

1 [Approval of a Retroactive 90-Day Extension for Planning Commission Review of  
2 Consolidating the North Beach Special Use and Neighborhood Commercial Districts and  
Expanding Allowable Uses and Use Size Limits in Certain Zoning Districts (File No. 250682)]

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4 **Resolution retroactively extending by 90 days the prescribed time within which the**  
5 **Planning Commission may render its decision on an Ordinance (File No. 250682)**  
6 **amending the Planning Code to: 1) eliminate the North Beach Special Use District and**  
7 **consolidate certain controls into the North Beach Neighborhood Commercial District,**  
8 **expand allowable uses and increase use size limits in the North Beach Neighborhood**  
9 **Commercial District, 2) expand allowable uses and increase use size limits in the Polk**  
10 **Street Neighborhood Commercial District, 3) expand allowable uses in the Pacific**  
11 **Avenue Neighborhood Commercial District, 4) expand allowable uses and increase use**  
12 **size limits in the Nob Hill Special Use District, and 5) reduce limitations on Restaurants**  
13 **and Bars in the Jackson Square Special Use District; amending the Zoning Map to**  
14 **reflect removal of the North Beach Special Use District; affirming the Planning**  
15 **Department's determination under the California Environmental Quality Act; making**  
16 **findings of consistency with the General Plan, and the eight priority policies of**  
17 **Planning Code, Section 101.1; and making findings of public necessity, convenience,**  
18 **and welfare under Planning Code, Section 302.**

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20 WHEREAS, On June 17, 2025, Supervisor Sauter introduced legislation amending the  
21 Planning Code to: 1) eliminate the North Beach Special Use District and consolidate certain  
22 controls into the North Beach Neighborhood Commercial District, expand allowable uses and  
23 increase use size limits in the North Beach Neighborhood Commercial District, 2) expand  
24 allowable uses and increase use size limits in the Polk Street Neighborhood Commercial  
25 District, 3) expand allowable uses in the Pacific Avenue Neighborhood Commercial District, 4)

1 expand allowable uses and increase use size limits in the Nob Hill Special Use District, and 5)  
2 reduce limitations on Restaurants and Bars in the Jackson Square Special Use District;  
3 amending the Zoning Map to reflect removal of the North Beach Special Use District; affirming  
4 the Planning Department's determination under the California Environmental Quality Act;  
5 making findings of consistency with the General Plan, and the eight priority policies of  
6 Planning Code, Section 101.1; and making findings of public necessity, convenience, and  
7 welfare under Planning Code, Section 302; and

8 WHEREAS, On or about June 25, 2025, the Clerk of the Board of Supervisors referred  
9 the proposed Ordinance to the Planning Commission; and

10 WHEREAS, The Planning Commission shall, in accordance with Planning Code,  
11 Section 306.4(d), render a decision on the proposed Ordinance within 90 days from the date  
12 of referral of the proposed amendment or modification by the Board to the Commission; and

13 WHEREAS, Failure of the Commission to act within 90 days shall be deemed to  
14 constitute disapproval; and

15 WHEREAS, The Board, in accordance with Planning Code, Section 306.4(d) may, by  
16 Resolution, extend the prescribed time within which the Planning Commission is to render its  
17 decision on proposed amendments to the Planning Code that the Board of Supervisors  
18 initiates; and

19 WHEREAS, Supervisor Sauter has requested additional time for the Planning  
20 Commission to review the proposed Ordinance; and

21 WHEREAS, The Board deems it appropriate in this instance to grant to the Planning  
22 Commission additional time to review the proposed Ordinance and render its decision; now,  
23 therefore, be it

1           RESOLVED, That by this Resolution, the Board hereby extends the prescribed time  
2 within which the Planning Commission may render its decision on the proposed Ordinance for  
3 approximately 90 additional days, until December 22, 2025.