Amend Density* note to read: *Unused FAR may be transferred from preservation sites to development sites up to a maximum FAR of 18:1 in the C-3-O district and up to one and half times the basic FAR in the C-3-R, C-3-G and C-3-S districts. See Preservation of the Past Chapter. FAR may be transferred in the C-3-O (SD) district to exceed the base FAR up to 9:1. Transfer of preservation sites is not required above 9:1. There is no maximum FAR in the C-3-O (SD) district.* (BOS Ordinance 0185-12)
- Identify the zoning district designation for Lots 005, 006, 008, 009, 012, and 089 in Assessor's Block 3725 as C-3-S (Downtown Support) and incorporate them into the Downtown Plan Area; and add a reference that states, "See Fifth and Mission Special Use District, Section 249.74 of the Planning Code for commercial use types and density limits." (BOS Ordinance 0207-15)
- For public parcels on former freeway ramps in the Transbay (along Folsom Street between Essex and Spear Streets, and between Main and Beale Streets north of Folsom Street) create a new category called "Transbay Mixed-Use Residential." Add this to the reference chart with notation, "See Transbay redevelopment Plan and Development Controls" (BOS Ordinance 0125-05)
- Extend the "Downtown Office" designation to the southern half of the block between Spear Street and Stuart Street/Embarcadero on the north side of Folsom Street. (BOS Ordinance 0125-05)
- Change the land use designation for Lot 003 in Assessor's Block 0312 from C-3-R to C-3-O. (2004.0165)
- Change the land use designation for Lot 066 in Assessor's Block 3724 from C-3-S to C-3-S(SU). (BOS Ordinance 0273-03)
- Extend the "Downtown Office" designation to include Lots 011 & 012 in Assessor's Block 0241, and add a land use designation to these lots of C-3-O.
- Extend the "Downtown General Commercial" designation to include Lots 012 and 013 in Assessor's Block 0349 and add a land use designation to these lots of C-3-G.
- Add 1650, 1660, 1670 and 1680 Mission Street, Assessor's Block No. 3512, Lot Nos. 005, 006, 008, 010, within the C-3-G, Downtown General area, the Planning Commission in Resolution No. 20325, and directs the Planning Department to update the General Plan to reflect these amendment. (BOS 0018-19)