

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

2  
3 **Ordinance amending the General Plan to reduce commercial development**  
4 **requirements in the Central SoMa Area Plan and the Transit Center District SubArea**  
5 **Plan areas; affirming the Planning Department's determination under the California**  
6 **Environmental Quality Act; making findings of consistency with the General Plan, and**  
7 **the eight priority policies of Planning Code, Section 101.1; and adopting findings of**  
8 **public necessity, convenience, and welfare under Planning Code, Section 340.**

9 NOTE: **Unchanged Code text and uncodified text** are in plain Arial font.  
10 **Additions to Codes** are in *single-underline italics Times New Roman font*.  
11 **Deletions to Codes** are in *strikethrough italics Times New Roman font*.  
12 **Board amendment additions** are in double-underlined Arial font.  
13 **Board amendment deletions** are in ~~strikethrough Arial font~~.  
14 **Asterisks (\* \* \* \*)** indicate the omission of unchanged Code  
15 subsections or parts of tables.

16 Be it ordained by the People of the City and County of San Francisco:

17 Section 1. Environmental and Planning Code Findings.

18 (a) Section 4.105 of the Charter provides that the Planning Commission shall  
19 periodically recommend to the Board of Supervisors, for approval or rejection, proposed  
20 amendments to the General Plan. Section 4.105 further provides that if the Board of  
21 Supervisors fails to act within 90 days of receipt of the proposed General Plan amendments,  
22 then the proposed amendments shall be deemed approved.

23 (b) Planning Code Section 340 provides that the Planning Commission may initiate an  
24 amendment to the General Plan by a resolution of intention, which refers to, and incorporates  
25 by reference, the proposed General Plan amendments. Section 340 further provides that the  
Planning Commission shall adopt the proposed General Plan amendments after a public

1 hearing if it finds from the facts presented that the public necessity, convenience, and general  
2 welfare require the proposed amendment or any part thereof. If adopted by the Commission  
3 in whole or in part, the proposed amendments shall be presented to the Board of Supervisors,  
4 which may approve or reject the amendments by a majority vote.

5 (c) After a duly noticed public hearing on \_\_\_\_\_, 2024, by Resolution  
6 No. \_\_\_\_\_, the Planning Commission initiated amendments to the proposed General  
7 Plan. Said resolution is on file with the Clerk of the Board of Supervisors in Board File No.  
8 \_\_\_\_\_ and incorporated herein by reference.

9 (d) On \_\_\_\_\_, the Planning Commission then adopted the proposed General  
10 Plan amendments by Resolution No. \_\_\_\_\_, finding in accordance with Planning  
11 Code Section 340 that the public necessity, convenience, and general welfare required the  
12 proposed amendments.

13 (e) On \_\_\_\_\_, 2024, the Board of Supervisors received from the Planning  
14 Department the proposed General Plan amendments, including the amendments to the  
15 Central SoMa Area Plan and the Transit Center District SubArea Plan. These amendments  
16 are on file with the Clerk of the Board of Supervisors in File No. \_\_\_\_\_ and are  
17 incorporated herein by reference.

18 (f) The Board of Supervisors finds, pursuant to Planning Code Section 340, that the  
19 proposed General Plan amendments will serve the public necessity, convenience, and  
20 general welfare for the reasons set forth in Planning Commission Resolution No. \_\_\_\_\_  
21 and incorporates those reasons herein by reference.

22 (g) The Board of Supervisors finds that the proposed General Plan amendments are,  
23 on balance, in conformity with the General Plan, as amended by this Ordinance, and the  
24 priority policies of Planning Code Section 101.1 for the reasons set forth in Planning  
25

1 Commission Resolution No. \_\_\_\_\_, and the Board hereby adopts those findings as  
2 its own.

3 (h) The Planning Department has determined that the actions contemplated in this  
4 ordinance comply with the California Environmental Quality Act (California Public Resources  
5 Code Sections 21000 et seq.). Said determination is on file with the Clerk of the Board of  
6 Supervisors in File No. \_\_\_\_\_ and is incorporated herein by reference. The Board  
7 affirms this determination.

8

9 Section 2. The General Plan is hereby amended by revising the Central SoMa (South  
10 of Market) Area Plan, to read as follows:

11

12 **Central SoMa Area Plan**

13

\* \* \* \*

14

**POLICY 3.1.1**

15

**~~Require~~ Encourage non-residential uses in new development on large parcels.**

16

17 Many of the parcels of land in Central SoMa are quite large – reflecting its industrial heritage.  
18 And like industrial development of the past, modern companies seek buildings with large  
19 floors, which facilitate flexibility and intra-company communication. Given the limited  
20 availability of such large parcels in the eCity near excellent local and regional transit, and the  
21 need to identify appropriate transit-served space for job growth, the City should promote non-  
22 residential development at these locations. ~~Even if circumstances, such as market or broader~~  
23 ~~regulatory factors, require forgoing near term development on these major parcels, ensuring that these~~  
24 ~~parcels are “land banked” for significant jobs-oriented development is a necessary long term strategy~~  
25 ~~for the economic and environmental health of the city and region. These large parcels need not be~~

1 ~~exclusively non-residential, but they should feature a significant percentage (e.g. at least half) of non-~~  
2 ~~residential and job space.~~

3 \* \* \* \*

4  
5 Section 3. The General Plan is hereby amended by revising the Transit Center District  
6 Sub Area Plan, to read as follows:

7  
8 **Transit Center District SubArea Plan**

9 \* \* \* \*

10 **POLICY 1.3**

11 ~~***Reserve the bulk of remaining space in the core Transit Center District for job growth, by limiting***~~  
12 ~~***the amount of non-commercial uses on major opportunity sites. Encourage and permit non-***~~  
13 ~~***residential uses on major opportunity sites.***~~

14  
15 In view of the limited number of sizable development sites in the District, which represent the  
16 bulk of the remaining office capacity in the downtown core, it is essential ~~for~~ to allow major  
17 development sites to include a sizable commercial component ~~and not wholly developed with~~  
18 ~~non-commercial uses. At least a few recently constructed large residential projects occupy some of the~~  
19 ~~few major development sites remaining in the downtown core; however, they do not contain any~~  
20 ~~commercial space, thus substantially reducing the capacity of the downtown for future job growth.~~

21  
22 Preserving office and job growth capacity is a major consideration, but so too is  
23 ensuring a mix of uses to help the area achieve a more 24-hour character. A mix of uses is  
24 generally desirable for very large projects, ~~such as those with square footage greater than 500,000~~  
25 ~~gross square feet.~~ Additionally, the Plan recognizes that small lots are often not large enough to

1 be developed with efficient office buildings, and some very large buildings contemplated in the  
2 Plan (i.e. taller than 600 feet) may be too large from a risk and market absorption standpoint  
3 to be devoted to a single use.

4 \* \* \* \*

5  
6 Section 4. Effective Date. This ordinance shall become effective 30 days after  
7 enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the  
8 ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board  
9 of Supervisors overrides the Mayor’s veto of the ordinance.

10  
11 Section 5. Scope of Ordinance. In enacting this ordinance, the Board of Supervisors  
12 intends to amend only those words, phrases, paragraphs, subsections, sections, articles,  
13 numbers, punctuation marks, charts, diagrams, or any other constituent parts of the General  
14 Plan that are explicitly shown in this ordinance as additions, deletions, Board amendment  
15 additions, and Board amendment deletions in accordance with the “Note” that appears under  
16 the official title of the ordinance.

17  
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19 APPROVED AS TO FORM:  
20 DAVID CHIU, City Attorney

21 By: /s/ Peter R. Miljanich  
22 PETER R. MILJANICH  
23 Deputy City Attorney

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