

CENTRAL SOMA PLAN | Final Amendments at the Board of Supervisors (Approved on 12/4/18)

NOTE: The following is a summary of amendments to the Central SoMa Plan during the adoption process at the Board of Supervisors. For details, please review the amended legislation, available at the Legislative Research Center (<https://sfgov.legistar.com/Legislation.aspx>) under the relevant Board file number indicated below.

#	Section	Page/Line	Change	Week amended @ Committee							Date amended @ Full Board		
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PLANNING CODE & ADMINISTRATIVE CODE [File no. 180184]													
1	Section 2, Finding (d)	page 8, lines 1-16	Add a finding establishing intent for the Board of Supervisors to revise the jurisdiction and composition of Citizen Advisory Committees (CACs) to guide Plan implementation.	X									
2	Section 2, Finding (e)	page 8, lines 17-24	Add a finding establishing intent for the Board of Supervisors to develop a "Good Jobs Policy."	X									
3	128.1(b)	page 22, lines 8-11	Clarify the FAR definition for Transferable Development Rights to exclude: - lot area devoted to land dedicated to the City for public parks or recreation centers - lot area devoted to development of affordable housing buildings	X				X					
4	128.1(c)	page 22, lines 24-25	Reverse the terms "Development Lot" and "Transfer Lot".	X									
5	132.4(d)(1)(B)(iv)	page 25, line 10	Increase allowed streetwall architectural modulation from five feet to eight feet.	X									
6	134	page 27, lines 23-24	Clarify that projects in the Central SoMa SUD must meet the applicable lot coverage requirements in Sec. 249.78(d)(4) and that the rear yard requirements of this Section 134 do not apply.				X						
7	135.3	page 34, lines 1-4	Clarify that open spaces provided to satisfy the Privately Owned Public Open Spaces (POPOS) requirement in Section 138 can satisfy the nonresidential usable open space requirement in Section 135.3.	X		X							
8	138(a)(2)	page 35, line 2	Clarify that retail uses are not required to provide POPOS.	X									
9	138(b)	page 35, lines 18-20	Eliminate the POPOS incentive to provide playgrounds, community gardens, sport courts, and dog runs. (The incentive is a 33% reduction in space required.)						X				
10	138(d)(2)	page 37, lines 16-20	Update references to point to appropriate subsections.	X									
11	138(d)(2)(E)(i)	page 38, lines 6-7	Allow up to 10% of outdoor POPOS to be under a cantilevered portion of the building if the building is at least 20 feet above grade.	X									
12	138(d)(2)	page 38, lines 12-13	Add that the Commission's evaluation of the design of POPOS shall include whether landscaped areas incorporate plantings which include, but are not limited to, living walls, stormwater gardens, and drought-tolerant landscaping.					X					
13	138(d)(2)(F)(ii)	page 38, lines 16-17	Allow up to 25% of indoor POPOS to have ceiling height of less than 20 feet.	X									
14	138(d)(2)(G)	page 38, line 22	Clarify that projects providing POPOS shall make an effort to include at least one publicly-accessible potable water source convenient for drinking and filling of water bottles.						X				
15	138(d)(2)	page 39, line 20	Clarifying language on payment of the in-lieu fee in satisfaction of POPOS requirements, pursuant to Section 426.					X					
16	138(e)(2)(C)	page 40, lines 15-18	Add language specifying that the Commission's determination of the adequacy of the location, amount, amenities, design and implementation of POPOS shall take into consideration the open space and recreational needs of the diverse inhabitants of the Plan Area, including, but not limited to: residents, workers, youth, families, and seniors.					X					
17	145.4(d)(4)	page 43, lines 17-20	Clarify that projects subject to the POPOS requirement in Section 138 and the required ground floor commercial uses in Section 145.4 may locate the POPOS along the street frontage subject to 145.4, provided it is lined with active commercial uses.				X						
18	151.1	page 44, lines 19-21	Change parking requirements to up to 0.25 spaces/unit principally permitted or up to 0.5 spaces/unit with a Conditional Use Authorization.	X									
19	155(r)(2)(J)	page 53, line 20	Update reference to point to 329(e)(3)(B).	X									
20	155(u)	page 54, lines 14-23	Add to the Driveway Loading and Operations Plan (DLOP) the requirement that projects include a Passenger Loading Plan. Whereas the DLOP focuses on issues within the building, the PLP would focus on on-street loading issues.	X									
21	155(u)	page 54, lines 14-23	Clarify that Planning Department shall approve the DLOP, in consultation with SFMTA						X				
22	169.3	page 56, lines 9-17	Amend the TDM language to require projects that submitted applications before September 4, 2016 to meet 75% of the TDM requirements. Projects that submit after this date are required to meet 100% of the TDM requirements.					X					
23	249.78(c)(1)(D)	page 67, line 9	Add that hotels are allowed as an active commercial use per 145.4.	X									
24	249.78(c)(1)	page 67, lines 11-16	Allow "active uses" to only be to a depth of 10 feet from the street (as opposed to the current standard of 25 feet) for 1) micro-retail uses on minor streets, 2) along minor streets as long there is a doorway every 25 feet.	X									
25	249.78(c)(1)(F)	page 67, line 20 to page 68, line 2	Reduce the ground floor transparency requirement for new PDR businesses from 60% (which is equivalent to the requirement for ground floor retail) to 30% on facades >50' linear feet, and 0% for shorter facades.				X						
26	249.78(c)(4)	page 68, line 13-16	Modify the Micro-Retail definition to require that spaces measure no less than 100 gross square feet, and modify the requirement so that it applies to new non-residential development only.	X									
27	249.78(c)(4)	page 68, line 16	Key site exception - Micro Retail requirements (c)(4) - make it clear that it refers to "lots" not "sites."	X									
28	249.78(c)(5)	page 69, line 21-11	Clarify that projects with multiple buildings or lots may locate required Production, Distribution, and Repair (PDR) uses or community building space anywhere on the subject project site.				X						
29	249.78(c)(5)	page 69, lines 17-19	Clarify the PDR replacement language to indicate that the requirement would only apply to the nonresidential portion, and would exclude residential & POPOS.	X									
30	249.78(c)(5)(B)	page 69, lines 2-4.	Expand the uses allowed to fulfill the PDR requirements of large office projects to also include nonprofit community services, city-owned public facilities, and Legacy Businesses.	X									
31	249.78(c)(5)(B)	page 70, line 4.	Amend the eastern boundary of the area where the off-site PDR requirement may be satisfied from Embarcadero Street to Second Street.	X									

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				7/16	7/23	10/1	10/15	10/22	10/29	11/5	11/12	11/26	
32	249.78(c)(5)(B)	page 67, line 3; page 70, line 17-18; page 70 line 23 to page 71, line 10	Amend the PDR Requirements to: (1) remove grocery stores from the definition of "community building space"; (2) require that the 25% space reduction for below market rate PDR space provide the lower rent for the life of the development project; and, (3) when a development application is submitted, require the project sponsor to demonstrate that they notified existing PDR tenants about the proposed project and provided them with information about the PDR Relocation Fund (as described in the Central SoMa Implementation Program Document) and PDR Sector Assistance for Displaced Businesses available from the Office of Economic and Workforce Development (OEWD) or its successor agency.		X								
33	249.78(c)(7)	page 71, line 16 to page 72, line 7	Prohibit Single Room Occupancy (SRO) units, except in buildings that consist of 100% affordable units. Prohibit group housing uses, except for: (1) Student Housing (2) Senior Housing (3) Residential Care Facilities (4) Housing for persons with disabilities or Transition Age Youth (4) Buildings providing 100% affordable housing						X				
34	249.78(d)(1)	page 72, line 9 to page 73, line 2	Prevailing Building Height and Density: For projects subject to 434 (the Central SoMa CFD tax), the following height and Floor Area Ratio controls shall apply (notwithstanding the height limit indicated on the Zoning Map): (i) For all projects on lots where the Zoning Map indicates a height limit of 85 feet or greater, the height of the project shall be limited to 85 feet in height and the project lot or lots shall be limited to a maximum Floor Area Ratio of 4.0:1. (ii) For projects on lots where the Zoning Map indicates a height limit of less than 85 feet, the project lot or lots shall be limited a maximum Floor Area Ratio of 3.0:1. In order to exceed this development capacity, up to the amount specified in the Zoning Map, the project must elect to develop a project subject to 434.					X					
35	249.78(d)(3)	page 75, line 3-5	Clarify the standard for 100% greenhouse-gas free electricity and the process for review, and specify that the requirement shall apply to newly constructed commercial or residential buildings, or major renovations to an existing building, as defined by San Francisco Green Building Code Section 202.			X							
36	249.78(d)(3)(C)	page 74, line 11-14	Allow projects the flexibility to provide their living and solar roof elements of subsections 249.78(d)(3)(C)(i)-(v) on any rooftops within the subject project, provided the equivalent amount of square footage is provided.	X									
37	249.78(d)(4)(C)(vii)	page 74, line 15-17	Add that the Project sponsors are encouraged to incorporate plantings on vertical surfaces into projects, which may include green and/or living walls, stormwater gardens, and drought-tolerant landscaping.					X					
38	249.78(d)(4)(C)(vii)	page 74, lines 15-18	Clarify the living walls guideline using the correct terminology, consistent with other City green building policies (e.g. plantings are encouraged to be climate-appropriate, native/non-invasive)										X
39	249.78(d)(5)(C)	page 76, line 9-10	Clarify lot merger restrictions to exempt the Key Site identified in 329(e)(2)(C), consistent with the Key Development Site Guidelines.	X									
40	249.78(d)(7)	page 78, line 4	Wind standard – clarify that projects must meet the Nine Hour Criterion <i>with mitigations</i>	X									
41	249.78(d)(10)	page 78, line 16	Require that PDR space provided subject to the requirements of Section 202.8 or 249.78(c)(5) have a minimum floor-to-floor height of 17 feet, regardless of location in the building.					X					
42	249.78(d)(11)	page 78, line 19 to page 79, line 5	In the Central SoMa SUD, - allow units above 85' in height to meet exposure requirements if they are 15' back from the property line, - allow 10% of units at or below 85' to have an exposure of 15'x15' instead of 25'x25'; and, - do not require the increase in setback at every horizontal dimension that increases of 5' at each subsequent floor.	X									
43	249.78(e)(4)	page 80, line 7 to page 81, line 5	Require that Key Sites developing an office or hotel project provide on-site child care facilities in satisfaction of their fee requirements under Sections 414.4, unless the project can demonstrate that it is infeasible to provide such facilities. Feasibility may be determined by, among other things, the sufficiency of the existing supply of child care facilities in the Central SoMa SUD, the inability to provide suitable space that would meet childcare licensing requirements, a determination by the Commission that the site is not a suitable location for child care provision, and financial feasibility.					X					
44	249.78	page 80, line 7 to page 81, line 5	Amend the requirement that Key Sites with office or hotel uses provide on-site child care facilities in satisfaction of their fee requirements under Sections 414.4 to: (a) Specify that the Planning Commission shall review the proposed project for compliance with Section 414.4. (b) Allow the Commission to grant an exception to the requirements that the Sponsor provide the child care facility to a non-profit facility entirely free of rent or other costs for the life of the project, if it finds one or all of the following apply: (i) The space is being provided to the proposed child-care provider at a below-market rate rent and/or at a significantly reduced cost. (ii) The proposed child-care provider provides services consistent with the goals and expenditures of the Child Care Capital Fund in Section 414.14, which may include activities including, but not limited to: providing care affordable to households of low and moderate income, or providing care that fulfills unmet needs for child care by age group and/or neighborhood, as determined through a needs assessment conducted by the Director of the Office of Early Care & Education, or its successor.						X				
45	249.78(f)	page 81, lines 6-18	adding Planning Code, Section 249.78(f), entitled 'Effect of Litigation'									X	
46	249.78(g)	page 81, lines 19-25	adding Planning Code, Section 249.78(g), entitled 'Non-Severability'									X	
47	263.32(c)(3)	page 92, line 1-3	Clarify that sites that utilize this Special Height Exception to exceed 160 feet are still subject to controls in Section 270 for mid-rise projects and not towers.	X									
48	263.32, 263.33, 263.34	page 90, line 24 to page 91, line 1; page 93, line 3-4; page 94, line 11-12	Clarify that projects that comply with these Special Height Exception sections do not need a Conditional Use approval.	X									
49	263.32(b)(1)	page 90, line 14-18	Clarify that sites that donate land for affordable housing are eligible for this Special Height Exception.	X									

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50	263.32(b)(1)	page 90, line 15-20	Specify that MOHCD shall review land proposed to be dedicated for affordable housing, and the Director of Planning (or their designee) shall review land proposed to be dedicated for parks and open space.			X							
51	263.32(c)	page 91, line 3-21	Clarify the method of calculating the development capacity of the primary project allowable with the Special Height Exception.			X							
52	263.33(c)(2)	page 92, line 18-22	Allow the development on Assessor's Block 3763, Lot 105 to receive the special height exemption for residential use, in addition to hotel.		X								
53	263.33	page 92, line 18-22	If the development on Assessor's Block 3763, Lot 105 seeks a special height exception to build residential instead of a hotel, require that it meet the entirety of its inclusionary housing requirement through the On-Site Affordable Housing Alternative pursuant to Section 415.5(g)(1)(A).			X							
54	263.33	page 92, line 18-22	If the development on Assessor's Block 3763, Lot 105 (1 Vassar / Second and Harrison) elects to build residential instead of, or in addition to, a hotel, add the option that it may exceed the affordable housing requirement pursuant to Section 415 in order to receive the special height exception.					X					
55	263.34	page 93, line 22-24	Allow the project (Fourth and Harrison) to provide a minimum 14' floor-to-floor PDR ground floor height, and reduce the apparent mass reduction controls in Section 270(h) to 50% on Harrison Street and 0% on Fourth Street, contingent on the project providing land for affordable housing.							X			
56	263.34	page 93, line 22-24	Strike the exception for the project at Fourth and Harrison Street to provide a minimum 14' floor-to-floor PDR ground floor height (they would instead be subject to 17', the minimum requirement elsewhere in the Plan).								X		
57	263.34(c)(3)(B)	page 94, line 1-3	and a new Planning Code, Section 263.34(c)(3)(B), that states 'Notwithstanding Sections 145.1(c)(4) and 249.78(d)(10), non-residential and PDR uses on the ground floor shall have a minimum floor-to-floor height of 14 feet, measured from the ground floor slab'									X	
58	270(h)	page 98, line 17	For Perry Street, make the Base Height "none".	X									
59	270(h)	page 97, line 11 to page 99, line 6	Modify the bulk requirements to specify that sky plane controls will take precedence over 261.1 controls on Stillman Street. Reduce the sky plane apparent mass control along Stillman Street to 85%.			X							
60	270(h)	page 99, lines 13-17	For projects that are required to provide PDR (pursuant to Sections 202.8 and 249.78(c)(5)), if such PDR is provided on the ground floor or above, add 3 vertical feet to: · The Base Height specified in the Apparent Mass Reduction Table 270(h). · The height where the upper story setback is required pursuant to Section 261.1.			X							
61	329(d)	page 104, lines 18-21	Add a subsection enabling exceptions for the freight loading requirements of Sections 154 and 155, and to allow the "Driveway and Loading Operations Plans" (DLDP) per Section 155(u) to be used when evaluating this exemption.	X									
62	329(d)	page 105, lines 4-5	Add a subsection referencing the ability to grant tower separation exceptions per the controls contained in Section 132.4(d)(3)(B).	X									
63	329(d)	page 105, lines 8-9	Add a subsection allowing for exceptions for exposure requirements under Section 140/249.78	X									
64	329(d)	page 105, lines 10-11	Add a subsection referencing the ability to grant exceptions for wind per the controls contained in Section 249.78(d)(7).	X									
65	329(d)(13)(D)	page 105, line 11	Clarify that the wind exception is available for both wind comfort and wind hazard criterion, subject to Planning Commission review pursuant to 249.78(d)			X							
66	329(d)	page 105, lines 12-13	Add a subsection allowing for exceptions to lot coverage requirements pursuant to 249.78 for projects that convert from nonresidential to residential.	X									
67	329(e)(2)(A)	page 106, line 20-25	Include donation of land for affordable housing per Sec 419.6 (Alternatives to the Inclusionary Housing Component) as qualified amenities to be considered a Key Site.	X									
68	329(e)(2)(A)	page 106, line 20-25	Include donation of land for satisfaction of Jobs-Housing Linkage fee pursuant to Section 413.7 as a qualified amenity provided by Key Sites, if the value of the land donated is equal to or greater than the fee amount owed.		X								
69	329(e)(2)(A)	page 106, line 20-25	Permit land dedication that is valued at less than the subject project's Jobs-Housing Linkage Fee or Affordable Housing Fee obligation to be considered a Qualified Amenity in order to be a Key Site, pursuant to Sections 413.7 and 419.6, respectively. Projects would be required to pay the balance of the fee obligation, subject to the land value calculation in Section 413.7.					X					
70	329(e)(2)(B)	page 107, line 12-13	Clarify that Key Sites can have exceptions for tower separation even greater than the exception in 132.4	X									
71	329(e)(2)(B)(i)	page 107, line 20-25	On the Key Site identified in Section 329(e)(2)(B), the ground floor non-residential height in Sections 145.1 and 249.78(d)(8) may be reduced to 14'. In addition, the apparent mass reduction controls in Section 270(h)(2) may be reduced as follows: (A) on the building frontage on Harrison Street: 50%; (B) on the building frontage on Fourth Street: None.	X									
72	329(e)(2)(B)(i)	page 107, line 20-22	Strike the exception for the project at Fourth and Harrison Street to provide a minimum 14' floor-to-floor PDR ground floor height (they would instead be subject to 17', the minimum requirement elsewhere in the Plan).								X		
73	329(e)(2)(B)(ii)	page 108, lines 1-7	On the Key Site identified in Section 329(e)(2)(C) (1 Vassar / 2nd & Harrison), allow exception to the lot coverage limits in Section 249.78(d)(4), the micro-retail requirement in 249.78(c)(4), the active use requirement in Section 145.1, and the ground floor commercial use requirements in Section 145.4. In addition, the site may be permitted to seek a Conditional Use Authorization to establish a Formula Retail Limited Restaurant, pursuant to Section 303.1.	X									
74	329(e)(2)(b)(ii)	page 108, line 6-7	On the Key Site identified in 329(e)(2)(C), allow an exception to the controls in Sections 135(h) and 135.3, to allow the project to include indoor POPOS in satisfaction of its residential publicly-accessible usable open space requirement.					X					
75	329(e)(2)(B)(iii)	page 108, line 8-9	On the Key Site identified in Section 329(e)(2)(D) (Wells Fargo), allow exception to the requirement in Section 138(d)(2)(E)(i) that ground floor POPOS be open to the sky.	X		X							
76	329(e)(2)(B)(iv)	page 108, line 10-13	On the Key Site identified in Section 329(e)(2)(E) (5th & Brannan / Park Block), allow exception to the lot coverage limits in Section 249.78(d)(4), the street frontage requirements in Section 145.1, and the protected pedestrian-, cycling-, and transit-oriented street frontage requirements of Section 155(r).			X							
77	329(e)(2)(B)(iv)	page 108, line 14-15	On the Key Site identified in Section 329(e)(2)(G) (Tennis Club), allow exception to the PDR space requirements of Section 249.78(c)(5).	X									

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				7/16	7/23	10/1	10/15	10/22	10/29	11/5	11/12	11/26	
78	329(e)(2)(B)(v)	page 108, line 16-25	On the Key Site identified in Section 329(e)(2)(H), allow exception to the protected pedestrian-, cycling-, and transit-oriented street frontage requirements of Section 155(r) and to the required nonresidential use in Section 249.78(c)(6). In addition, the usable open space requirement pursuant to Section 135 may be reduced to 60 square feet of usable open space required for each dwelling unit if all private.	X									
79	329(e)(2)(B)(vi)	page 108, line 16-19	On the Key Site identified in Section 329(e)(2)(H), remove the exception to the protected pedestrian-, cycling-, and transit-oriented street frontage requirements of Section 155(r). Add possible exceptions to include the street frontage requirements in Section 145.1, and the required ground floor commercial uses in Section 145.4.		X								
80	329(e)(2)(b)(vi)	page 108, line 18-19	On the Key Site identified in Section 329(e)(2)(H) (Creamery), allow exception to the requirement on protected street frontages in Section 155(r)			X							
81	329(e)(2)(B)(vi)	page 108, line 22-23	On the Key Site Identified in 329(e)(2)(H) (Creamery), allow an exception to the requirement in Section 138(d)(2)(E)(i) that ground floor POPOS be open to the sky.						X				
82	329(e)(2)(b)(vii)	page 109, lines 1-19	On the Key Site identified in Section 329(e)(2)(F) (Flower Mart), add a section to allow the Planning Commission to grant certain code exceptions, if agreed upon with the City in a development agreement, including: <ul style="list-style-type: none"> · Exception to off-street parking controls of Section 151.1 to allow additional PDR parking solely to serve the Flower Market tenants and customers. · Exception to the requirement that POPOS be open to the sky in Section 138(d)(2)(E)(i) to allow a cumulative maximum of 20% of the POPOS to be covered by any combination of (a) an inhabitable portion of a building with a minimum clearance height of 20' and maximum depth from face of overhead building of 15', or (b) an inhabitable portion of a building with a minimum clearance height of 50' and minimum horizontal dimension in all directions of 20'. · Exception to the transparency and fenestration requirements of Section 249.78(c)(1)(F) on 5th Street between Brannan and Bryant Streets. · Exception to the protected street frontage requirements of Section 155.1(r) on 5th Street between Brannan and Bryant Streets. 			X							
83	406	page 110, line 24 to page 111, line 9	Include a waiver that allows land dedication of land for a public park (not including improvement costs) on Block 3777 (598 Brannan St / Park Block) to count against various fees, including the TSF and Central SoMa Fee (such a waiver already exists for the Eastern Neighborhoods Infrastructure Impact Fees).						X				
84	413.7	page 112, line 23-24	Require the Director of Property to either conduct or approve the land appraisal for land dedication in satisfaction of the Jobs-Housing Linkage Fee requirement	X									
85	413.7(a)	page 112, line 23 to page 113, line 6	Clarify that projects that satisfy all or a portion of the Jobs-Housing Linkage fee via land dedication pursuant to Section 413.7 may receive a credit against such requirements up to the value of the land donated.		X								
86	413.7	page 112, line 23 to page 113, line 6	Specify that the land value for land dedication sites in fulfillment of Jobs-Housing Linkage Fees shall be determined by the Director of Property, not to exceed the acquisition cost incurred by the subject project for the portion of land dedicated. This determination shall take into account any circumstances that may impact the value of the property.					X					
87	414.4	page 114, line 21 to page 116, line 23	Conforming edits related to the Section 249.78(e)(4) requirement that Key Sites developing an office or hotel project provide on-site child care facilities in satisfaction of their fee requirements under Sections 414.4, unless the project can demonstrate that it is infeasible to provide such facilities.					X					
88	418.7(a)	page 120, line 17 to page 122, line 21	Update SoMa Stabilization Fund to allow funding to accrue from the Central SoMa Community Facilities District.	X									
89	418.7(b)(2)	page 121, line 14-17	Update SoMa Stabilization Fund to reference Central SoMa Implementation Program Document	X									
90	426	page 133, line 25 to page 134, line 5	Clarify that the POPOS in-lieu fee should not be charged where exceptions from design standards are granted.	X									
91	426	page 133, line 25 to page 134, line 5	Clarify that sponsors must pay an in-lieu fee for any open space that does not meet the conditions of Sections 135.3 or 138, unless a Key Site exception is specified in Section 329(e).			X							
92	433.2(b)	page 142, lines 4-9	Lower the Central SoMa Community Infrastructure Impact Fee rates to reflect the modifications to the CFD Tax (as described in Section 434): (i) Lower the fee rate for rental residential projects from \$20 to \$10 (keep Condominium residential rates at \$20). (ii) Lower the fee rate for Tier B non-residential projects to \$0.					X					
93	434	page 146, line 9 to page 148, line 18	Add a Section that describes the purpose, applicability, and requirements of the Central SoMa Mello-Roos Community Facilities District (CFD). This CFD should be applicable to projects that (1) include new construction or net additions of more than 40,000 gross square feet, (2) the project site includes residential development in Central SoMa Development Tiers B and C and/or non-residential development in Central SoMa Development Tier C; and, (3) the proposed project is greater in size than what would have been allowed without the Central SoMa Plan.	X									
94	434(b)	page 146, line 25 to page 147, line 10	Add Tier B Non-Residential projects to the CFD Tax (at a rate of \$2.00/GSF) and remove Tier B Condo Residential projects (currently proposed at \$3.30/GSF), as specified in the Rate and Method of Apportionment document (part of the CFD formation legislation). Lower the threshold of projects subject to the tax from 40,000GSF to 25,000GSF.					X					
95	434(d) & (e)	page 148, lines 3-18	Add language specifying that CFD revenues should be allocated as follows: (1) \$15 million should be allocated to restoration of the Old Mint and \$160 million should be allocated to regional transit capacity enhancement and expansion; and, (2) If the Old Mint is developed with community-serving spaces that may be leased at below-market rates to organizations associated with Cultural Districts established under Chapter 107 of the Administrative Code, \$20 million should be allocated to restoration of the Old Mint and \$155 million should be allocated to regional transit capacity enhancement and expansion; (3) Add a requirement that eligible non-profit organizations be selected through a competitive RFP (Request for Proposals)								X		
96	753; 814; 840; 841; 846; 848	page 151, line 7 to page 233, line 16	Require a Conditional Use Authorization for Cannabis Retail and Medical Cannabis Dispensary uses in the Central SoMa SUD.					X					

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97	840 & 841	page 202, line 11 to page 214, line 10	Make conforming edits to the MUR and MUG zoning control tables to reflect the zoning map amendments introduced at the Board of Supervisors and to cross-reference the Central SoMa SUD.		X	X							
98	840; 841; 848	page 202, line 12 to page 228, lines 20	Add cross-references to: - residential lot coverage requirements in 249.78(d)(6) - prevailing height/density provisions of 249.78(d)(1)	X					X				
99	840.12	page 204, lines 4-8	Conforming edit to MUG zoning control table to reflect the amendment at the 10/29 Land Use & Transportation Committee hearing to remove the incentive for POPOS to provide community amenities.										X
100	840.22 & 840.23	page 205, line 20 to page 206, line 5	Conforming edit to MUG zoning control table to reflect the amendment at the 10/29 Land Use & Transportation Committee hearing to restrict the allowable types of Single Room Occupancy (SRO) and Group Housing units.										X
101	841.12A	page 211, lines 14-18	Conforming edit to MUR zoning control table to reflect the amendment at the 10/29 Land Use & Transportation Committee hearing to remove the incentive for POPOS to provide community amenities.										X
102	841.22 & 840.23	page 213, lines 7-16	Conforming edit to MUR zoning control table to reflect the amendment at the 10/29 Land Use & Transportation Committee hearing to restrict the allowable types of Single Room Occupancy (SRO) and Group Housing units.										X
103	848	page 228, lines 11-17	Correct the residential off-street parking code references in the CMUO District Zoning Control Table.		X								
104	848	page 230, lines 5-16	Conforming edit to CMUO zoning control table to reflect the amendment at the 10/29 Land Use & Transportation Committee hearing to restrict the allowable types of Single Room Occupancy (SRO) and Group Housing units.										X
105	848	page 232, lines 13-18	Conforming edit to CMUO zoning control table to reflect the amendment at the 10/29 Land Use & Transportation Committee hearing to remove the incentive for POPOS to provide community amenities.										X
106	Section 5 (unencoded)	page 237, line 24 to page 238, line 12	For a residential Tower on Block 3786, Lot 035, the following controls shall apply, provided the project meets its Inclusionary Housing requirements pursuant to Planning Code Section 415 by providing BMR units entirely on-site: (a) A 5-foot setback is required for the Tower Portion for the entire frontage along Fourth Street, and a 25-foot setback is required for the Tower Portion for the entire southwest property line frontage directly opposite the property at Block 3786, Lot 322. (b) The residential Tower may have a horizontal separation of not less than 40 feet from the Tower Portion of an approved or proposed Tower on Block 3786, Lot 322. (c) The maximum Gross Floor Area of any residential Tower floor shall be 12,500 gross square feet. (d) The maximum length of a Residential tower shall be 165 feet.		X								
107	Section 5 (unencoded)	page 238, lines 13-16	Add language that the Commission shall evaluate the project design (at Block 3786, Lot 035 / 636 4th Street) through the Large Project Authorization process pursuant to Section 329 and make recommendations to address its urban design impacts, in order to: (1) limit the visual impact of the larger tower bulk and floorplate; and (2) address the impacts of the limited tower separation between this project and the adjacent development at Block 3786, lot 322 (505 Brannan Street).			X							
108	Section 6 (unencoded)	page 238, line 18 to page line 7	Add non-severability language specifying that if the City is unable to apply any new development requirement that would generate revenue for the Public Benefits Program, the other provisions of the Planning and Administrative Code amendments would not apply.					X					
109	Section 6 (unencoded)	page 238, line 18 to page line 7	Strike the non-severability language, and add "effect of litigation" language that in the event that any person/entity files a lawsuit challenging development requirements that generate revenues to fund the Central SoMa Public Benefits Program, all pending applications for projects that could not be approved unless the Plan is adopted will be suspended until there is a final judgement upholding the validity of the Plan.						X				
110	Section 6 (unencoded)	page 238, line 18 to page line 7	Strike section 6 from the ordinance.							X			
ZONING MAP [File no. 180185]													
111	Section 2, subsection (a)	page 4, line 7 to page 8, line 3	Modify the proposed zoning as follows: - Keep the MUR zoning on the portions of Assessor blocks 3725, 3732, 3750, 3751, 3752 and 3753 that are currently zoned MUR - Rezone the WMUG- and M-zoned parcels in block 3733 in the Plan Area and the WMUG-zoned parcels in block 3752 to MUR - With the exception of parcels that are part of Key Development Sites, rezone the SALI-zoned parcels on blocks 3777, 3778, 3785 to MUG	X									
112	Section 2, subsection (c)	page 15, line 1	Amend Height and Bulk District Map HT01 for the development on Assessor's Block 3777, Lot 052 to increase the permitted height/bulk from 45-X to 50-X.		X								
113	Section 2, subsection (a)	page 4, lines 17-20	Rezone the Assessor's block 3733, lot 014 (816 Folsom Street) back from MUR to CMUO in order to allow the proposed hotel project to proceed with its application.						X				
114	Section 2, subsection (a)	page 7, lines 21-25	Rezone a portion of Assessor's block 3778, lot 005 (SF Flower Mart project at 6th & Brannan) to MUR. The rezoned portion is 200' along Brannan Street and 150' along 6th Street, as measured from the intersection of 6th & Brannan. The remainder of the lot would remain CMUO.						X				
HOUSING SUSTAINABILITY DISTRICT [File no. 180453]													
115	343(d)(7)	page 10, lines 15-21	Modify project eligibility to require that projects seeking approval pursuant to this Section 343 elect the On-Site Affordable Housing Alternative under Sections 415.5(g)(1)(A). Projects not subject to Section 415 shall provide no less than 10% of dwelling units as units affordable to very low or low income families.		X								
116	343(g)(5)	page 13, line 25 to page 14, line 3	Clarify the discretionary review requirement to specify that as long as the Planning Commission has delegated its authority to the Planning Department to review applications for projects subject to this Section 343, the Planning Commission shall not hold a public hearing for discretionary review of projects subject to this Section 343.		X								

#	Section	Page/Line	Change	Week amended @ Committee							Date amended @ Full Board		
				7/16	7/23	10/1	10/15	10/22	10/29	11/5	11/12	11/26	
117	343(g)(6)	page 14, line 4 to page 15, line 2	Establish expiration of approval: Approval of a project pursuant to this Section 343 shall expire if the project sponsor has not procured a building permit or site permit for construction of the project within 30 months of the date of the Department's issuance of a written decision pursuant to subsection (g)(2) of this Section 343. If the Planning Director finds that the project sponsor has demonstrated good faith in its efforts to obtain the first site or building permit for the project, the Planning Director may extend the approval for the project for a maximum of six additional months. Such deadline shall additionally be extended in the event of any appeal of such approval for the duration of the appeal, and in the event of litigation seeking to invalidate the approval for the duration of the litigation.		X								
IMPLEMENTATION PROGRAM DOCUMENT [Adopted by reference]													
118	Public Benefits Program	n/a	Amend the Implementation Program Document to: (1) In the Cultural Preservation and Community Services category, create a \$10million PDR Relocation Fund and subtract \$5million from the Restoration of the US Mint building; and, (2) subtract \$5million from the Environmental Sustainability & Resilience category (\$4 million from "Enhanced stormwater management in complete streets" and \$1million from "Water recycling and stormwater management in parks").		X								
119	Public Benefits Program	n/a	Public Benefits Package: Restore the funding for preservation of the US Mint Building by increasing funding by \$5 million, to \$20 million total. Reduce the funding for regional transit capacity enhancement and expansion by \$5 million, to \$155 million.						X				
120	Public Benefits Program	n/a	Make conforming edits to the Public Benefits Program document to reflect amendments made to the Plan as of the 10/29 Land Use & Transportation Committee hearing.							X			
121	Key Development Site Guidelines	n/a	Edit the description of Key Development Site 3 to specify that the hotel may be developed as a residential building, and to remove the reference to 500 hotel rooms.		X								
RESOLUTIONS OF INTENTION TO ESTABLISH THE CENTRAL SOMA SPECIAL TAX DISTRICT [File No. 180622 and 180623]													
122	Resolutions of Intention	no. 180622, Exhibit A	Conforming edit to reflect amendments to the Public Benefits Program to add a \$10 million PDR Relocation Assistance Fund. (Amended at 10/17 Government Audit & Oversight Committee).				X						
123	Resolutions of Intention	no. 180622, Exhibit B	Conforming edits to reflect the Planning Code amendments to add Tier B Non-Residential projects to the CFD Tax (at a rate of \$2.00/GSF) and remove Tier B Condo Residential projects (currently proposed at \$3.30/GSF). (Amended at 10/25 Government Audit & Oversight Committee hearing).					X					