



San Francisco
Planning

Senate Bill 79 Implementation

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April 13, 2026

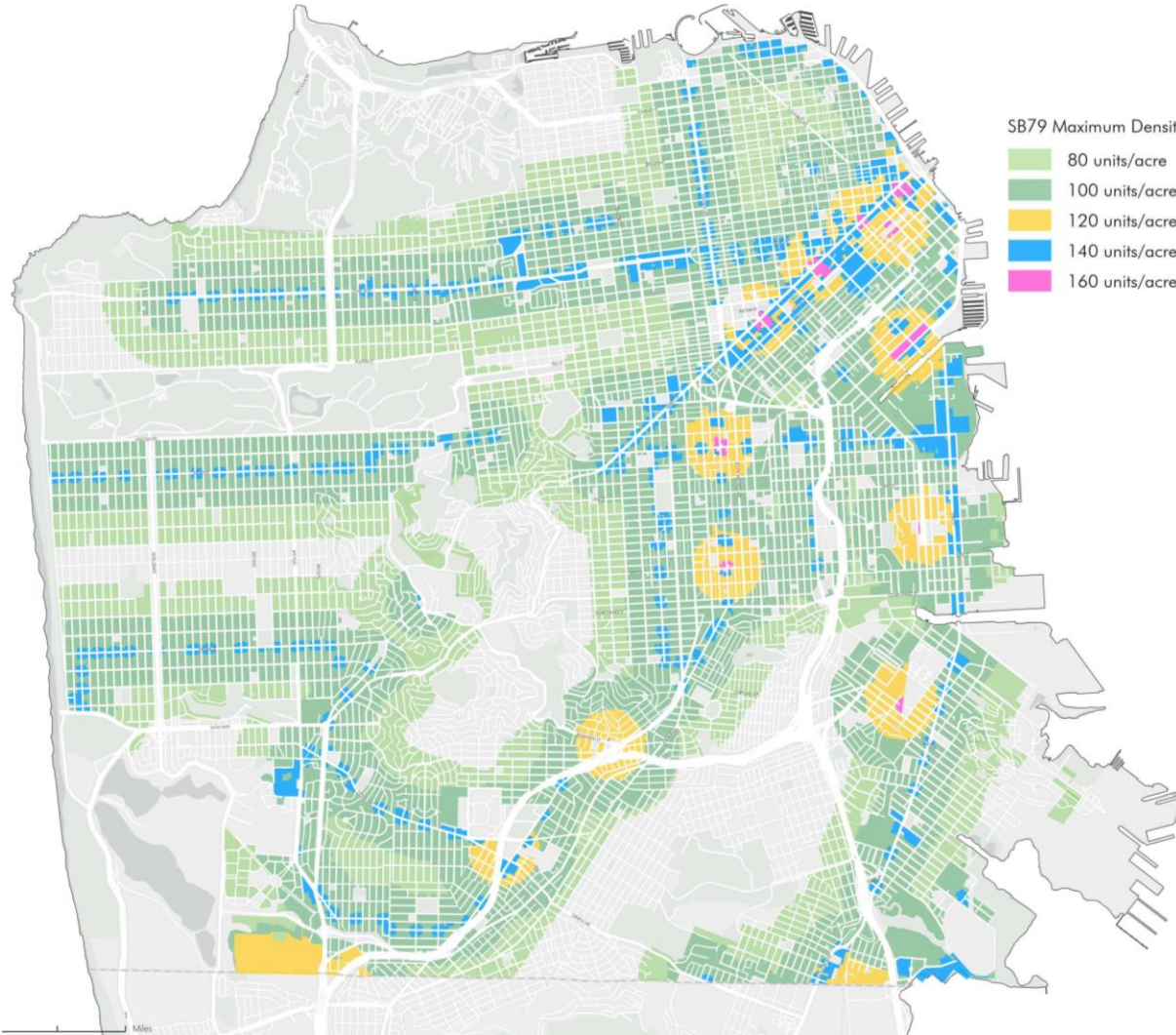
Senate Bill 79: Abundant and Affordable Homes Near Transit Act

- **TAKES EFFECT: July 1, 2026**
- **SETS MINIMUM HEIGHT & DENSITY LIMITS: 5 to 9 stories, ½-mile** around BART, Caltrain, Muni Metro, and Major Bus Stops
- **EXEMPTIONS:** Allows for some near-term exemptions that expire in 2032 as well as some permanent exemptions
- **ALLOWS LOCAL “ALTERNATIVE PLAN” IN-LIEU OF SB 79**

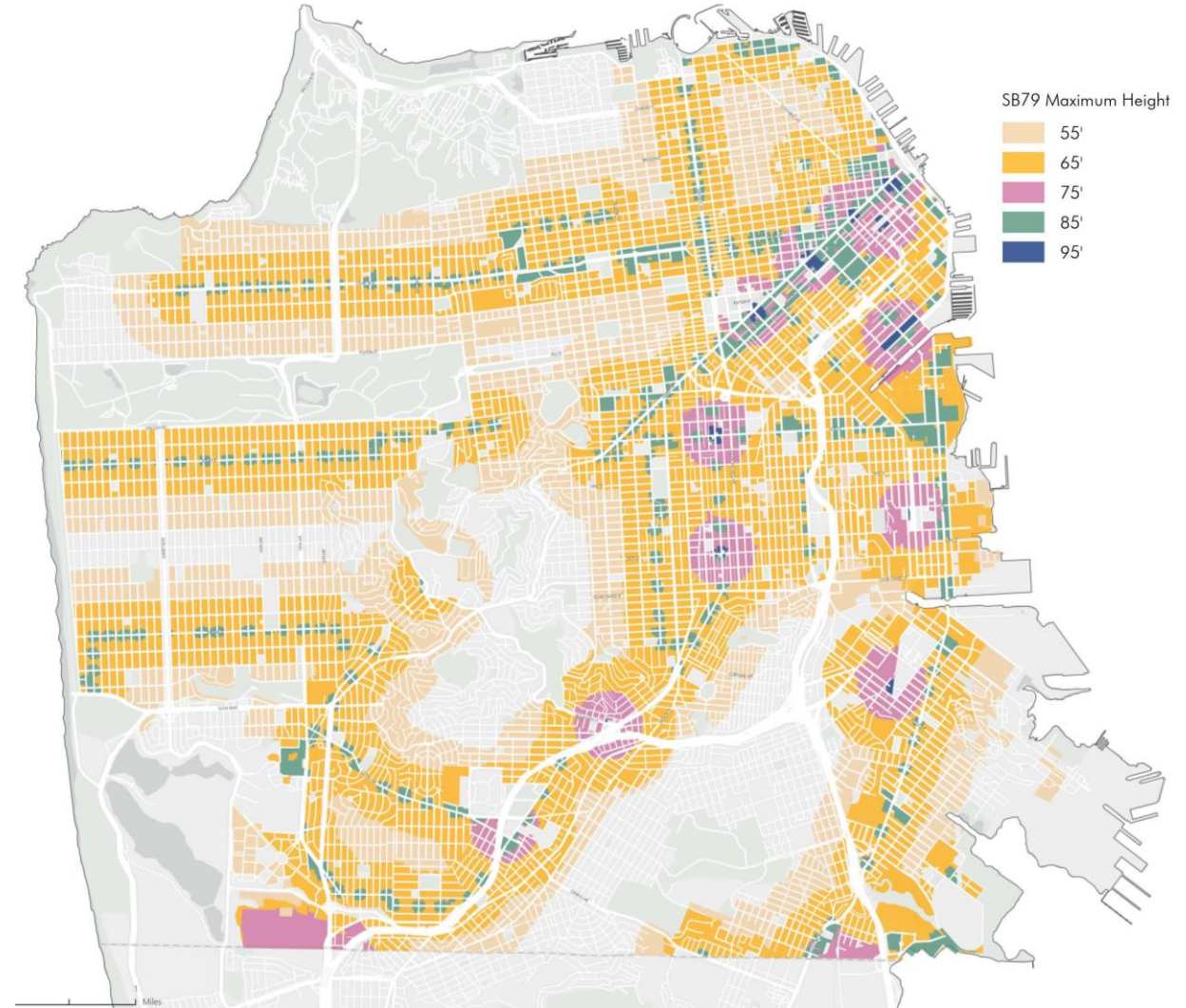


SB 79 Default Density and Height Limits

Map 2: Default SB 79 Density Limits for Parcels within Qualifying Transit Stop Geographies

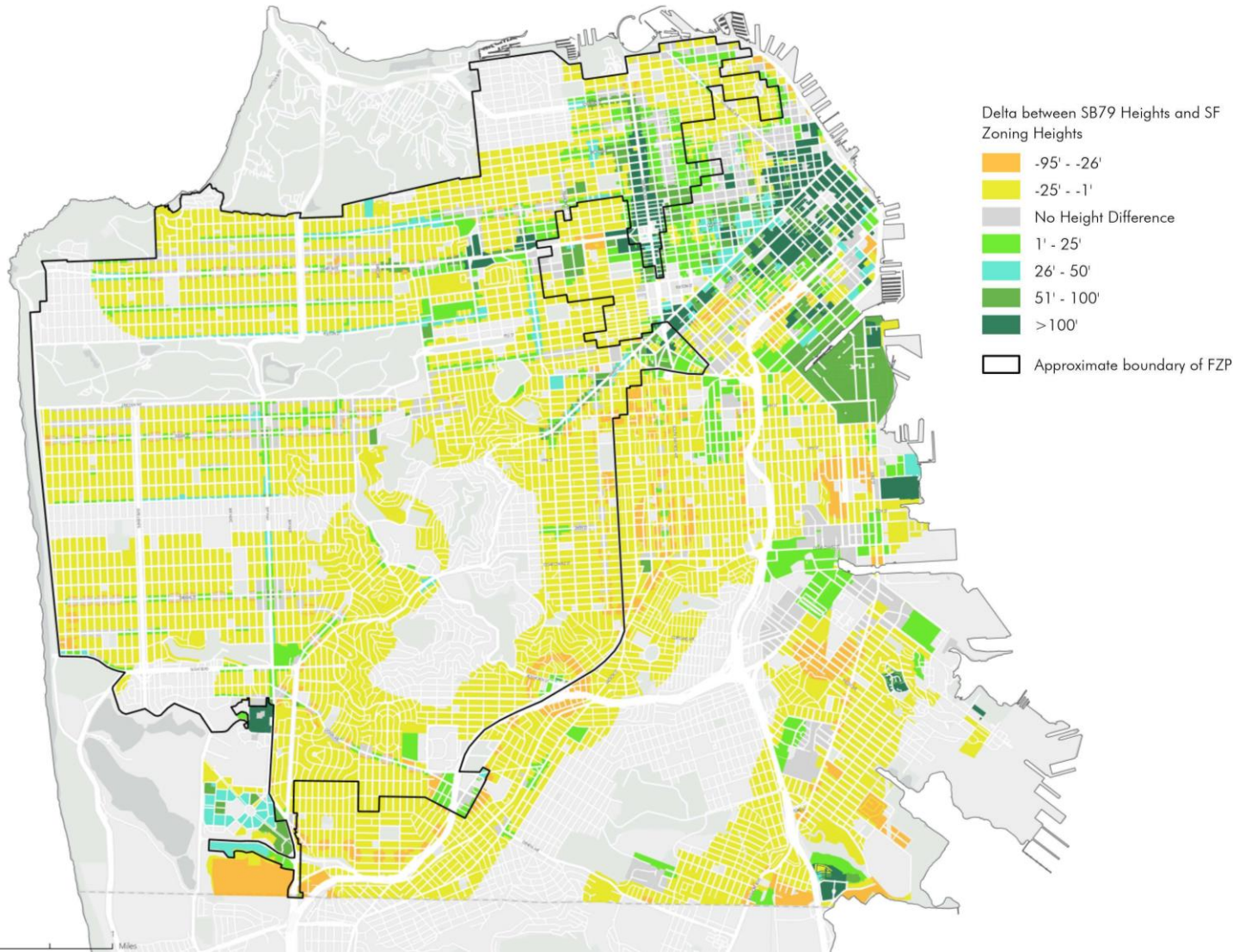


Map 3: Default SB 79 Height Limits for Parcels within Qualifying Transit Stop Geographies



SB 79 Default Height Limits vs Existing Height Limits

Map 4: Default SB 79 Height Limits Compared to Existing Height Limits



- San Francisco has higher heights Downtown and along commercial corridors (in green and blue).
- SB 79 heights are higher off corridors, in residential districts (in orange and yellow).

Overview of the Proposed Ordinance

1. Permanently excludes parcels in Industrial Employment Hubs

2. Temporarily exempts some low resource census tracts

3. Amends the Planning Code to add a new density and height exception to Article 2

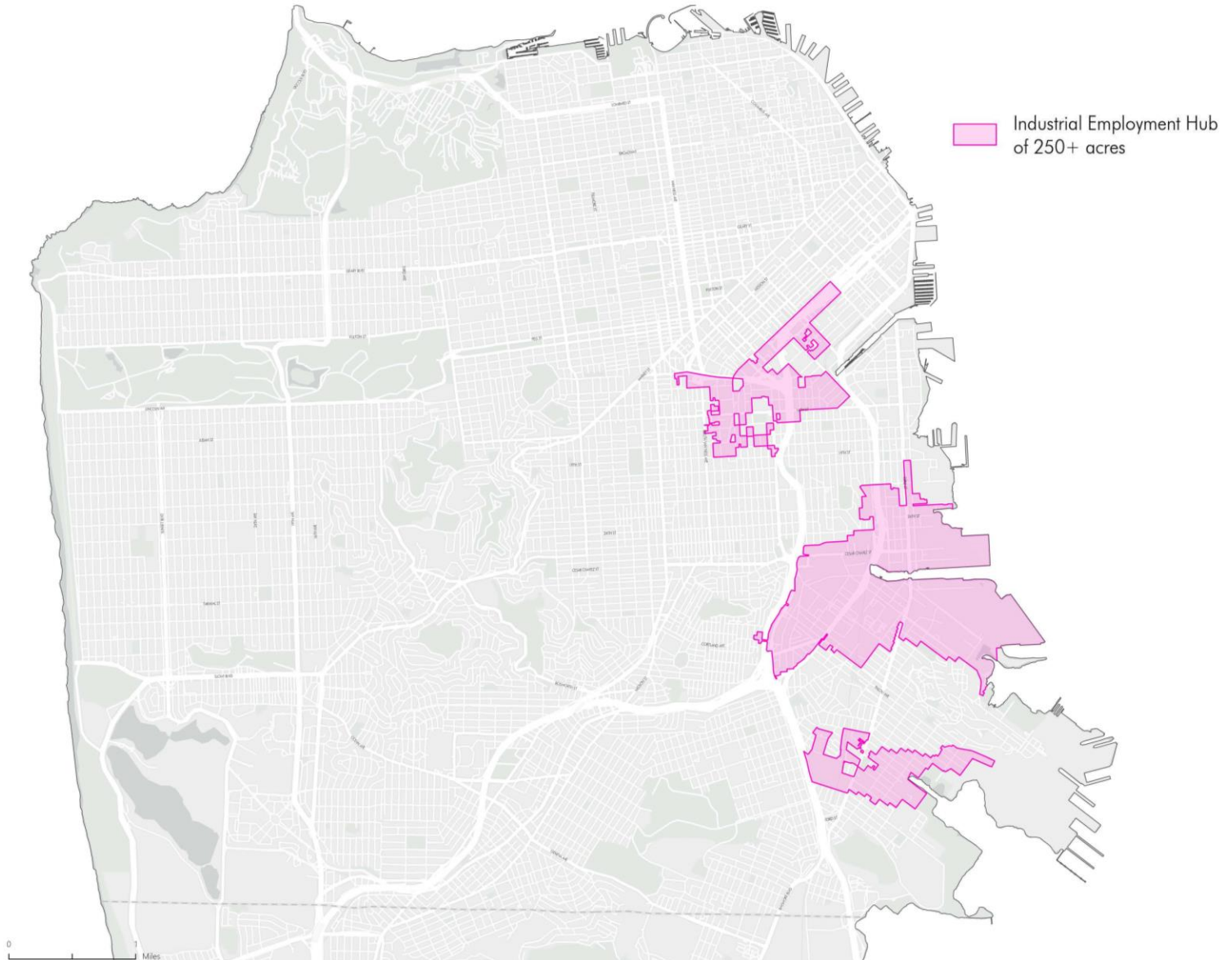
4. Adopts a citywide Alternative Plan in lieu of default SB 79 heights and densities, demonstrating the capacity to qualify

Permanent Exclusions

SB 79 allows for the following types of sites to be permanently excluded:

- **Industrial Employment Hubs (>250 acres)**
- **Parcels that are >1 mile walk from transit stop.**

Map 5: Industrial Employment Hubs that Qualify as Permanent Exclusions

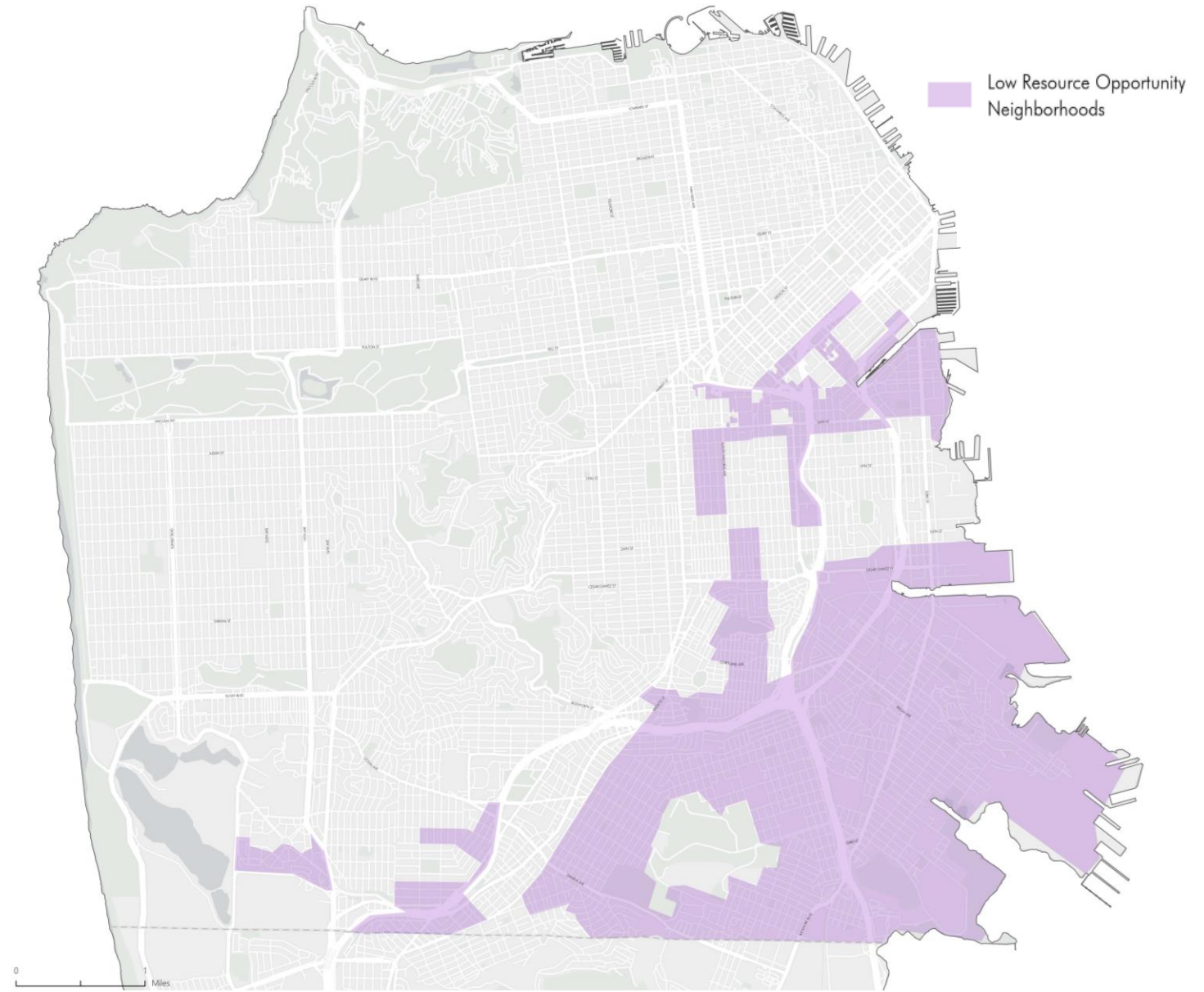


Temporary Exemptions

From July 2026 to 2032, parcels can be temporarily exempted if:

- Zoning allows at least **50% of SB 79 density**,
- In an area **vulnerable to one-foot or more of sea level rise**,
- In an area identified as **“low resource,”** or
- Listed on a **local historic register** as of January 1, 2025

Map 6: Temporarily Exempted Low Resource Tracts

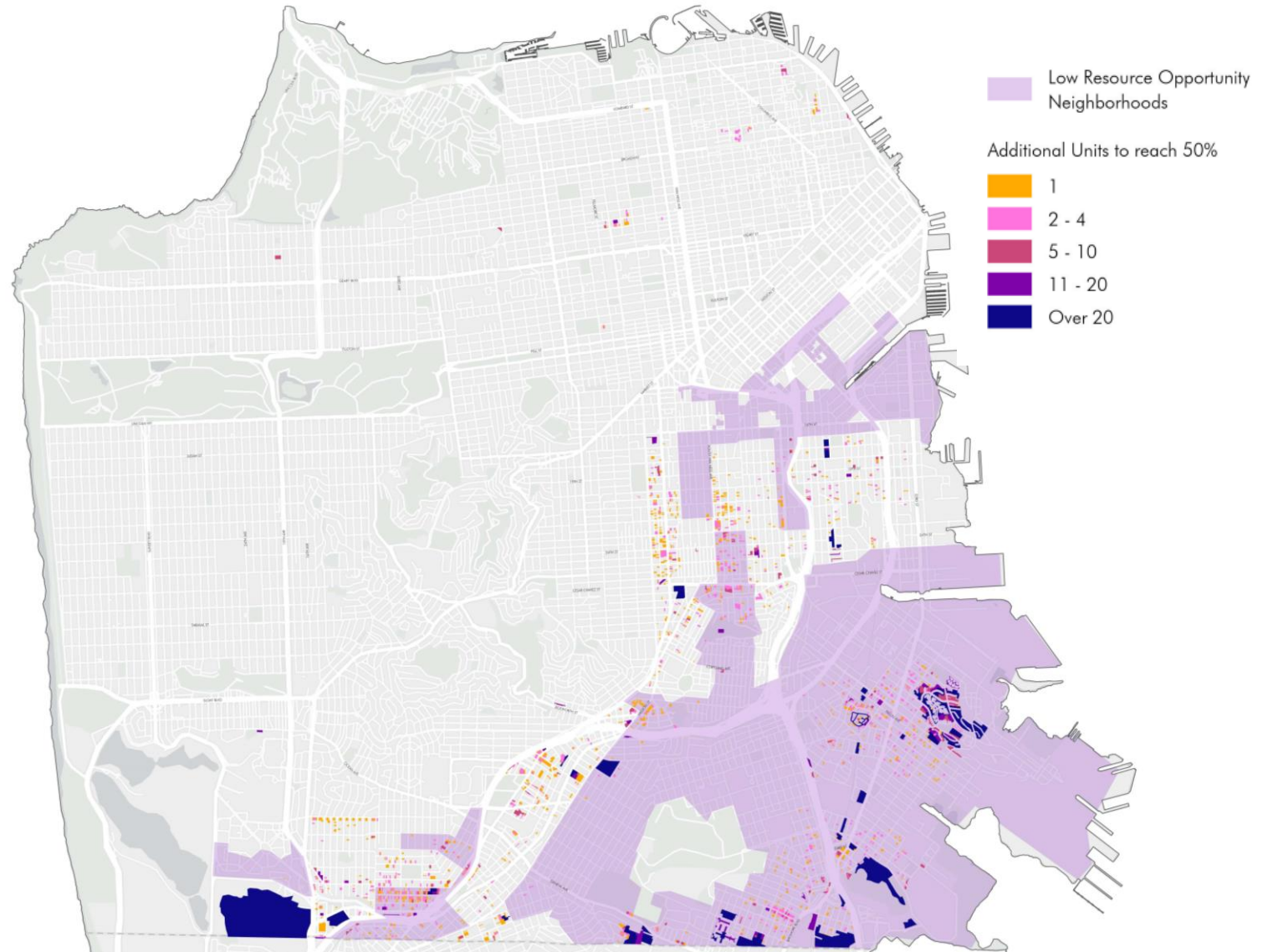


"Alternative Plan" Qualifications

- **Total net capacity** of existing heights/densities are greater than SB 79—YES
- All SB 79 **station areas** at least **50% of SB 79 capacity**—Almost
- All SB79 parcels at least **50% of SB 79 densities**—Almost

The parcels (~2,080) in color need to allow at least 50% densities of SB 79 to qualify.

Map 7: Parcels that are < 50% of the SB 79 Density Requirement, Color-coded by Number of Additional Allowed Units Needed and with Exempted Low Resource Tracts



Planning Code Amendment

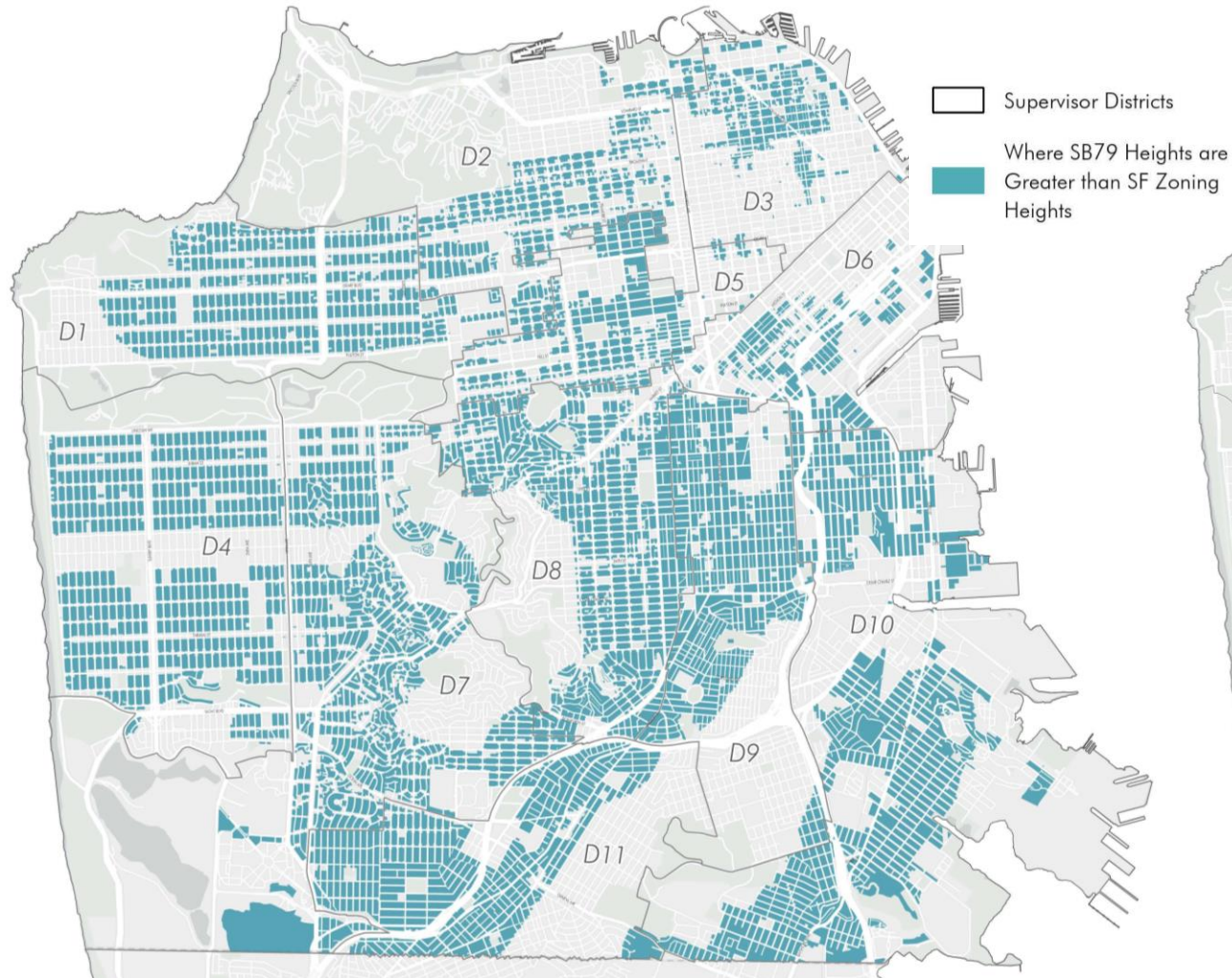
- Needed to qualify for a citywide Alternative Plan
- Adds a **new density and height exception** via a new Section 207.11
 - Permits additional density for residential projects on certain parcels within one-half mile of a transit-oriented development stop, **up to 50% of the density permitted under SB 79**. Permits buildings up to 40' in height on the few parcels with height limit of less than 40' in the SB 79 area.
 - The parcels must meet several criteria including, but not limited to:
 - In a zoning district that **principally permits housing**
 - Not within the **Family Zoning Plan area** (where all parcels already allow >50% SB79 density)
 - Not seeking a **density bonus**
 - Not on a parcel with a **listed historic building** in Art 10/11

What to Expect

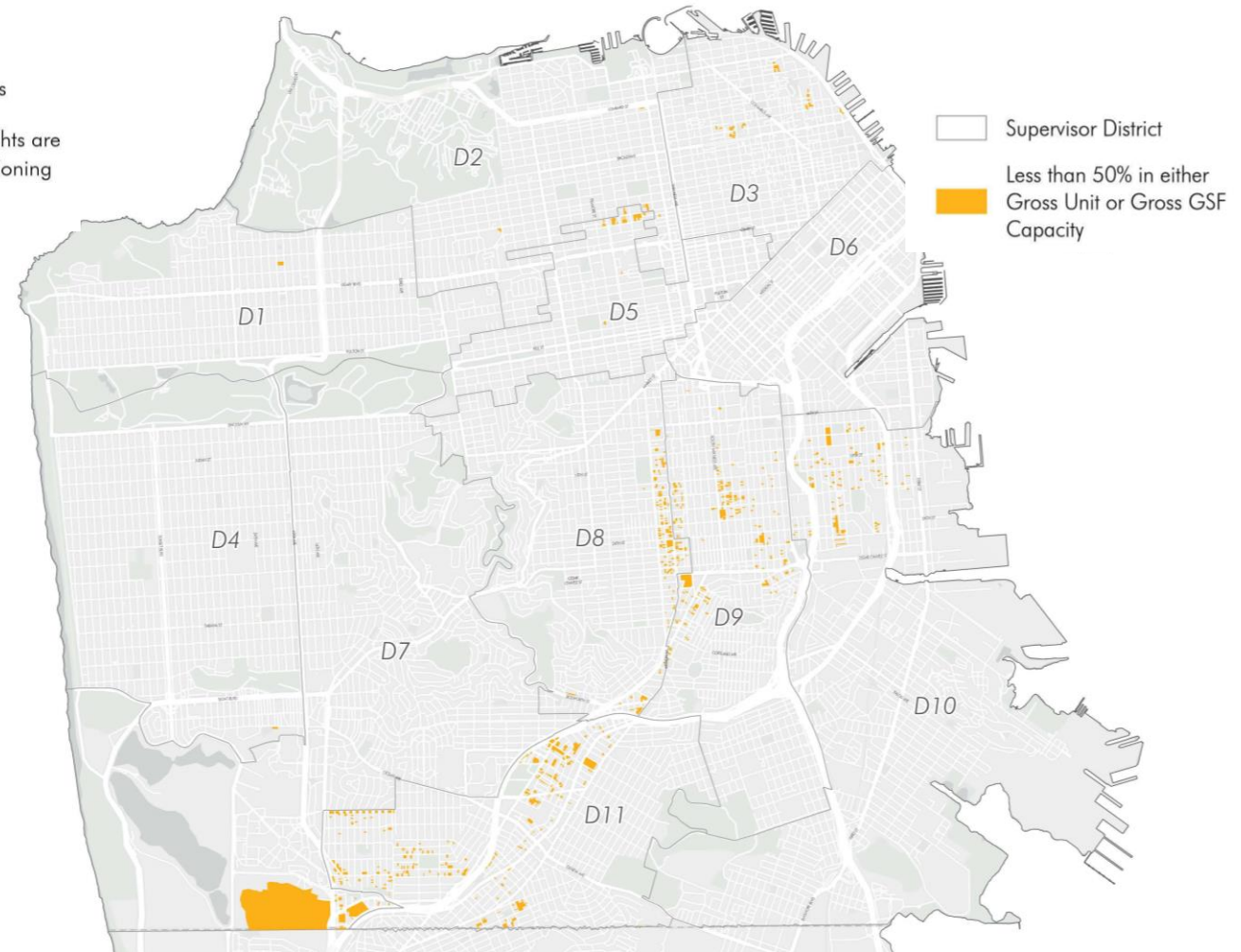
- No parcel in the city will be subject to the default SB79 heights and densities.
- A small number of parcels will be eligible for a new density exception for up to 50% of the density allowed under SB 79, all outside the Family Zoning Plan area.
- This will create another way for properties to build 4–6 units in RH districts.
- This does not change the underlying zoning standards for these areas, such as unit mix requirements.
- In 2032, the temporary exemption for low-resource tracts will expire and additional parcels will be eligible for the density exception
- This does not prevent the city from making future zoning and land use policies in these areas, including related to housing.

No Action v. San Francisco's Alternative Plan

Map 8: No Action—Parcels that Would Increase in Height Under SB 79 Default Height Limit



Map 9: Local Action—Parcels that Will Increase in Density with San Francisco's Alternative Plan



Proposed Ordinance and Planning Commission Recommendation

- **Permanently excludes** three Industrial Employment Hubs
 - Amendment: Correct the zoning district reference from WMUG to WMUO in the ordinance and long title.
- **Temporarily exempts the low resource tracts** south of 16th street and in Mission Bay
 - Amendment: Temporarily exempt the Industrial Employment Hubs where overlapping with low resource tracts. Updated table on file.
- **Amend the Planning Code** to allow for additional density up to 50% of the density allowed under SB 79.
- **Adopt an Alternative Plan**
 - Updated table on file

Thank you!



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Planning

Link to the Legislation: [File No. 260132](#)

Webpage: <https://sfplanning.org/project/senate-bill-79-implementation-san-francisco>

You can email us at Sarah.Richardson@sfgov.org or Joshua.Switzky@sfgov.org with questions.