

REVISED LEGISLATIVE DIGEST
(Amended in Committee – March 10, 2025)

[Planning Code, Zoning Map - Central SoMa and Transit Center District Commercial Development Requirements]

Ordinance amending the Planning Code and Zoning Map to reduce commercial development requirements for certain residential projects and modify the land dedication requirements in the Central SoMa Special Use District and remove the Transit Center C-3-0(SD) Commercial Special Use District; affirming the Planning Department’s determination under the California Environmental Quality Act; and 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 302.

Existing Law

The Central SoMa Special Use District, set forth in Planning Code Section 249.78, provides development controls for the central portion of the South of Market (SoMa) neighborhood. These controls include a requirement that for development projects in the Special Use District south of Harrison Street on sites larger than 40,000 square feet that entail new construction or addition of 100,000 square feet or more, at least two-thirds of the Gross Floor Area of all building area below 160 feet in height shall be non-residential.

The Transit Center C-3-O(SD) Commercial Special Use District, set forth in Planning Code Section 248 and shown on Special Use District Map SU01 of the Zoning Map, provides development controls for a portion of the C-3-O(SD) Zoning District in the downtown area around the Transbay Transit Center. This Special Use District’s primary control is a requirement that all new development on lots larger than 20,000 square feet in the Special Use District shall include not less than two gross square feet of principally or conditionally permitted commercial uses for every one gross square foot of dwellings or other housing uses.

Amendments to Current Law

This ordinance would establish a residential bonus program that proposed projects meeting certain requirements could use instead of complying with the requirement that certain development projects in the Central SoMa Special Use District must provide at least two-thirds of the Gross Floor Area of all building area below 160 feet in height for non-residential uses.

This ordinance would remove the Transit Center C-3-O(SD) Commercial Special Use District from the Planning Code and Zoning Map in its entirety, including the requirement that certain development projects shall include not less than two gross square feet of principally or

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conditionally permitted commercial uses for every one gross square foot of dwellings or other housing uses.

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