[Planning Code - Commercial to Residential Adaptive Reuse]

Ordinance amending the Planning Code to exempt Commercial to Residential Adaptive Reuse Projects from certain parking limits, car share obligations, loading requirements, and other development controls; affirming the Planning Department's determination under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and making public necessity, convenience, and welfare findings under Planning Code, Section 302.

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

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

Section 1. Land Use and Environmental Findings

(a) The Planning Department has determined that the actions contemplated in this ordinance comply with the California Environmental Quality Act (California Public Resources Code Sections 21000 et seq.). Said determination is on file with the Clerk of the Board of Supervisors in File No. 260771 and is incorporated herein by reference. The Board affirms this determination.

(b) On July 30, 2026, the Planning Commission, in Resolution No. 21943, adopted findings that the actions contemplated in this ordinance are consistent, on balance, with the City's General Plan and eight priority policies of Planning Code Section 101.1. The Board

adopts these findings as its own. A copy of said Resolution is on file with the Clerk of the Board of Supervisors in File No. 260771, and is incorporated herein by reference.

(c) Pursuant to Planning Code Section 302, this Board finds that these Planning Code amendments will serve the public necessity, convenience, and welfare for the reasons set forth in Planning Commission Resolution No. 21943, and the Board adopts such reasons as its own. A copy of said resolution is on file with the Clerk of the Board of Supervisors in File No. 260771 and is incorporated herein by reference.

Section 2. Articles 1 and 2 of the Planning Code are hereby amended by revising Sections 151.1, 166, 204.5, and 210.5, to read as follows:

SEC. 151.1. SCHEDULE OF PERMITTED ACCESSORY OFF-STREET PARKING SPACES.

(a) **Applicability.** Unless otherwise specified in a Special Use District, this Section 151.1 shall apply.

* * * *

(f) **Excess Residential Parking.** Any request for accessory residential parking, in excess of what is principally permitted in Tables 151.1-1 and 151.1-2, shall be reviewed by the Planning Commission as a Conditional Use, provided that the request does not exceed the maximum amount stated in Tables 151.1-1 and 151.1-2. In MUG, WMUG, MUR, MUO, RED, RED-MX, and SPD Districts, any project subject to Section 329 and that requests residential accessory parking in excess of that which is principally permitted in Tables 151.1-1 and 151.1-2, but which does not exceed the maximum amount stated in Tables 151.1-1 and 151.1-2, shall be reviewed by the Planning Commission according to the procedures of

Section 329. Projects that are not subject to Section 329 shall be reviewed under the procedures detailed in subsection (~~f~~g) below.

(g) **Small Residential Projects in MUG, WMUG, MUR, MUO, CMUO, WMUO, RED, RED-MX, and SPD Districts.** Any project that is not subject to the requirements of Section 329 and that requests residential accessory parking in excess of what is principally permitted in Tables 151.1-1 and 151.1-2 shall be reviewed by the Zoning Administrator subject to Section 307(i). The Zoning Administrator may grant parking in excess of what is principally permitted in Tables 151.1-1 and 151.1-2, not to exceed the maximum amount stated in Tables 151.1-1 and 151.1-2, only if the Zoning Administrator determines that:

(1) all the following conditions have been met:

* * * *

(D) Excess accessory parking does not diminish the quality and viability of existing or planned streetscape enhancements.~~;~~

* * * *

*(i) **Commercial to Residential Adaptive Reuse Projects.** This Section 151.1 shall not apply to any existing off-street parking that is retained to serve new Residential uses established pursuant to the Commercial to Residential Adaptive Reuse Program in Section 210.5, so long as the parking is within or on the same lot as the existing structure containing the new Residential use.*

SEC. 166. CAR SHARING.

* * * *

(d) **Requirements for Provision of Car-Share Parking Spaces.**

(1) **Amount of Required Spaces.** In newly constructed buildings containing residential uses or existing buildings being converted to residential uses, *excluding Commercial to Residential Adaptive Reuse Projects pursuant to Section 210.5*, if parking is provided, car-share

parking spaces shall be provided in the amount specified in Table 166. In newly constructed buildings containing parking for non-residential uses, including non-accessory parking in a garage or lot, car-share parking spaces shall be provided in the amount specified in Table 166.

* * * *

SEC. 204.5. PARKING AND LOADING AS ACCESSORY USES.

* * * *

(d) **Parking Exceeding Accessory Amounts.** Accessory parking facilities shall include only those facilities that do not exceed the amounts permitted by Section 151.1(c) or Table 151.1*-1*. Off-street parking facilities that exceed the accessory amounts shall be classified as a separate use, and may be principally or conditionally permitted as indicated in the Zoning Control Table for the district in which such facilities are located. *The preceding sentences shall not apply to parking retained for new Residential uses in Commercial to Residential Adaptive Reuse Projects established pursuant to Section 210.5, and in no event shall the existing off-street parking retained for the new residential uses for such projects require a Conditional Use authorization. Such parking retained to serve new Residential uses in Commercial to Residential Adaptive Reuse Projects shall be classified as a Principally Permitted Accessory Use for the Residential use.*

SEC. 210.5. COMMERCIAL TO RESIDENTIAL ADAPTIVE REUSE PROGRAM.

* * * *

(d) **Controls.** Applicable provisions of the Planning Code shall control except as otherwise provided in this Section 210.5. If there is a conflict between other provisions of the Planning Code and this Section 210.5, this Section shall prevail; provided that this Section

does not alter, amend, or modify Section 249.93 (Group Housing Special Use District). For Commercial to Residential Adaptive Reuse projects, the following zoning controls shall be waived or modified, as described:

* * * *

(5) **Bicycle Parking.** The Bicycle Parking requirements in Sections 155.1 and 155.2 shall not apply*, unless the project provides accessory offstreet parking. For projects that provide accessory offstreet parking, such projects shall not be subject to the Class 1 bicycle parking location requirements of Planning Code Section 155.1(b)(1).*

* * * *

(11) **Off-Street Freight Loading and Service Vehicle Spaces.** The requirements of Sections *150(c),* 152 and 152.1 for Off-Street Freight Loading and Service Vehicle Spaces shall not apply.

* * * *

*(14) **Excess Residential Parking.** The maximum parking requirements in Section 151.1 shall not apply to any existing off-street parking that is retained to serve new Residential uses so long as the parking is within or on the same lot as the existing structure containing the new Residential use.*

*(15) **Accessory Parking and Loading.** Any existing off-street parking or loading within or on the same lot as the existing structure that is retained to serve new Residential uses shall be classified as a Principally Permitted Accessory Use for the new Residential Use, and shall not require a Conditional Use authorization per Section 204.5.*

*(16) **Off-Street Loading Requirements.** Off-street loading requirements per Section 150(c) shall not apply.*

*(17) **Street Frontages.** The requirements of Section 145.1(c)(1)-(7) shall not apply to any portion of a project where existing ground floor accessory off-street parking is retained to serve the new Residential use.*

*(18) **Floor Area Ratio.** FAR limits in Sections 123 through 128.1 shall not apply.*

*(19) **Car Share**. The requirements of Section 166 shall not apply.*

*(20) **Off-Street Parking and Loading in C-3 Districts.** The off-street parking and loading requirements in Section 155(s) shall not apply to any existing off-Street Parking and Loading that is retained to serve new Residential uses so long as the parking is on the same lot as the existing structure containing the new Residential use.*

Section 3. Scope of Ordinance. In enacting this ordinance, the Board of Supervisors intends to amend only those words, phrases, paragraphs, subsections, sections, articles, numbers, punctuation marks, charts, diagrams, or any other constituent parts of the Municipal Code that are explicitly shown in this ordinance as additions, deletions, Board amendment additions, and Board amendment deletions in accordance with the "Note" that appears under the official title of the ordinance.

Section 4. Effective Date. This ordinance shall become effective on the 31st day after enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board of Supervisors overrides the Mayor's veto of the ordinance.

APPROVED AS TO FORM:
DAVID CHIU, City Attorney

By: */s/ Austin Yang*
AUSTIN M. YANG
Deputy City Attorney

4912-7415-4696, v. 2

City and County of San Francisco
Tails
Ordinance

City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4689

File Number: 260771 **Date Passed:** September 29, 2026

Ordinance amending the Planning Code to exempt Commercial to Residential Adaptive Reuse Projects from certain parking limits, car share obligations, loading requirements, and other development controls; affirming the Planning Department's determination under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and making public necessity, convenience, and welfare findings under Planning Code, Section 302.

September 14, 2026 Land Use and Transportation Committee - RECOMMENDED

September 22, 2026 Board of Supervisors - PASSED, ON FIRST READING

Ayes: 11 - Chan, Chen, Dorsey, Fielder, Mahmood, Mandelman, Melgar, Sauter, Sherrill, Walton and Wong

September 29, 2026 Board of Supervisors - FINALLY PASSED

Ayes: 11 - Chan, Chen, Dorsey, Fielder, Mahmood, Mandelman, Melgar, Sauter, Sherrill, Walton and Wong

File No. 260771

I hereby certify that the foregoing Ordinance was FINALLY PASSED on 9/29/2026 by the Board of Supervisors of the City and County of San Francisco.

Angela Calvillo
Clerk of the Board

Daniel Lurie
Mayor

10/2/2026
Date Approved