

LEGISLATIVE DIGEST

[General Plan - Central SoMa and Transit Center District Commercial Development Requirements]

Ordinance amending the General Plan to reduce commercial development requirements in the Central SoMa Area Plan and the Transit Center District SubArea Plan areas; affirming the Planning Department’s determination under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and adopting findings of public necessity, convenience, and welfare under Planning Code, Section 340.

Existing Law

State law requires cities and counties to prepare and adopt a comprehensive, long-term General Plan for development. The General Plan may address any subjects that, in the judgment of the Board of Supervisors, relate to the physical development of the City. The City’s General Plan contains various elements, including Housing, Recreation and Open Space, and Transportation Elements. It also contains several area plans, including the Central SoMa Area Plan and Transit Center District SubArea Plan, which provide land use controls and proposed community improvements in those areas of the City. The Board of Supervisors amends these elements and plans from time to time to reflect changed circumstances. Under Charter Section 4.105 and Planning Code Section 340, any amendments to the General Plan shall first be considered by the Planning Commission and recommended for approval or rejection by the Board of Supervisors.

The Central SoMa Area Plan requires new development on large parcels in the Plan area to include at least half commercial or other non-residential space. The Transit Center District SubArea Plan directs the City to reserve the bulk of remaining space in the core Transit Center District for job growth by limiting the amount of non-commercial uses on major opportunity sites.

Amendments to Current Law

This ordinance would remove the requirement that new development on large parcels in the Central SoMa Plan area must include at least half commercial or other non-residential space. This ordinance would also remove the Transit Center District SubArea Plan’s direction to reserve the bulk of remaining space in the core Transit Center District for job growth by limiting the amount of non-commercial uses on major opportunity sites. The ordinance would amend the Transit Center District SubArea Plan to instead direct the City to encourage and permit non-residential uses on major opportunity sites in this Plan area.

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Background Information

This General Plan Amendments ordinance is a companion to a Planning Code amendments ordinance that would remove commercial development requirements contained in the Central SoMa Special Use District and Transit Center C-3-O(SD) Commercial Special Use District.

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