



NEW PLANNING CODE SUMMARY

Commercial to Residential Adaptive Reuse

Project Name: Commercial to Residential Adaptive Reuse
Case Number: [Record No. 2026-005790PCA] [Board File No. 260771]
Initiated by: Supervisor Dorsey / Introduced June 30, 2026
Staff Contact: Lily.Langlois@sfgov.org, 628-652-7472
Environmental Review: Not a Project Under CEQA

The proposed Ordinance would amend the Planning Code to exempt Commercial to Residential Adaptive Reuse Projects from residential parking maximums and accessory parking limitations, off-street loading requirements, street frontage requirements, FAR limits and Car Share requirements.

	The Way It Is Now	The Way It Would Be
Parking Maximums	Accessory parking cannot exceed applicable parking maximums.	Parking maximums would not apply to any existing off-street parking that serves new residential uses under the Commercial to Residential Adaptive Reuse Program, as long as the parking is within or on the same lot as the existing structure.
Accessory Use	Accessory parking is principally permitted up to an indicated amount. Existing off-street parking that exceeds this amount but does not exceed the maximum amount may be conditionally permitted. Any parking that exceeds the maximum amount is classified as a separate use and may be principally or conditionally permitted by the Planning Commission.	Existing off-street parking for new residential uses under the Commercial to Residential Adaptive Reuse Program would be classified as a principally permitted accessory use and would not require a conditional use authorization.
Off-Street Loading	Off-street loading minimums apply to Commercial to Residential Adaptive Reuse Projects.	These minimums would not apply to Commercial to Residential Adaptive Reuse Projects.

Street Frontage	Buildings in certain districts are subject to applicable street frontage requirements, including restrictions on off-street parking dimensions, active uses of the ground floor, transparency, and building design elements relative to the street.	These requirements would not apply to Commercial to Residential Adaptive Reuse Projects.
Floor Area Ratio (FAR)	Buildings are required to comply with FAR limits applicable to their district.	These limits would not apply to Commercial to Residential Adaptive Reuse Projects.
Car Share	Newly constructed buildings containing residential uses and existing buildings being converted to residential uses are required to provide car-share parking spaces if parking is provided.	These requirements would not apply to Commercial to Residential Adaptive Reuse Projects.

Link to Signed Legislation:

<https://sfgov.legistar.com/View.ashx?M=F&ID=16044208&GUID=1683040E-F439-41BA-A39B-A6F69D318172>