



New Planning Code Summary

Interim Zoning Controls – Convenience Stores

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| <i>Amended Sections:</i> | N/A |
| <i>Board File/Enactment #:</i> | Board File 260137/Resolution No 337-26 |
| <i>Initiated by:</i> | Supervisors Dorsey and Mahmood |
| <i>Effective Date:</i> | June 9, 2026 until December 9, 2027, unless extended |

The adopted resolution imposed interim zoning controls for 18 months to require a Conditional Use authorization for the establishment of new Convenience Store uses in the Tenderloin and South of Market Public Safety Zone.

The Way It Was:

1. Convenience Store is not defined in the Planning Code. Instead, a convenience store may be considered General Retail Sales and Service use or General Grocery use.
2. General Grocery and General Retail Sales and Service uses are largely principally permitted in the areas covered by the interim controls, including the MUO, RC-4, C-3-S, RCD, and others. Tobacco Paraphernalia Establishments are more closely restricted, not permitted or requiring a Conditional Use Authorization in many zoning districts covered by the interim controls.

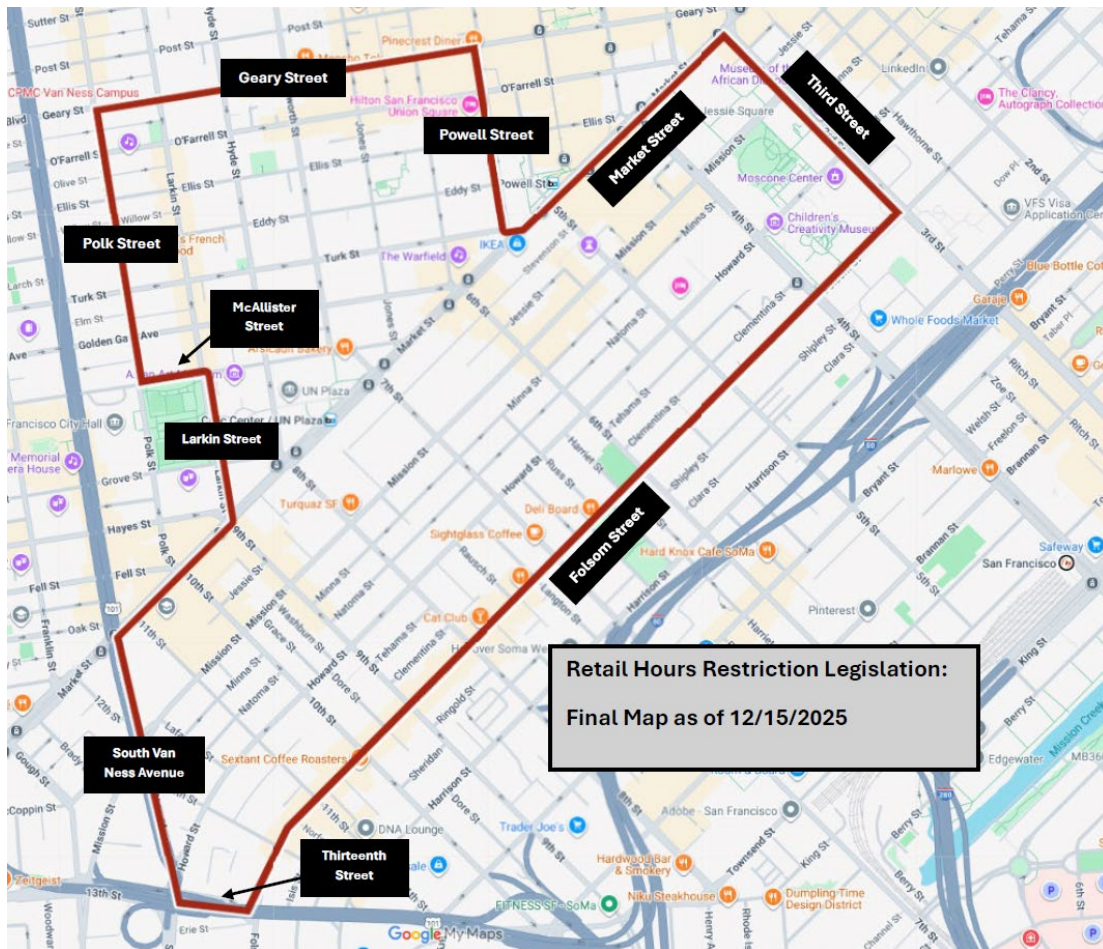
The Way It Is Now:

1. The interim controls create a new definition for Convenience Store for any use that meets the following criteria:
 - a) Is located in the Tenderloin and South of Market Public Safety Area ([map linked here](#) and below);
 - b) Contains less than 5,000 square feet;
 - c) Is any of the following:
 - i. A Food Product and Marketing Establishment as defined in Health Code that devotes more than 50% of its gross floor area for the sale of packaged goods;
 - ii. An establishment that sells any Tobacco Product as defined in the Health Code; or
 - iii. A Tobacco Paraphernalia Establishment.
 - d) This definition does not include Specialty Grocery uses.

- 2. A Convenience Store, as defined in these interim controls, proposed within the Tenderloin and South of Market Public Safety Area requires a Conditional Use Authorization subject to Section 303 standard findings, plus additional criteria relating to the following:
 - a) Demonstrated Neighborhood Need
 - b) Concentration and Compatibility
 - c) Physical Design and Street Activation
 - d) Hours of Operation
 - e) Alignment with Public Safety Goals

Geographic Boundaries of the Tenderloin and South of Market Public Safety Area

Note: On boundary streets, properties on both sides of the street are included.



[Link to Signed Legislation](#)