

Welcome!

Thank you for joining us today. We will get started shortly.

Please change your display name to your name and organization (if applicable).

1. To change your name, click on the "PARTICIPANTS" button at the top of the Zoom window
2. In the top right corner of your video window, you can hover over the ... to "Rename" yourself.



San Francisco
Planning

Senate Bill 79 (SB 79) Implementation

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March 2, 2026

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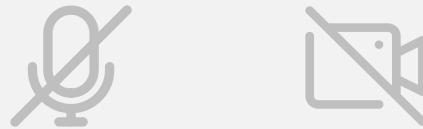


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Recording

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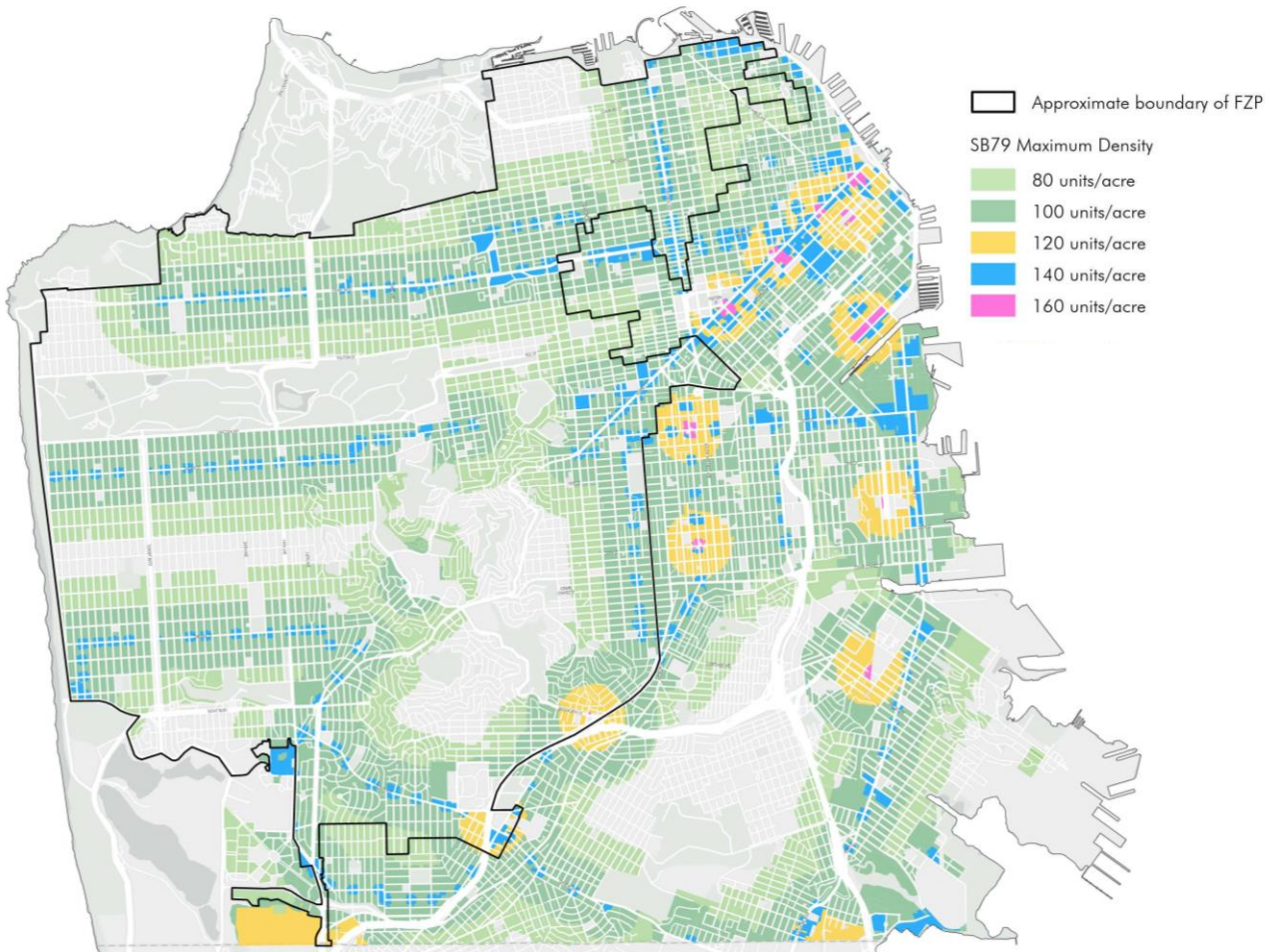


Q&A

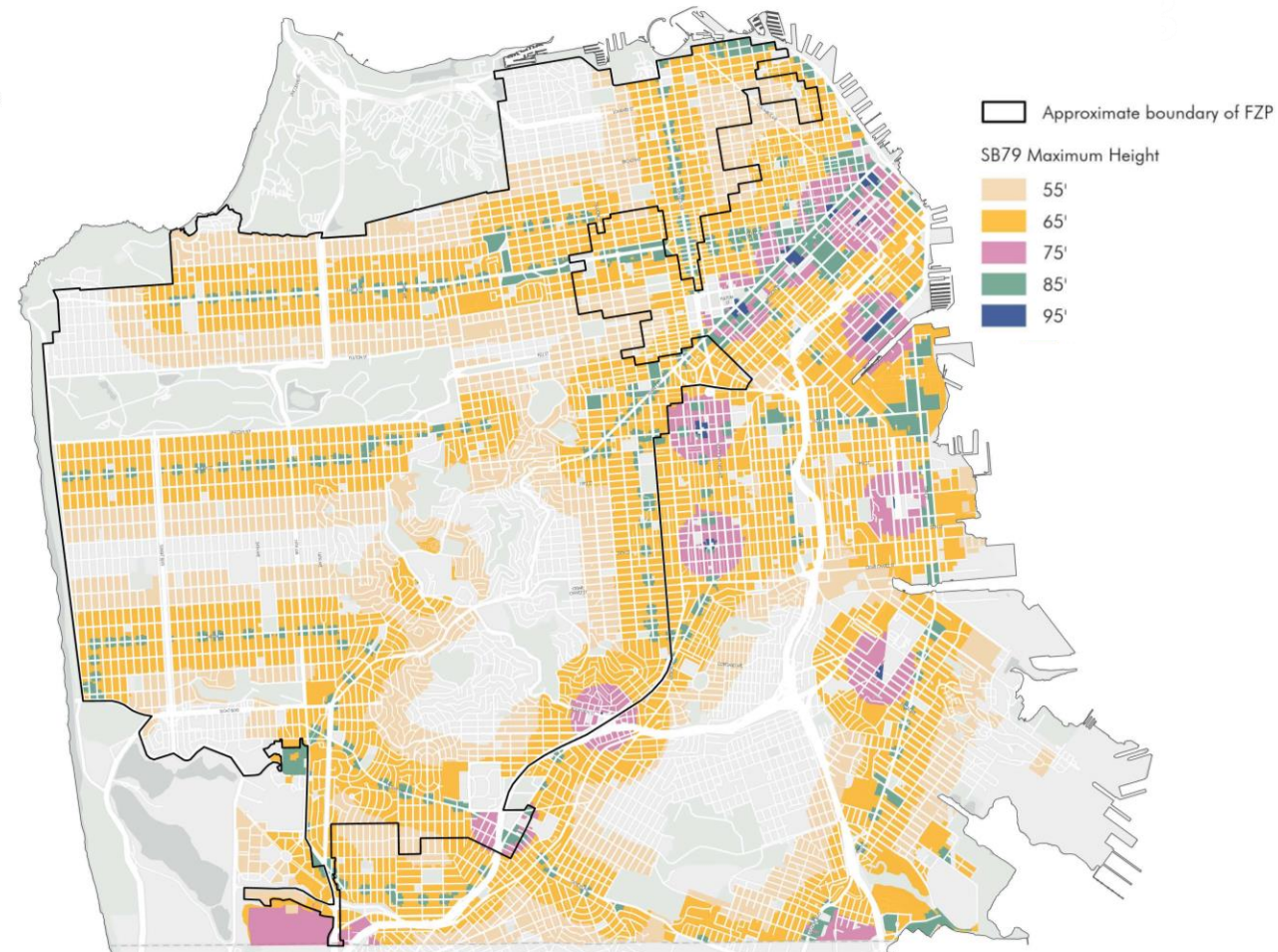
To ask a question use the Q&A feature.

SB 79 Default Density and Height Limits

Map 2: Default SB 79 Density Limits for Parcels within Qualifying Transit Stop Geographies

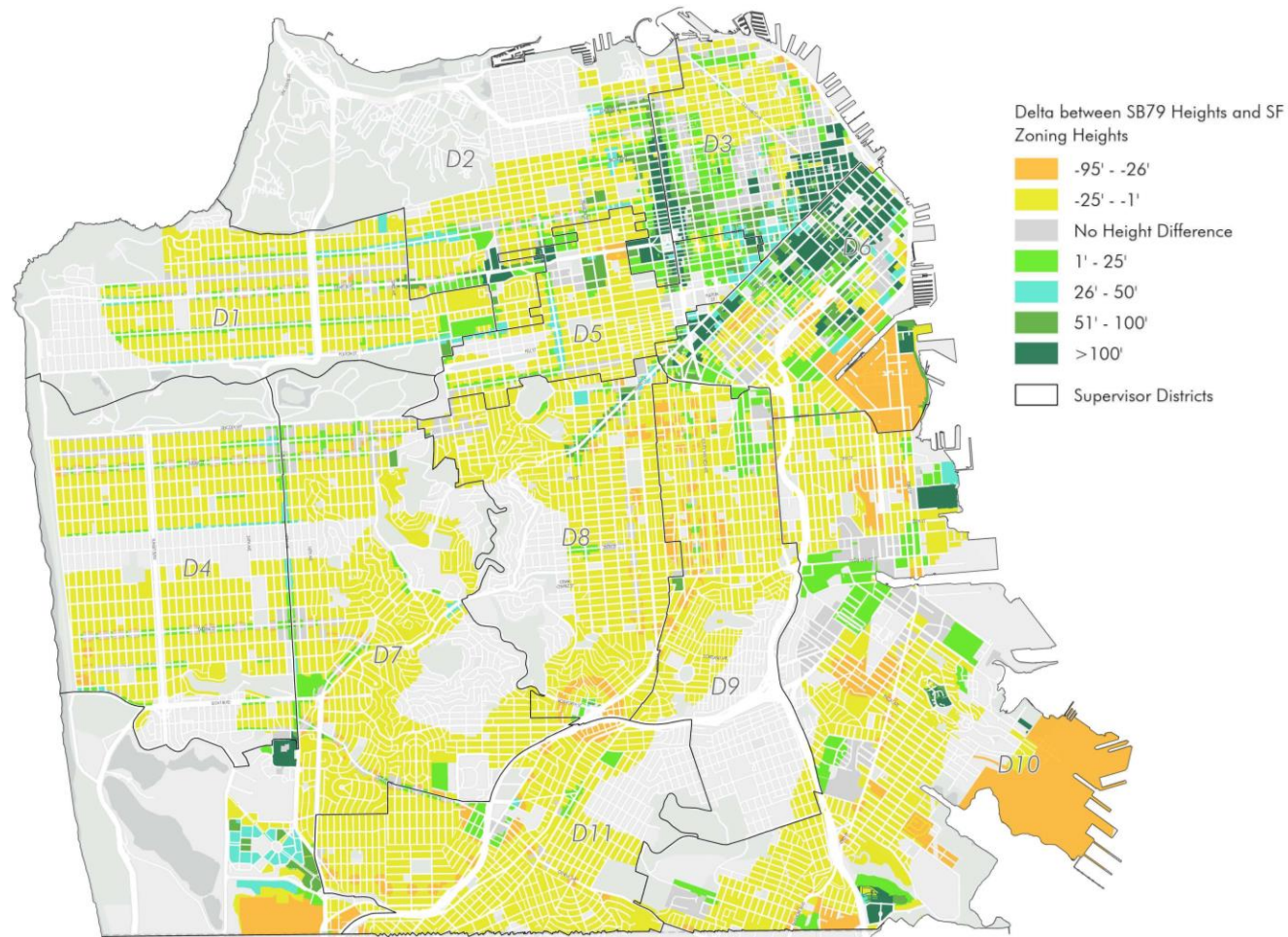


Map 3: Default SB 79 Height Limits for Parcels within Qualifying Transit Stop Geographies



SB 79 Default Height Limits vs Existing Height Limits

Map 4: Default SB 79 Height Limits Compared to Existing Height Limits



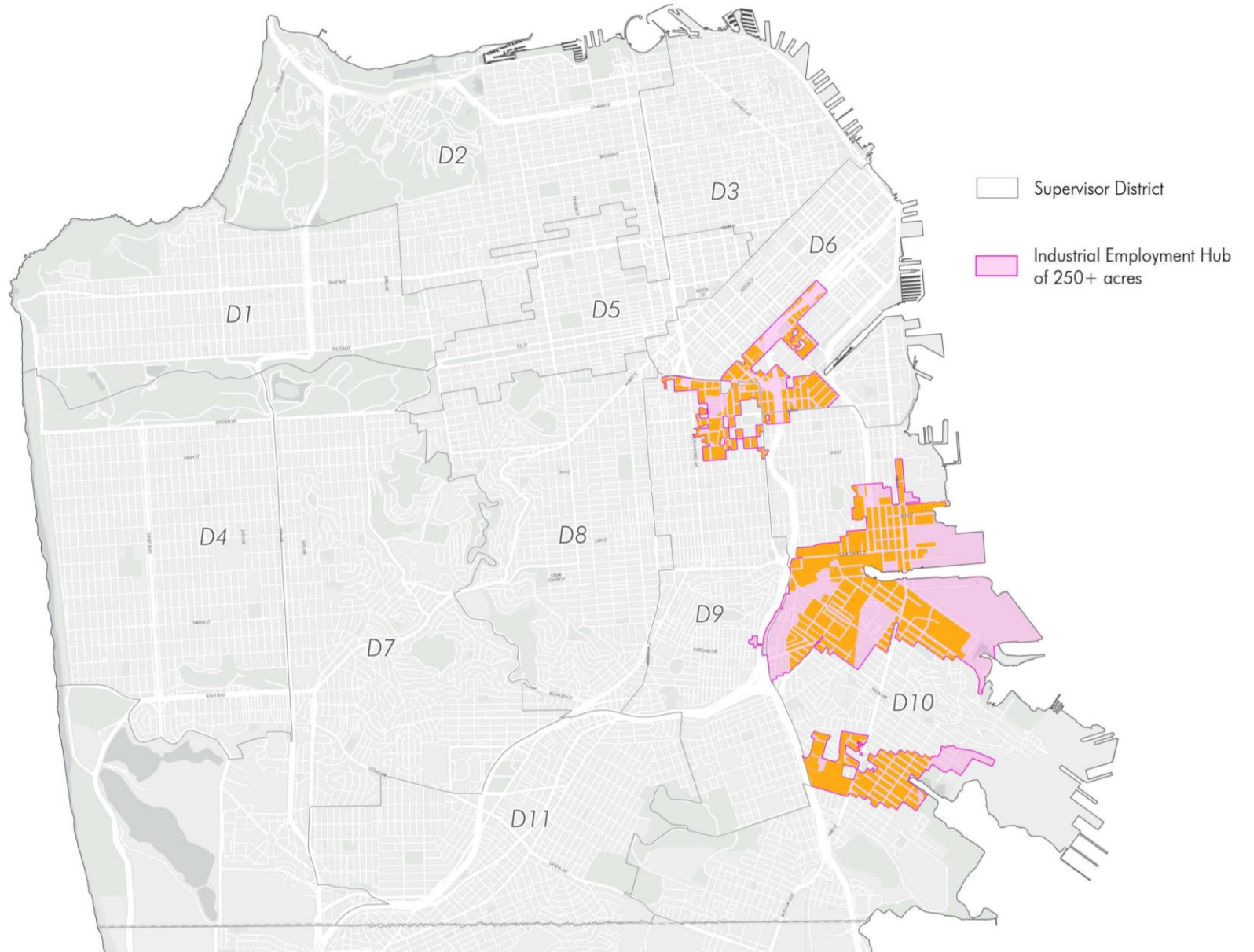
- San Francisco has higher heights Downtown and along commercial corridors (in green and blue).
- SB 79 heights are higher off corridors, in residential districts (in orange and yellow).

Permanent Exclusions

Map 5: Industrial Employment Hubs that Qualify as Permanent Exclusions

SB 79 allows for the following types of sites to be permanently excluded:

- **Industrial Employment Hubs (>250 acres)**
- **Parcels that are >1 mile walk from transit stop.**

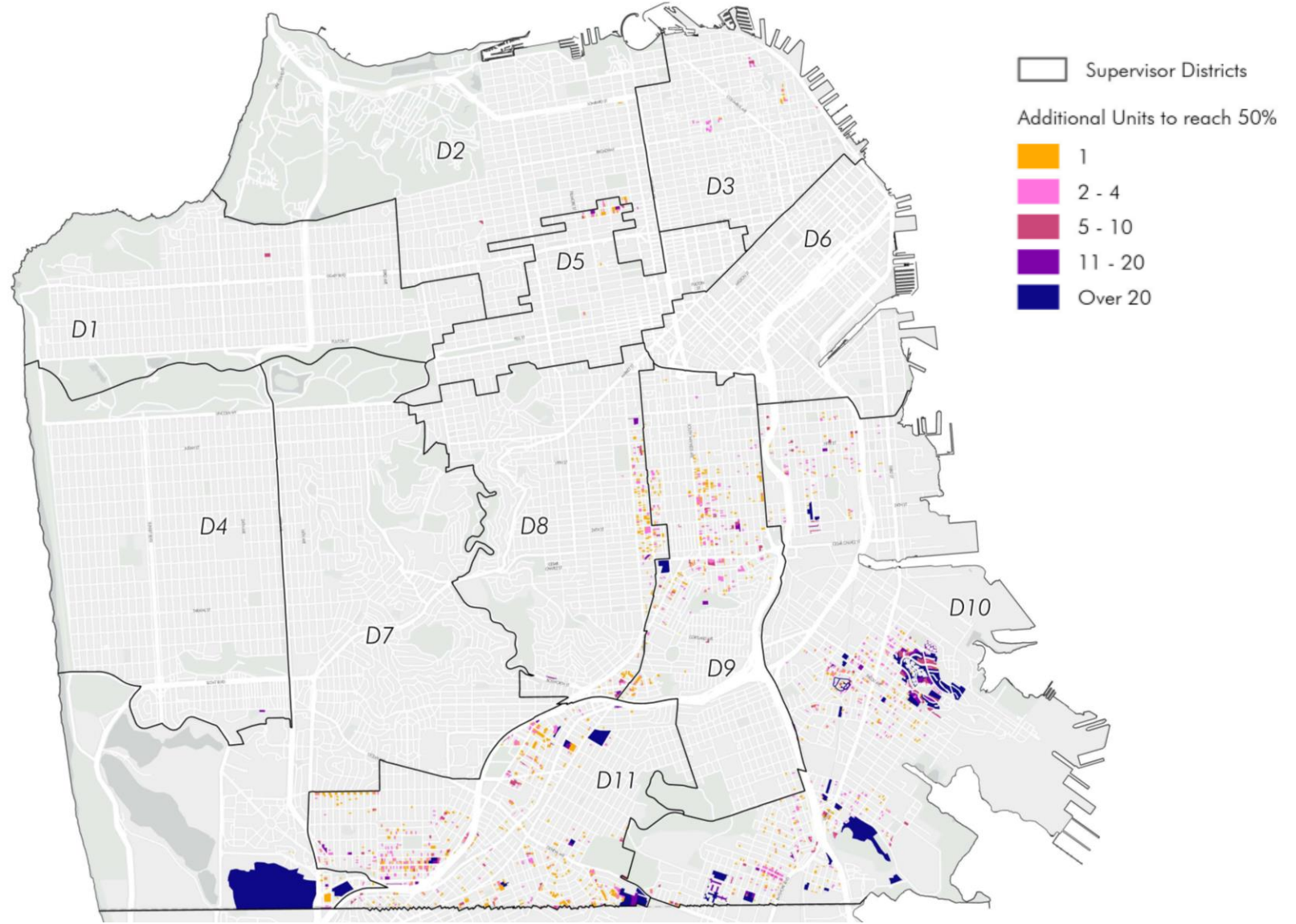


"Alternative Plan" Qualifications

- **Total net capacity of existing heights/densities are greater than SB 79—YES**
- **All SB 79 station areas at least 50% of SB 79 capacity—Almost**
- **All SB79 parcels at least 50% of SB 79 densities—Almost**

The parcels (2,080) in color need to allow at least 50% densities of SB 79 to qualify.

Map 6: Parcels that are < 50% of the SB 79 Density Requirement, by Number of Additional Allowed Units Needed.



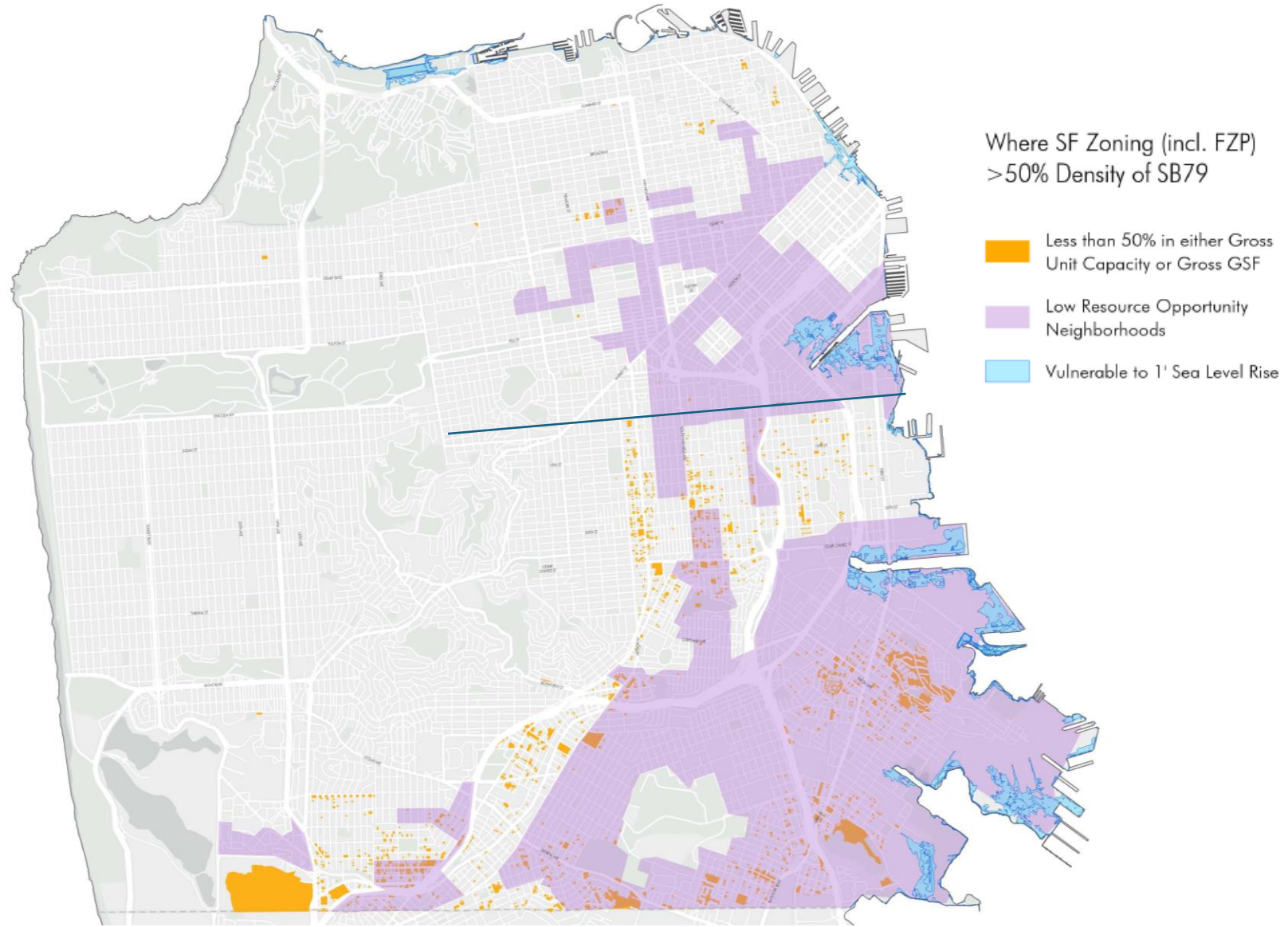
Near-term Exemptions

From July 2026 to 2032, parcels can be temporarily exempted if:

- Zoning allows at least **50% of SB 79 density**,
- In an area **vulnerable to one-foot or more of sea level rise**,
- In an area identified as **“low resource,”** or
- Listed on a **local historic register** as of January 1, 2025 (removed in this map)

Planning is pursuing a near-term exemption for low resource tracts south of 16th street.

Map 7: Low Resource Tracts Overlaying the Parcels that are < 50% of the SB 79 Density Requirement

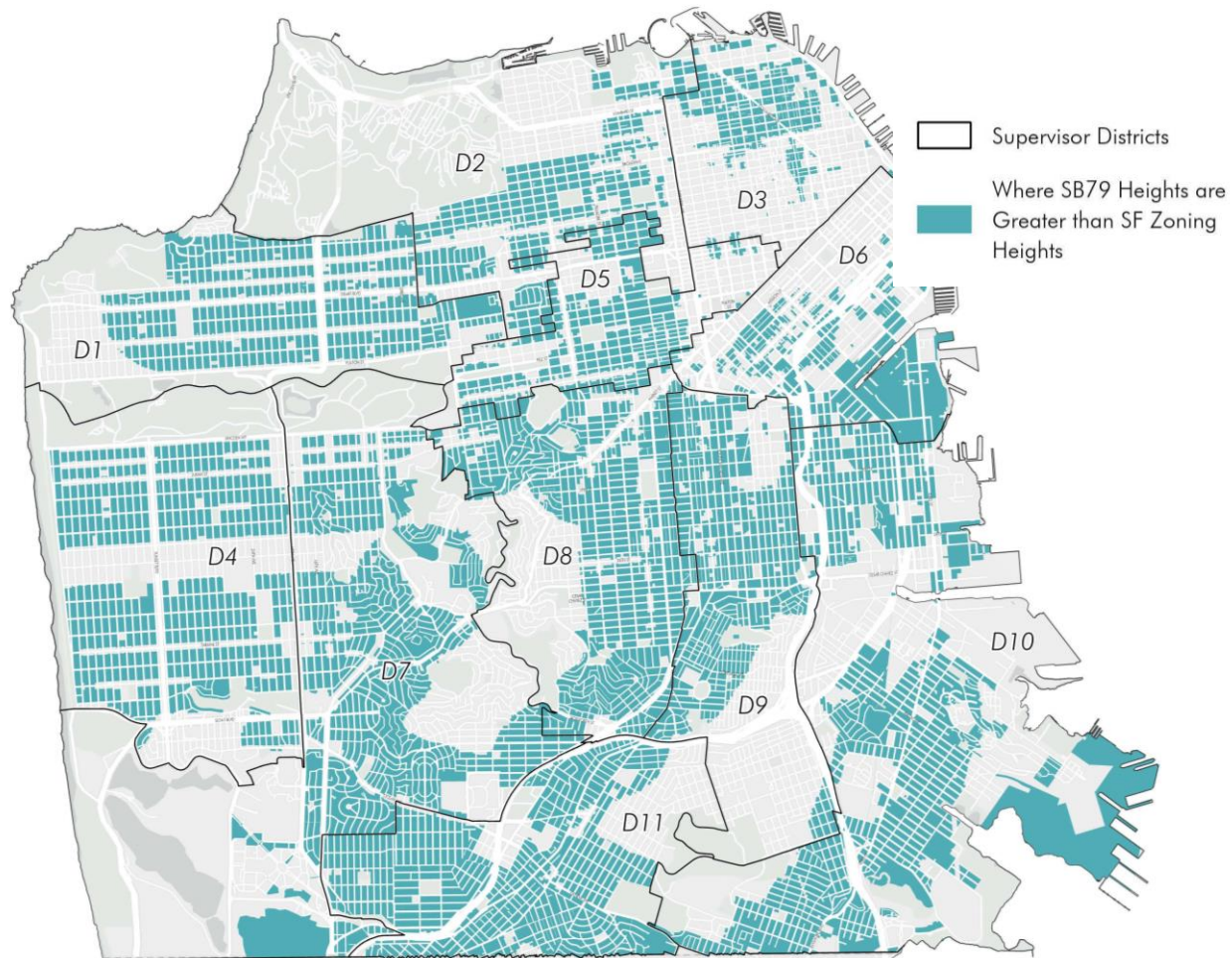


Approach

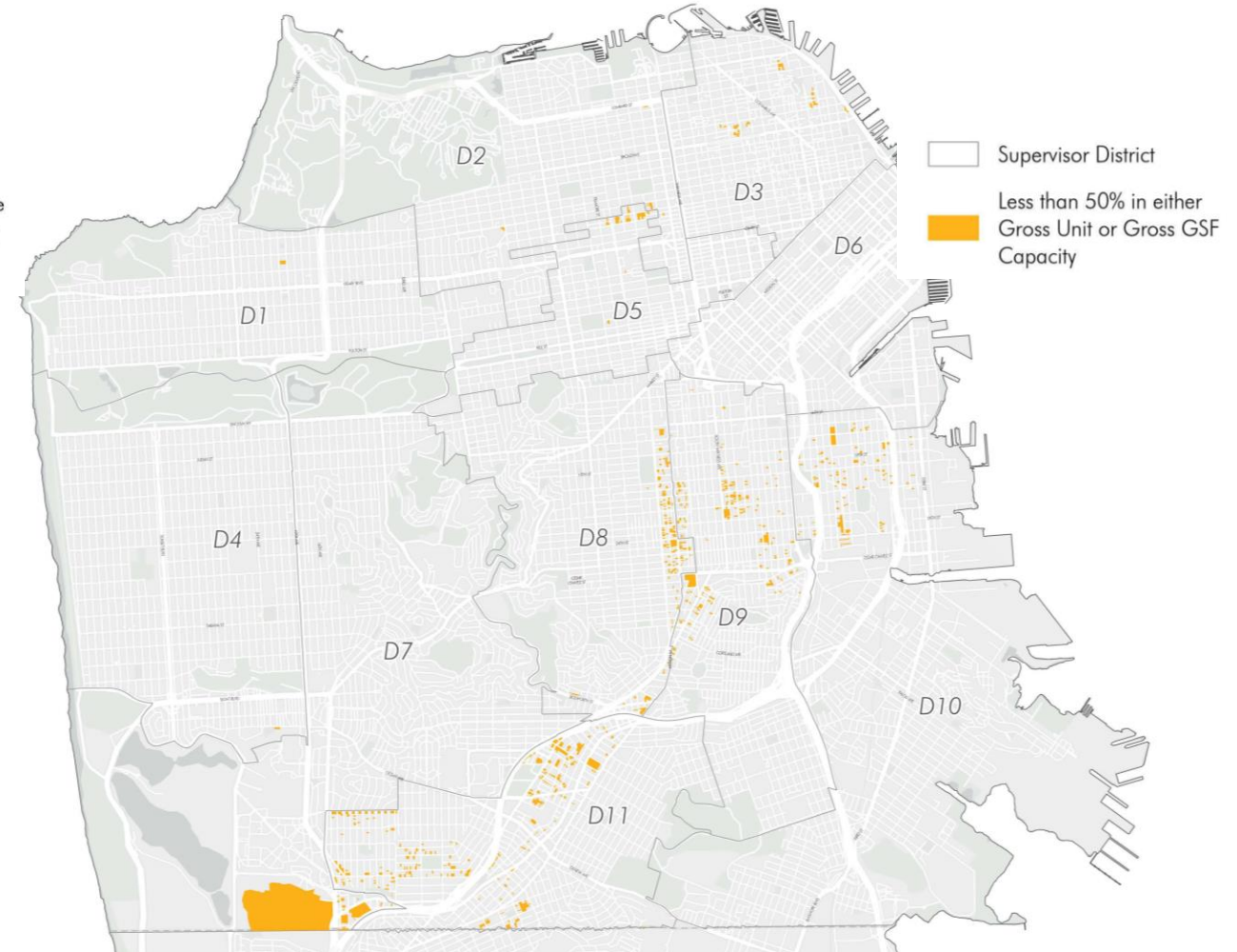
- **Adopt permanent exclusions** for three Industrial Employment Hubs
- **Adopt the low resource tract near-term exemptions south of 16th street.**
- **Adopt an Alternative Plan before July 1, 2026.**
 - Create **Planning Code Amendment** allowing for additional density up to 50% of the density allowed under SB 79.

No Action v. San Francisco's Alternative Plan

Map 8: No Action—Parcels that Would Increase in Height Under SB 79 Default Height Limit



Map 9: Local Action—Parcels that Will Increase in Density with San Francisco's Alternative Plan



What to Expect

- No parcel in the city will be subject to the default SB79 heights and densities.
- Due to the recent passage of the Family Zoning Plan, changes to individual parcels for the Alternative Plan will be minimal.
- This will create another way for properties to build 4–6 units in RH districts.
- In 2032, the near-term exemption for low-resource tracts will expire and additional parcels will be subject to the 50% density requirement.

Legislative Schedule*

Tue, February 10	Introduction at Board of Supervisors (Mayor sponsorship)
Thu, March 19	Planning Commission Adoption Hearing
Mon, April 6	Land Use and Transportation Committee
Tue, April 14	First Hearing at Board of Supervisors
Tue, April 21	Second Hearing at Board of Supervisors
April through June	Department of Housing and Community Development review
Wed, July 1	SB 79 Effectiveness date (if no approval of Alternative Plan)

*Schedule subject to change

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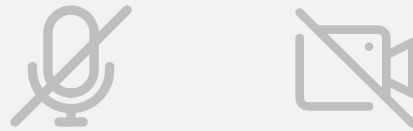


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Q&A

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Thank you for Joining!



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Link to the Legislation: [File No. 260132](#)

You can email us at Sarah.Richardson@sfgov.org or Joshua.Switzky@sfgov.org with questions.

Other Resources:

- [Property Information Map](#)
- [Family Zoning Plan Website](#)