

BOARD of SUPERVISORS




City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco 94102-4689
Tel. No. (415) 554-5184
Fax No. (415) 554-5163
TDD/TTY No. (415) 554-5227

MEMORANDUM

Date: April 9, 2026

To: Jonas Ionin, Commission Secretary, Planning Commission
Sarah Dennis Phillips, Director, Planning Department

From:  Angela Calvillo, Clerk of the Board, Board of Supervisors

Subject: Approval of a 90-Day Extension for Planning Commission Review of Planning Code - 100% Affordable Housing (File No. 251213)

On March 17, 2026, the Board of Supervisors adopted Resolution No. 152-26, sponsored by Mayor Daniel Lurie (Approval of a 90-Day Extension for Planning Commission Review of Planning Code - 100% Affordable Housing (File No. 251213)) enacted on March 20, 2026.

Please find the attached courtesy copy of the Resolution for your office's information and consideration.

If you have any questions or concerns, please contact the Office of the Clerk of the Board at (415) 554-5184.

c: Adam Thongsavat, Liaison to the Board of Supervisors
Aly Bonde, Policy Director
Dan Sider, Chief of Staff, Planning Department
Corey Teague, Zoning Administrator, Planning Department
Tina Tam, Zoning Administrator, Planning Department
Lisa Gibson, Environmental Review Officer, Planning Department
Veronica Flores, Senior Planner, Planning Department
Lisa Gluckstein, Manager of Legislation and Policy, Planning Department
Josh Switzky, Deputy Director of Citywide Policy, Planning Department
Joy Navarrete, Major Environmental Analysis, Planning Department
Debra Dwyer, Principal Environmental Planner, Planning Department
Elizabeth Watty, Director of Current Planning, Planning Department

1 [Approval of a 90-Day Extension for Planning Commission Review of Planning Code - 100%
2 Affordable Housing (File No. 251213)]

3 **Resolution extending by 90 days the prescribed time within which the Planning**
4 **Commission may render its decision on a Ordinance (File No. 251213) amending the**
5 **Planning Code to exempt 100% affordable housing developments from active use and**
6 **ground floor commercial use requirements, expand temporary use authorizations to**
7 **100% affordable housing developments that have not submitted a development**
8 **application, and facilitate the conversion of Residential Care Facilities to 100%**
9 **affordable housing developments by exempting such adaptive reuse projects from**
10 **certain residential use and development standards; and affirming the Planning**
11 **Department's California Environmental Quality Act determination; and making Planning**
12 **Code, Section 302, findings, and making findings of consistency with the General Plan,**
13 **and the eight priority policies of Planning Code, Section 101.1.**

14
15 WHEREAS, On December 9, 2025, Mayor Lurie introduced legislation amending the
16 Planning Code to exempt 100% affordable housing developments from active use and ground
17 floor commercial use requirements, expand temporary use authorizations to 100% affordable
18 housing developments that have not submitted a development application, and facilitate the
19 conversion of Residential Care Facilities to 100% affordable housing developments by
20 exempting such adaptive reuse projects from certain residential use and development
21 standards; and

22 WHEREAS, On or about December 19, 2025, the Clerk of the Board of Supervisors
23 referred the proposed Ordinance to the Planning Commission; and

1 WHEREAS, The Planning Commission shall, in accordance with Planning Code,
2 Section 306.4(d), render a decision on the proposed Ordinance within 90 days from the date
3 of referral of the proposed amendment or modification by the Board to the Commission; and

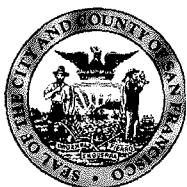
4 WHEREAS, Failure of the Commission to act within 90 days shall be deemed to
5 constitute disapproval; and

6 WHEREAS, The Board, in accordance with Planning Code, Section 306.4(d), may, by
7 Resolution, extend the prescribed time within which the Planning Commission is to render its
8 decision on proposed amendments to the Planning Code that the Board of Supervisors
9 initiates; and

10 WHEREAS, Mayor Lurie has requested additional time for the Planning Commission to
11 review the proposed Ordinance; and

12 WHEREAS, The Board deems it appropriate in this instance to grant to the Planning
13 Commission additional time to review the proposed Ordinance and render its decision; now,
14 therefore, be it

15 RESOLVED, That by this Resolution, the Board hereby extends the prescribed time
16 within which the Planning Commission may render its decision on the proposed Ordinance for
17 approximately 90 additional days, until June 18, 2026.



City and County of San Francisco

Tails
Resolution

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

File Number: 260245

Date Passed: March 17, 2026

Resolution extending by 90 days the prescribed time within which the Planning Commission may render its decision on a Ordinance (File No. 251213) amending the Planning Code to exempt 100% affordable housing developments from active use and ground floor commercial use requirements, expand temporary use authorizations to 100% affordable housing developments that have not submitted a development application, and facilitate the conversion of Residential Care Facilities to 100% affordable housing developments by exempting such adaptive reuse projects from certain residential use and development standards; and affirming the Planning Department's California Environmental Quality Act determination; and making Planning Code, Section 302, findings, and making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

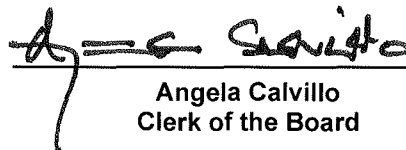
March 17, 2026 Board of Supervisors - ADOPTED


Ayes: 7 - Chan, Dorsey, Mahmood, Mandelman, Sherrill, Walton and Wong

Excused: 4 - Chen, Fielder, Melgar and Sauter

File No. 260245

I hereby certify that the foregoing
Resolution was ADOPTED on 3/17/2026 by
the Board of Supervisors of the City and
County of San Francisco.


Angela Calvillo
Clerk of the Board


Daniel Lurie
Mayor

3.20.26
Date Approved