



NEW PLANNING CODE SUMMARY

Transit-Oriented Residential Development

<i>Amended Sections:</i>	Adding Section 207.11
<i>Case Number:</i>	2026-001412PCA
<i>Board File/Enactment #:</i>	260132/082-26
<i>Initiated by:</i>	Mayor Lurie
<i>Effective Date:</i>	June 7, 2026

The Ordinance locally implements State Senate Bill 79 (SB 79), which goes into effect statewide on July 1, 2026. It amends the Planning Code to add Section 207.11 to permit additional residential density on parcels meeting certain criteria. This change qualifies the city for an Alternative Plan through SB 79 instead of applying SB 79's default zoning standards for transit-oriented residential development. The Planning Code amendment is described in *The Way It is Now*, below.

The Ordinance also does the following:

- Permanently excludes certain parcels in three Industrial Employment Hubs from being subject to SB 79.
- Temporarily exempts from SB 79 parcels in some “Low Resource” census tracts, including all such parcels south 16th street, in Mission Bay, and in areas overlapping with the Industrial Employment Hubs. This exemption will expire in January 2032, one year following the due date for the City's next Housing Element update.
- Adopts an Alternative Plan under SB 79, including demonstrating that San Francisco's housing capacity under existing zoning, when factoring in the permanent exclusions, temporary exemptions, and Planning Code Amendment, meets the Alternative Plan requirements. All parcels in the city are covered by the Alternative Plan and are exempt from SB 79 until one year following the due date for the City's next Housing Element (i.e. Jan 2032). **As a result, no parcel in San Francisco is subject to the default provisions of SB 79.**

Prior to July 1, 2026, the Planning Department's [SB 79 Implementation website](#) and the [San Francisco Property Information Map](#) will be updated to provide further information about individual parcels in relation to the Ordinance.

The Way It Was:

Where residential uses were permitted, residential density was regulated by zoning district, applicable special use districts, or other provisions and exceptions in the Code, including but not limited to Section 207.

The Way It Is Now:

The Ordinance adds Section 207.11 (Transit-Oriented Development—Density and Height Exception) to the Planning Code, to permit additional density and height for residential projects on certain parcels within one-half mile of a transit-oriented development stop, in accordance with SB 79's specifications.

The exception applies to residential development projects on parcels that meet all of the following conditions:

1. Is all or partially located within one-half mile of a “transit-oriented development stop,” as defined in California Government Code Section 65912.156
2. Is located in a zoning district that principally permits residential uses.
3. Either limits housing density by numeric density or has a height limit of less than 40 feet.
4. Is located outside of the R-4 height and bulk district.
5. Is not seeking a density bonus pursuant to Section 206.6.
6. Is not a parcel permanently or temporarily exempted from SB 79 pursuant to the ordinance enacting this Section 207.11.
7. Is not a parcel with a Historic Building that is individually designated as a landmark or listed as a contributor to a historic district under Article 10 of this Code, or listed as a Significant or Contributory Building under Article 11 with a Category I, II, III, or IV rating.
8. The permitted density prior to applying the density and height exception in subsection (c) does not meet the minimum density required by California Government Code Section 65912.157.

For parcels meeting the criteria above, the Density and Height Exception is as follows:

- For any housing development project, the applicable residential density shall be up to 50% of the density permitted on that parcel pursuant to the requirements in California Government Code Section 65912.157.

- For any parcel that is partially located in the Coastal Zone, the density exception shall apply to the entire parcel, however residential development shall be limited to the portions of the parcel located outside of the Coastal Zone.
- For any housing development project located on a parcel with a height limit of less than 40 feet, the applicable height limit shall be 40 feet.

Link to Signed Legislation:

[Ordinance 082-26 \(Board File 260132\)](#)