

File No. 260245

Committee Item No. _____

Board Item No. 21

COMMITTEE/BOARD OF SUPERVISORS

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Committee: _____

Date: _____

Board of Supervisors Meeting

Date: March 17, 2026

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OTHER

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Prepared by: Jocelyn Wong

Date: March 13, 2026

Prepared by: _____

Date: _____

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.

OFFICE OF THE MAYOR
SAN FRANCISCO



DANIEL LURIE
MAYOR

TO: Angela Calvillo, Clerk of the Board of Supervisors
FROM: Dexter Darmali, Legislative & Ethics Secretary
RE: Approval of a 90-Day Extension for Planning Commission Review of Planning Code - 100%
Affordable Housing (File No. 251213)
DATE: March 10, 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 San Francisco 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.

This is a request for the extension Resolution to go on the For Adoption Without Committee Reference.

Should you have any questions, please contact Adam Thongsavat at adam.thongsavat@sfgov.org