

BOARD of SUPERVISORS



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MEMORANDUM

Date: November 18, 2025
To: Planning Department/Planning Commission
From: Monique Crayton, Assistant Clerk, Government Audit and Oversight Committee
Subject: Board of Supervisors Legislation Referral - File No. 251128
Mills Act Historical Property Contract - 331 Pennsylvania Avenue
Resolution approving a historical property contract between Nibello LLC, the owners of 331 Pennsylvania Avenue, and the City and County of San Francisco, under Administrative Code, Chapter 71; and authorizing the Planning Director and the Assessor-Recorder to execute and record the historical property contract.

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| <p>☐ California Environmental Quality Act (CEQA) Determination
<i>(California Public Resources Code, Sections 21000 et seq.)</i></p> <p>☒ Ordinance / Resolution</p> <p>☐ Ballot Measure</p>
<p>☐ Amendment to the Planning Code, including the following Findings:
<i>(Planning Code, Section 302(b): 90 days for Planning Commission review)</i></p> <p>☐ General Plan ☐ Planning Code, Section 101.1 ☐ Planning Code, Section 302</p>
<p>☐ Amendment to the Administrative Code, involving Land Use/Planning
<i>(Board Rule 3.23: 30 days for possible Planning Department review)</i></p>
<p>☐ General Plan Referral for Non-Planning Code Amendments
<i>(Charter, Section 4.105, and Administrative Code, Section 2A.53)</i>
(Required for legislation concerning the acquisition, vacation, sale, or change in use of City property; subdivision of land; construction, improvement, extension, widening, narrowing, removal, or relocation of public ways, transportation routes, ground, open space, buildings, or structures; plans for public housing and publicly-assisted private housing; redevelopment plans; development agreements; the annual capital expenditure plan and six-year capital improvement program; and any capital improvement project or long-term financing proposal such as general obligation or revenue bonds.)</p>
<p>☐ Historic Preservation Commission</p> <p>☐ Landmark <i>(Planning Code, Section 1004.3)</i></p> <p>☐ Cultural Districts <i>(Charter, Section 4.135 & Board Rule 3.23)</i></p> <p>☐ Mills Act Contract <i>(Government Code, Section 50280)</i></p> <p>☐ Designation for Significant/Contributory Buildings <i>(Planning Code, Article 11)</i></p> | <p>Not defined as a project under CEQA Guidelines Sections 15378 and 15060(c)(2) because it would not result in a direct or indirect physical change in the environment. Physical projects would require separate environmental review.</p> <p>11/25/2025 <i>Joy Navarrete</i></p> |
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