



# NEW PLANNING CODE SUMMARY

## Central SoMa and Transit Center District Commercial Development Requirements

<b>Amended Sections:</b>	248, 249.78, 303, 309, 329 & 419.6
<b>Case Number:</b>	2024-006988PCA/MAP & 2024-007906GPA
<b>Board File/Enactment #:</b>	240787/037-25 (PCA/MAP) & 240003/042-25 (GPA)
<b>Initiated by:</b>	Mayor & Supervisor Dorsey
<b>Effective Date:</b>	May 3, 2025

Board File No. 240787 amended the Planning Code and Zoning Map to reduce commercial development requirements for certain residential projects and modify the land dedication requirements in the Central SoMa Special Use District and remove the Transit Center C-3-0(SD) Commercial Special Use District.

Board File No. 240003 amended the General Plan to reduce commercial development requirements in the Central SoMa Area Plan and the Transit Center District SubArea Plan.

The Way It Was:	The Way It Is Now:
The Central SoMa SUD contains development controls for the central portion of the South of Market (SoMa) neighborhood. These controls include a requirement that for development projects in the SUD south of Harrison Street on sites larger than 40,000 square feet that entail new construction or addition of 100,000 square feet or more, <b>at least two-thirds of the Gross Floor Area of all building area below 160 feet in height shall be non-residential.</b>	<p>Projects within the Central SoMa SUD south of Harrison Street, on sites larger than 40,000 square feet that entail new construction or addition of 100,000 square feet or more may be exempt from the two-thirds non-residential requirement <i>if</i>:</p> <ul style="list-style-type: none"><li>• The project complies with the Better Streets Plan, the setback requirements of Planning Code Sec. 132.4(d)(2)(C), and the streetscape requirements of Sec. 138.1;</li><li>• The project does not exceed 600 feet in height, inclusive of any waivers or concessions obtained pursuant to Sec. 206.5 or 206.6, and does not seek concessions or incentives of any requirements in Sec. 249.78(c)(6), and;</li><li>• If the project is located on a certain Key Site identified in Sec. 329(e)(2), the project complies with specific development impact requirements*.</li></ul> <p>A project on a Key Site that receives a residential bonus pursuant to Sec. 249.78(c)(6)(C) may be eligible for a waiver or reduction of applicable requirements under Sec. 406.</p>

The Way It Was (cont'd):	The Way It Is Now (cont'd):
The Transit Center C-3-O(SD) Commercial SUD required development controls for a portion of the C-3-O(SD) Zoning District in the Downtown area around the Transbay Transit Center. This SUD's primary control stated that all new development on lots larger than 20,000 square feet in the SUD shall include <b>not less than two gross square feet of principally or conditionally permitted commercial uses for every one gross square foot of dwellings or other housing uses.</b>	The Transit Center C-3-O(SD) Commercial SUD was deleted from the Planning Code and Zoning Map.
In the Central SoMa SUD, a land dedication alternative is available under the same terms and conditions as are located in Sec. 419.5(a)(2), the only difference being that projects utilizing this alternative within the Central SoMa SUD may satisfy the affordable housing requirements of Sec. 415.5 by dedicating land for affordable housing if the dedicated site will result in a total amount of dedicated Gross Floor Area equal to or greater than 45% of the potential Gross Floor Area that could be provided on the principal site.	The land dedication alternative within the Central SoMa SUD remains, however now, a land dedication for affordable housing results in less than 45% of the potential Gross Floor Area of the principal site may be counted in partial satisfaction of the requirements of Sec. 415.5, so long as the land dedicated is at least 10,000 square feet or has a minimum capacity of 75 units of affordable housing. This alternative may only be utilized if the project satisfies any remaining obligations under Sec. 415.5 through the alternatives described in Sec. 415.5(g)(1) ( <i>e.g. on-site units, off-site units, small sites, or a combination</i> ).

The Way It Was (cont'd):	The Way It Is Now (cont'd):
<p>Two separate policies located in the Central SoMa Area Plan and the Transit Center District Sub Area Plan required non-residential uses on certain sites. Policy 3.1.1 of the Central SoMa Area Plan required large parcels to contain at least 50% non-residential land uses. Policy 1.3 of the Transit Center District Sub Area Plan directed development to reserve the bulk of remaining space in the district's core for job growth by limiting the amount of non-commercial uses on major opportunity sites.</p>	<p>The Central SoMa Area Plan and the Transit Center District Sub Area Plan encourage, but no longer require non-residential uses within their respective plan areas.</p>

**\*Key Sites Development Requirements to Partially or Completely Fulfill their Affordable Housing/Open Space Requirements:**

1. On the Key Site identified in Section 329(e)(2)(B), located at the southeast corner of the intersection of 4th Street and Harrison Street, consisting of Block 3762, Lots 106, 108, 109, 112, 116, and 117: The project must provide an on-site land dedication for 100% affordable housing development.
2. On the Key Site identified in Section 329(e)(2)(E), located at the northeast corner of the intersection of 5th Street and Brannan Street, consisting of Block 3777, Lots 045, 050, 051, and 052: The project must provide an on-site land dedication for 100% affordable housing development, a street level publicly-accessible open space of not less than 39,000 contiguous square feet, and publicly-accessible street or open space extensions of Freelon and Welsh Streets.
3. On the Key Site identified in Section 329(e)(2)(F), located at the southern half of the block north of Brannan Street between 5th Street and 6th Street, consisting of Block 3778, Lots 001B, 002B, 004, 005, 047, and 048: The project must provide an on-site land dedication for 100% affordable housing, publicly-accessible street or open space extensions of Freelon and Morris Streets, and street-level, publicly accessible open spaces combined of not less than 31,000 square feet (inclusive of any non-vehicular open space extensions of Freelon and Morris Streets).
4. On the Key Site identified in Section 329(e)(2)(G), located at the southeast corner of the intersection of 5th and Brannan Streets, consisting of Block 3786, Lots 036 and 037: The project must provide an on-site land dedication for 100% affordable housing, and either a publicly-accessible open space and streetscape improvements adjacent to and within the Bluxome Street right-of-way, or an indoor public recreation facility.
5. On the Key Site identified in Section 329(e)(2)(H), located at the northeast corner of the intersection of 4th and Townsend Streets, consisting of Block 3787, Lots 026, 028, 050, 161, 162, 163, and 164: The project must provide

publicly-accessible, street-level open space of not less than 9,000 square feet in total, inclusive of building setbacks along 4th and Townsend Streets that widen the sidewalks, and a plaza at the corner of 4th and Townsend Streets of not less than 5,000 square feet.

**Link to Signed Planning Code and Zoning Map Legislation:**

<https://sfgov.legistar.com/View.ashx?M=F&ID=14006376&GUID=06810C27-C4F3-4A91-B69B-52CE30CC8CB5>

**Link to Signed General Plan Amendment Legislation:**

<https://sfgov.legistar.com/View.ashx?M=F&ID=14006434&GUID=3A3F8CBE-EE28-4251-BDB4-2E4622427E87>