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Subject: Support for File No. 260132 – Ordinance amending the Planning Code – Transit-Oriented Residential Development
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March 1, 2026

To the Honorable Members of the San Francisco Board of Supervisors
Land Use and Transportation Committee
City and County of San Francisco

Re: Support for File No. 260132 – Ordinance amending the Planning Code – Transit-Oriented Residential Development (Introduced by the Mayor)

Dear Supervisors,

The Alliance for a Better District 6 strongly supports the proposed Ordinance (File No. 260132, Version 1), which thoughtfully addresses the implementation of California Senate Bill No. 79 (SB 79) while protecting the unique character, economic vitality, and employment base of San Francisco's District 6 and downtown areas.

SB 79, effective July 1, 2026, mandates that local jurisdictions allow transit-oriented housing developments at specified densities, heights, and floor area ratios on sites within one-half mile of qualifying transit-oriented development (TOD) stops. While we recognize the state's goal of increasing housing production near transit to promote affordability, sustainability, and reduced vehicle miles traveled, a one-size-fits-all approach risks undermining San Francisco's industrial and employment hubs, which are critical to the city's economy and the livability of District 6.

This Ordinance provides a balanced, compliant response by:

1. Temporarily excluding certain sites from SB 79's provisions to allow for careful evaluation and planning.
2. Permanently excluding industrial employment hubs, including sites zoned M (Industrial), SALI (Service/Arts/Light Industrial), PDR (Production, Distribution, Repair), WMUG (WSoMa Mixed Use-General), and P (Public), as well as sites where the walking path to the closest TOD stop exceeds one mile. These protections are essential to preserve jobs, arts and creative spaces, production uses, and public resources in District 6, preventing the displacement of vital economic activities.
3. Amending the Planning Code to permit additional density and height for residential projects on certain parcels within one-half mile of TOD stops, enabling targeted housing growth where it aligns with neighborhood context and

infrastructure.

4. Adopting an Alternative Plan to SB 79, with findings that it provides equivalent or greater development capacity overall, ensuring the City meets state requirements without blanket overrides.
5. Making necessary findings that the exemptions and the City's overall residential capacity fully comply with SB 79.
6. Directing transmittal of the Ordinance to the California Department of Housing and Community Development (HCD) for review.

This approach safeguards District 6's role as a hub for employment, innovation, and mixed-use vitality while advancing housing goals. It aligns with the General Plan, the eight priority policies of Planning Code Section 101.1, and findings of public necessity, convenience, and welfare under Section 302. It also affirms the Planning Department's CEQA determination.

We urge the Board to advance and adopt this Ordinance promptly to provide certainty for residents, businesses, and developers in District 6 and across the City.

Thank you for your consideration.

Michael Nulty
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Alliance for a Better District 6

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