

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.**

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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

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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.