



San Francisco  
**Planning**

# CENTRAL SOMA

Briefing  
February 2025

**OVERVIEW**

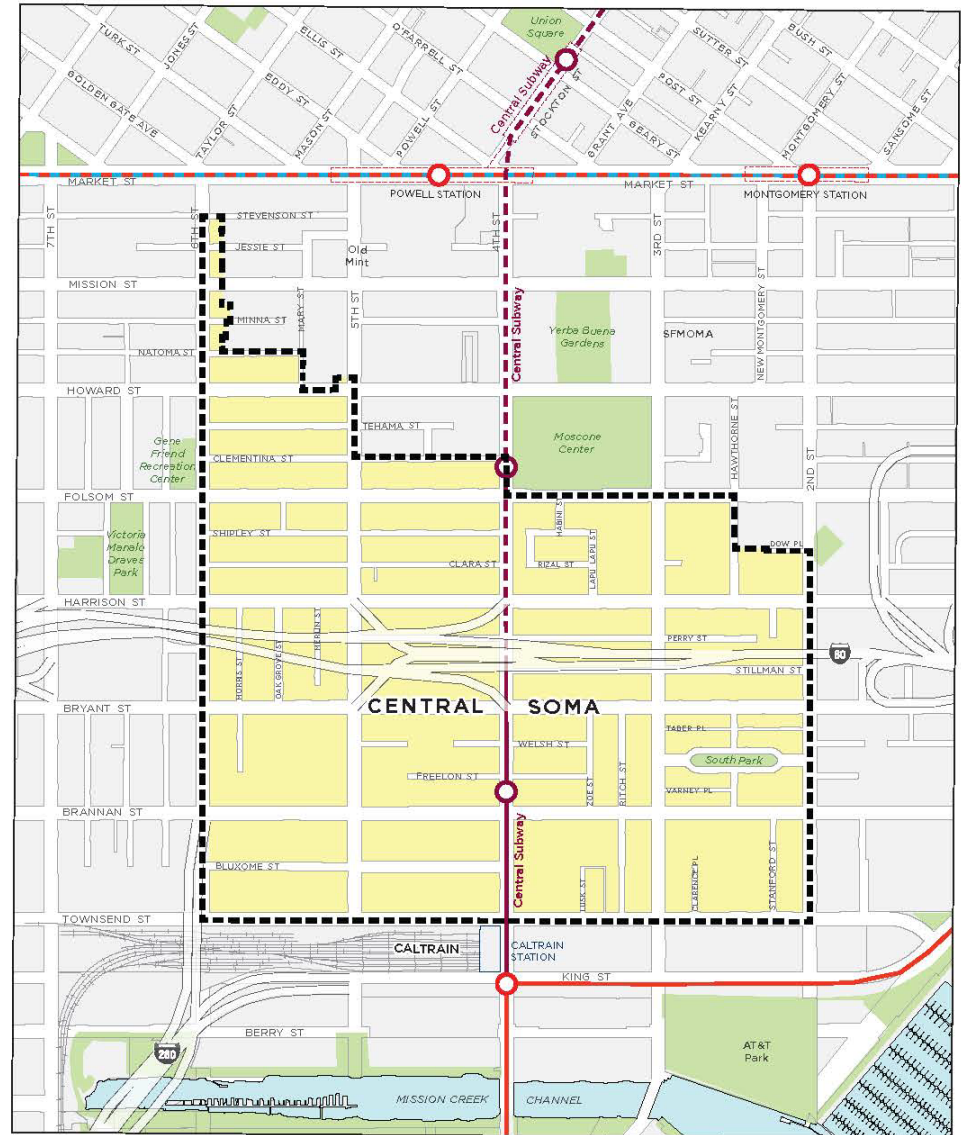
# CENTRAL SOMA PLAN: TRANSIT-ORIENTED MIXED-USE

**Plan process 2011-2018**

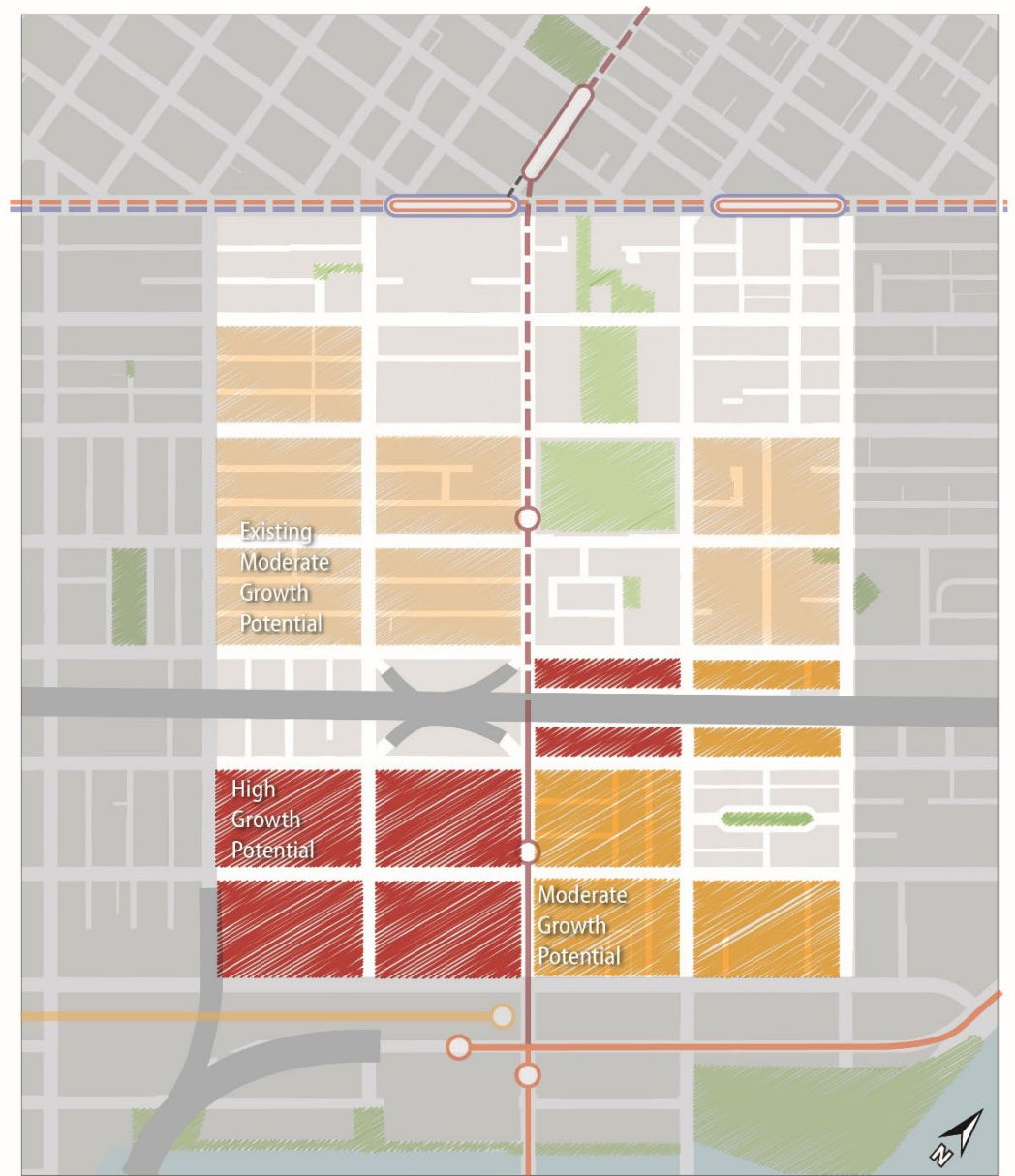
**Adopted 2018**

**Central Subway opened 2022**

- **8,800 housing units**
- **Space for 32,000 jobs**
  - **6m gsf office, lab**
  - **No net loss of PDR**
  - **Sites >40K sf south of Harrison req. to be 2/3 commercial below 160'**
  - **Last potential job growth area near CBD and regional transit**



# CENTRAL SOMA PLAN: TRANSIT-ORIENTED MIXED-USE



## VISUALIZING GROWTH - POTENTIAL DEVELOPMENT

- Central SoMa Development Potential
- Anticipated Projects Outside of Central SoMa



*3-D Model of Potential Development*

# CENTRAL SOMA PLAN



# CENTRAL SOMA PLAN



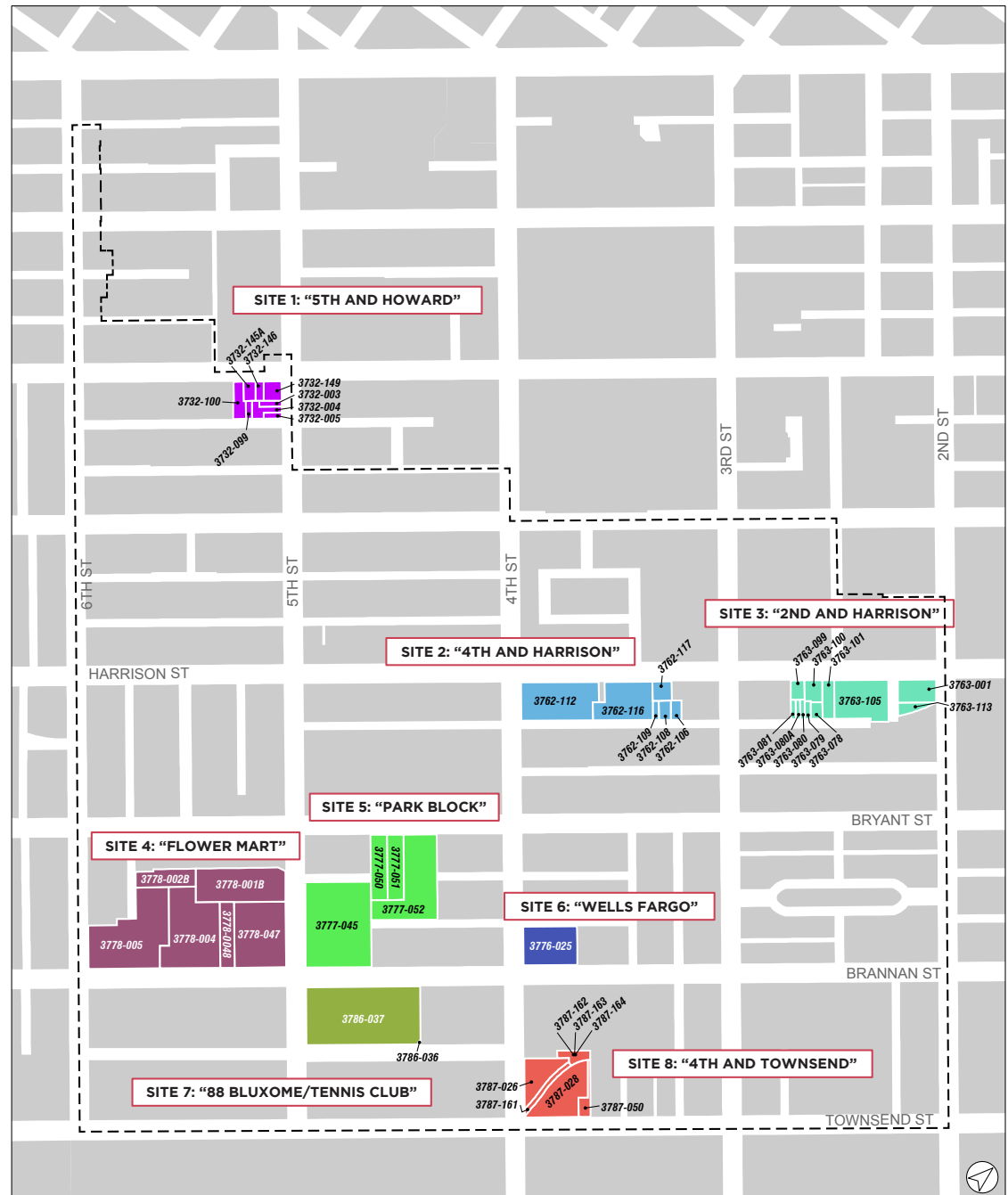
## KEY DEVELOPMENT SITES

Notable sites recognized in Plan (some, not all, subject to Commercial Req.)

Commission process (Sec 329) for granting Code exceptions (eg bulk, use, design, height) based on provision of specific "Qualified Amenities", including:

- Land dedication for 100% BMR
- Public open space/parks
- Community Facilities
- Special public realm improvements

Most Qualified Amenities were in-kind satisfaction of impact fees and other requirements (eg open space)



# TIMELINE & ANTICIPATED AMENDMENTS



November 7, 2024: Planning Commission hearing on General Plan Amendments and Planning Code Amendments



Planning Commission votes to **approve** the General Plan Amendments.



Planning Commission votes to **approve with modifications** the Planning Code Amendments. The Commission's proposed amendments are:

1. Exempt projects 600 feet in height or less from the mandatory office allocation requirements in the Central SoMa SUD instead of eliminating the requirement in the SUD.
2. Explore site specific benefits for the key sites impacted by the legislation and encourage the retention of benefits (*complete streets, open space/recreational facilities and affordable housing*).



# TIMELINE & ANTICIPATED AMENDMENTS (CONT'D)



November 7, 2024 - March 2025: Planning and the legislative sponsors are working with the City Attorney to craft amendments that are in the spirit of the Planning Commission's recommended modifications.



March 3, 2025: 1st Land Use Committee hearing on the General Plan Amendments and Planning Code Amendments



March 10: Last date for Land Use Committee to act on the General Plan Amendments to meet 90 deadline (up or down vote only)



March 30, 2025: Deadline for the Board to act on the General Plan Amendments (up or down vote only)