



October 24, 2014

Ms. Angela Calvillo, Clerk  
Honorable Mayor Lurie  
City and County of San Francisco  
City Hall, Room 244  
1 Dr. Carlton B. Goodlett Place  
San Francisco, CA 94102

Re: **Transmittal of Planning Department Case Numbers 2025-004733PCA, 2025-004734PCA, 2025-004737PCA and 2025-004740PCA: Permit SF Planning Code Amendments**  
Board File Nos. 250542, 250540, 250539 and 250538

<b>Planning Commission Recommendation:</b>	<b>250542: Approval with Modification</b> <b>250540: Approval</b> <b>250539: Approval</b> <b>250538: Approval with Modification</b>
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Dear Ms. Calvillo and Mayor Lurie,

On June 26, 2025, the Planning Commission conducted a duly noticed public hearing at a regularly scheduled meeting to consider four proposed Ordinance, introduced by Mayor Lurie, that would amend the Planning Code, and are associated with the mayor's Permit SF effort. At the hearing, the Planning Commission adopted a recommendation for approval for all four ordinances, with recommended amendments for two of the ordinances, as noted above.

The proposed amendments are not defined as a project under CEQA Guidelines Section 15060(c) and 15378 because they do not result in a physical change in the environment.

Mayor Lurie, please advise the City Attorney at your earliest convenience if you wish to incorporate the changes recommended by the Commission.

Please find attached documents relating to the actions of the Commission. If you have any questions or require further information please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Aaron D. Starr", with a long horizontal flourish extending to the right.

Aaron D. Starr  
*Manager of Legislative Affairs*

cc: Austin Yang, Deputy City Attorney  
Guilia Gualco-Nelson, Deputy City Attorney  
Robb Kapla, Deputy City Attorney  
Katy Tang, Office of Small Business  
John Carroll, Office of the Clerk of the Board

**ATTACHMENTS :**

Planning Commission Resolution  
Planning Department Executive Summary



## PLANNING COMMISSION RESOLUTION NO. 21759

**HEARING DATE:** June 26, 2025

*Project Name:* Temporary Use Authorizations  
*Case Number:* 2025-004734PCA [Board File No. 250540]  
*Initiated by:* Mayor Lurie / Introduced May 20, 2026  
*Staff Contact:* aaron starr, Legislative Affairs  
aaron.starr@sfgov.org, 628-652-7533

**RESOLUTION ADOPTING A RECOMMENDATION FOR APPROVAL OF A PROPOSED ORDINANCE THAT WOULD AMEND THE PLANNING CODE TO STREAMLINE AND SIMPLIFY THE PROCESS FOR OBTAINING AND EXTENDING TEMPORARY USE AUTHORIZATIONS, IMPLEMENT STANDARD REQUIREMENTS FOR ANY TEMPORARY USE AUTHORIZATION, AND PERMIT AS TEMPORARY USES SEASONAL POLITICAL CAMPAIGN OFFICES FOR UP TO ONE YEAR, AND EXTEND THE MAXIMUM TIME PERIOD FOR A POP-UP RETAIL TEMPORARY USE TO THREE YEARS; 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 FINDINGS OF PUBLIC NECESSITY, CONVENIENCE, AND WELFARE UNDER PLANNING CODE, SECTION 302.**

WHEREAS, on May 20, 2025 Mayor Lurie introduced a proposed Ordinance under Board of Supervisors (hereinafter "Board") File Number 250540, which would amend the Planning Code to streamline and simplify the process for obtaining and extending temporary use authorizations, implement standard requirements for any temporary use authorization, and permit as temporary uses seasonal political campaign offices for up to one year, and extend the maximum time period for a Pop-Up Retail temporary use to three years;

WHEREAS, the Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting to consider the proposed Ordinance on June 26, 2025; and,

WHEREAS, the proposed Ordinance has been determined to be categorically exempt from environmental review under the California Environmental Quality Act Section 15378 and 15060(c); and

WHEREAS, the Planning Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of Department staff and other interested parties; and

WHEREAS, all pertinent documents may be found in the files of the Department, as the Custodian of Records, at 49 South Van Ness Avenue, Suite 1400, San Francisco; and

WHEREAS, the Planning Commission has reviewed the proposed Ordinance; and

WHEREAS, the Planning Commission finds from the facts presented that the public necessity, convenience, and general welfare require the proposed amendment; and

MOVED, that the Planning Commission hereby adopts a **recommendation for approval** of the proposed ordinance.

## Findings

Having reviewed the materials identified in the preamble above, and having heard all testimony and arguments, this Commission finds, concludes, and determines as follows:

The Commission finds that the proposed ordinance furthers the City's goals to activate vacant spaces, improve regulatory clarity, and support equitable access to physical space for temporary uses. The Ordinance consolidates and updates various temporary use provisions to create a more predictable, flexible, and inclusive framework, aligning with General Plan objectives and supporting racial and social equity.

The Commission also finds that:

The ordinance simplifies and standardizes temporary use authorizations, making them more accessible to small businesses, nonprofits, and community groups.

The ordinance removes unnecessary procedural burdens, such as Section 311 notification for intermittent uses, which have been largely eliminated elsewhere.

The ordinance enables greater use of vacant commercial and development sites, helping to mitigate blight and economic inactivity in underutilized areas.

The ordinance protects underlying land use entitlements and clarifies that temporary uses will not result in abandonment or changes to base zoning.

## General Plan Compliance

The proposed Ordinance is consistent with the following Objectives and Policies of the General Plan:

## COMMERCE AND INDUSTRY ELEMENT

### OBJECTIVE 1

MANAGE ECONOMIC GROWTH AND CHANGE TO ENSURE ENHANCEMENT OF THE TOTAL CITY LIVING AND WORKING ENVIRONMENT.

#### Policy 1.1

Encourage development which provides substantial net benefits and minimizes undesirable consequences. Discourage development which has substantial undesirable consequences that cannot be mitigated.

*The proposed Ordinance will facilitate the establishment of a retail use that provides net benefits in the form recreational and community gathering spaces. As these would be temporary uses, any potential undesirable consequences would temporary and could be addressed through existing regulatory controls.*

### OBJECTIVE 2

MAINTAIN AND ENHANCE A SOUND AND DIVERSE ECONOMIC BASE AND FISCAL STRUCTURE FOR THE CITY.

#### Policy 2.1

Seek to retain existing commercial and industrial activity and to attract new such activity to the city.

#### Policy 2.3

Maintain a favorable social and cultural climate in the city in order to enhance its attractiveness as a firm location.

*The proposed Ordinance allows new commercial activity in spaces that are currently vacant or in transition. This added commercial activity will help maintain a favorable social and cultural climate in San Francisco as it adds to the number of commercial and recreational activities available to employees. This enhances San Francisco as a location for firms.*

## Planning Code Section 101 Findings

The proposed amendments to the Planning Code are consistent with the eight Priority Policies set forth in Section 101.1(b) of the Planning Code in that:

1. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses enhanced;

*The proposed Ordinance would not have a negative effect on neighborhood serving retail uses and will not have a negative effect on opportunities for resident employment in and ownership of neighborhood-serving retail.*

2. That existing housing and neighborhood character be conserved and protected in order to preserve

the cultural and economic diversity of our neighborhoods;

*The proposed Ordinance would not have a negative effect on housing or neighborhood character.*

3. That the City's supply of affordable housing be preserved and enhanced;

*The proposed Ordinance would not have an adverse effect on the City's supply of affordable housing.*

4. That commuter traffic not impede MUNI transit service or overburden our streets or neighborhood parking;

*The proposed Ordinance would not result in commuter traffic impeding MUNI transit service or overburdening the streets or neighborhood parking.*

5. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced;

*The proposed Ordinance would not cause displacement of the industrial or service sectors due to office development, and future opportunities for resident employment or ownership in these sectors would not be impaired.*

6. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake;

*The proposed Ordinance would not have an adverse effect on City's preparedness against injury and loss of life in an earthquake.*

7. That the landmarks and historic buildings be preserved;

*The proposed Ordinance would not have an adverse effect on the City's Landmarks and historic buildings.*

8. That our parks and open space and their access to sunlight and vistas be protected from development;

*The proposed Ordinance would not have an adverse effect on the City's parks and open space and their access to sunlight and vistas.*

### **Planning Code Section 302 Findings.**

The Planning Commission finds from the facts presented that the public necessity, convenience and general welfare require the proposed amendments to the Planning Code as set forth in Section 302.

NOW THEREFORE BE IT RESOLVED that the Commission hereby ADOPTS A RECOMMENDATION FOR APPROVAL the proposed Ordinance as described in this Resolution.

I hereby certify that the foregoing Resolution was adopted by the Commission at its meeting on June 26, 2025



Jonas P. Ionin  
*Commission Secretary*

Jonas P Ionin

Digitally signed by Jonas P Ionin  
Date: 2025.06.27 09:27:40 -07'00'

AYES:	Campbell, Moore, So, Williams, Moore, and Imperial
NOES:	None
ABSENT:	McGarry
ADOPTED:	June 26, 2025



## EXECUTIVE SUMMARY

### PLANNING CODE TEXT AMENDMENT

**HEARING DATE:** June 26, 2025

**90-Day Deadline:** August 18, 2025

*Project Name:* Temporary Use Authorizations  
*Case Number:* 2025-004734PCA [Board File No. 250540]  
*Initiated by:* Mayor Lurie / Introduced May 20, 2026  
*Staff Contact:* aaron starr, Legislative Affairs  
aaron.starr@sfgov.org, 628-652-7533  
*Environmental*  
*Review:* Not a Project Under CEQA

**RECOMMENDATION:** Adopt of Recommendation Approval

### Planning Code Amendment

The proposed Ordinance would amend the Planning Code to streamline and simplify the process for obtaining and extending temporary use authorizations, implement standard requirements for any temporary use authorization, and permit as temporary uses seasonal political campaign offices for up to one year, and extend the maximum time period for a Pop-Up Retail temporary use to three years.



The Way It Is Now	The Way It Would Be
1 <b>Pop-Up Retail Uses</b> are allowed for up to 60 days and require a 60-day period of inactivity before a new pop-up retail is permitted.	<b>Pop-Up Retail uses</b> would be allowed for one year with extensions of up to three years with Planning Director approval.
2 <b>Pop-Up Retail</b> includes Retail Uses as defined in Planning Code 102.	<b>Pop-up Retail</b> would include Retail Uses in addition to entertainment uses (not defined) and Arts Activity Uses.
3 <b>Seasonal political campaign offices</b> are not explicitly permitted as temporary uses.	<b>Seasonal political campaign offices</b> are now expressly allowed as temporary General Office uses for up to one year.
4 Temporary use controls do not clarify <b>protection of underlying land uses</b> or continuity post-authorization.	Activating a temporary use will <b>place a hold on any abandonment period</b> for the last permitted use. Further, temporary uses will not be deemed a change in underlying land use, protecting prior entitlements and preventing abandonment.
5 <b>Multiple temporary uses</b> on the same site were not clearly permitted.	The ordinance expressly allows <b>multiple temporary uses</b> on the same site concurrently.
6 <b>Temporary Uses with 24-hour limits</b> were limited to PDR, C, M, NCD, and MUDs.	<b>Temporary Uses with 24-hour limits</b> will be allowed in all districts that are not Residential Districts. This will have the effect of allowing 24-hour temporary uses in RC and DTR zoning districts.
7 <b>Development Sites</b> within a specific geographic area are allowed to have <b>interim activity</b> on the site for up to 36 months. Those uses include any Arts Activities Use; any Entertainment, General Use; any Use within a PDR-1-D District; and/or any Use Principally Permitted in the subject zoning district	All <b>Development Sites</b> , regardless of location, are allowed to have <b>interim activities</b> on the site. Those activities would include all currently existing uses, except that the provision for uses allowed in PDR-1-D would be removed. In addition, affordable housing projects are allowed to have any <b>parking use</b> (undefined) as an <b>interim activity</b> .
8 An eligible <b>Development Site</b> for <b>Interim Activities</b> is one where an application for demolition or tantamount to demolition of an existing building has been submitted; associated fees have been paid; and if it's a proposed residential development the residential density is proposed to be increased.	All the same criteria for <b>Interim Activities</b> on <b>Development Site</b> would apply, except the provision that eligible projects must be proposing to increase residential density.
9 With approval of the Planning Director, <b>Interim Activities</b> are allowed for 36 months and can be extended for 12 months at a time, with a total time of up to 60 months.	With the approval of the Planning Director, <b>Interim Activities</b> could operate “unless or until the applicant either withdraws the entitlement for the Development Project or

		construction of the Development Project commences.”
10	<b>Transparency</b> standards applied uniformly, even for very short-term pop-ups.	<b>Transparency</b> and fenestration rules would be relaxed for the first <b>60 days</b> of Pop-Up Retail to support short-term activation.
11	<b>Intermittent activities</b> required Planning Code Section 311 notification if the subject zoning district required said notification for the intended use.	Planning Code Section 311 notification will no longer be required for <b>Intermittent activities</b> .

## Background

This Ordinance builds upon ongoing efforts by the City to streamline permitting processes and activate underutilized spaces, particularly in response to the economic impacts of the COVID-19 pandemic. It aligns with the goals of the PermitSF initiative, which aims to improve customer experience by reducing permitting delays and increasing predictability. The Ordinance also responds to persistent storefront vacancies and stalled development projects that have left properties vacant and economically inactive for prolonged periods. Temporary use authorizations have historically been used to facilitate short-term activations—such as pop-ups, festivals, or construction-related uses—but prior regulations were fragmented, inconsistently applied, and offered limited duration or flexibility. Past temporary use provisions, such as those introduced for COVID-19 relief and recovery or interim uses on development sites, demonstrated the value of activating spaces quickly and with minimal barriers. This Ordinance consolidates and expands those efforts into a more cohesive framework, allowing a broader range of uses, simplifying extensions, and providing clarity and consistency to both applicants and staff.

## Issues and Considerations

### Temporary Uses

The Planning Code currently allows several categories of temporary uses. Below is a summary of each category, what is permitted, and how the proposed ordinance would change those provisions.

#### Section 205.1 – Temporary Uses: 60-Day Limit

This section permits short-term uses such as neighborhood carnivals, exhibitions, festivals sponsored by nearby residents, charitable or patriotic booths, and the open-air sale of seasonal agricultural decorations like Christmas trees and pumpkins. It also currently includes Pop-Up Retail.

Proposed Change: Pop-Up Retail would be removed from this section and moved to Section 205.2, which governs longer-term temporary uses.

#### Section 205.2 – Temporary Uses: One to Seven-Year Limit

This section allows:

- One-year uses, such as Wireless Telecommunications Services (WTS) facilities and Pop-Up Activations in C-2 and C-3 districts;

- Two-year uses, such as temporary construction-related structures and residential leasing or sales offices;
- Five-year uses, such as Vehicle Triage Centers;
- Seven-year uses, allowing Medical Cannabis Dispensaries (MCDs) to operate as temporary Cannabis Retail while awaiting permits.

Proposed Change: The title would be updated to “Temporary Uses for One to Five Years.”

- Cannabis Retail and Vehicle Triage Centers would be removed; the former is obsolete, and the latter is being relocated to Section 205.7.
- Pop-Up Retail would be expanded, allowed for one year with two one-year extensions (up to three years total).
- Campaign offices would be explicitly permitted for up to one year.

### **Section 205.3 – Temporary Uses: 24-Hour Limit**

Covers very short-term uses such as mobile food vendors, farmers markets, and open-air craft markets.

Proposed Change: This section would be expanded to apply in all non-residential districts, including RC and Downtown Residential (DTR) districts, which are not considered “R” (purely residential) districts despite their names.

### **Section 205.4 – Temporary Uses: Intermittent Activities**

Allows routine or recurring outdoor uses, including mobile food vendors, farmers markets, and craft markets.

Proposed Change: Removes the Section 311 Notification Requirement, which previously applied to uses meeting certain size and location thresholds. Since similar notification requirements have already been eliminated in commercial districts and reduced in residential districts, this deletion is consistent with broader policy changes.

### **Section 205.5 – Temporary Uses: Interim Activities on Development Sites**

Currently allows temporary activation on development sites located in C, RC, DTR, NCT, and NC districts within the area bounded by Market, 13th/Duboce, Division, and King Streets.

Proposed Change: Removes geographic restrictions, allowing such temporary uses citywide.

### **Section 205.6 – Temporary Uses: Interim Uses Within Bars and Entertainment Uses**

Originally created during the COVID-19 pandemic to allow non-entertainment uses in bars and venues without jeopardizing existing entitlements.

Proposed Change: This section would be deleted and its number reassigned to Vehicle Triage Centers, which would be moved from Section 205.2. The ordinance would allow temporary uses in any storefront without affecting the underlying entitlements, rendering this provision unnecessary. The provisions for Vehicle Triage Centers would remain largely unchanged.

## **Section 205.7 – Temporary Uses: Interim Activities in Vacant Ground Floor Commercial Spaces**

Also added during the pandemic, this section allows alternative uses in empty storefronts.

Proposed Change: This section would be deleted.

## **General Plan Compliance**

The proposed Ordinance supports key economic objectives of the General Plan by enabling commercial development that provides net benefits to the community, such as recreational and gathering spaces. By permitting new commercial uses that are currently vacant or in transition., the Ordinance contributes to a more diverse and resilient economic base and strengthens San Francisco’s appeal as a location for businesses by enhancing the city’s social and cultural environment.

## **Racial and Social Equity Analysis**

The proposed Ordinance advances race and social equity by reducing regulatory barriers that disproportionately impact low-income communities, small businesses, artists, and nonprofit service providers—many of whom are led by or serve people of color. Historically, these groups have faced significant obstacles in securing commercial space due to high rents, complex permitting processes, and limited capital. The ordinance streamlines the process for temporary use authorizations and allowing broader, more flexible activation of vacant storefronts and development sites. By doing so it opens new opportunities for these groups to access physical space in neighborhoods where they have traditionally been excluded.

The inclusion of temporary authorizations for arts activities, social services, and philanthropic uses in supports community-based organizations that provide culturally competent services and resources in underserved areas. Additionally, the Ordinance’s support for interim activities on development sites can bring programming and public benefits to areas awaiting long-term investment, particularly in areas experiencing disinvestment or delayed development.

Finally, by increasing the length of time temporary uses can remain and by allowing multiple uses, the Ordinance provides stability and predictability for entrepreneurs and community-based tenants. These changes make it more feasible for historically excluded groups to test ideas, serve communities, and build long-term viability, thereby supporting more equitable access to economic opportunity and neighborhood vitality.

## **Implementation**

The Department has determined that this ordinance will not impact our current implementation procedures.

## **Recommendation**

The Department recommends that the Commission ***adopt a recommendation for approval*** of the proposed Ordinance and adopt the attached Draft Resolution to that effect.

## Basis for Recommendation

The Department recommends approval of the proposed Ordinance because it furthers the City's goals to activate vacant spaces, improve regulatory clarity, and support equitable access to physical space for temporary uses. The ordinance consolidates and updates various temporary use provisions to create a more predictable, flexible, and inclusive framework, aligning with General Plan objectives and supporting racial and social equity.

Key reasons for support include:

- It simplifies and standardizes temporary use authorizations, making them more accessible to small businesses, nonprofits, and community groups.
- It removes unnecessary procedural burdens, such as Section 311 notification for intermittent uses, which have been largely eliminated elsewhere.
- It enables greater use of vacant commercial and development sites, helping to mitigate blight and economic inactivity in underutilized areas.
- It protects underlying land use entitlements and clarifies that temporary uses will not result in abandonment or changes to base zoning.

## Required Commission Action

The proposed Ordinance is before the Commission so that it may adopt a recommendation of approval, disapproval, or approval with modifications.

## Environmental Review

The proposed amendments are not defined as a project under CEQA Guidelines Section 15060(c) and 15378 because they do not result in a physical change in the environment.

## Public Comment

As of the date of this report, the Planning Department has not received any public comment regarding the proposed Ordinance.

### ATTACHMENTS:

Exhibit A: Draft Planning Commission Resolution  
Exhibit B: Board of Supervisors File No. 250540