

File No. 250952

Committee Item No. _____

Board Item No. 37

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: _____

Date: _____

Board of Supervisors Meeting

Date: September 30, 2025

Cmte Board

- Motion
- Resolution
- Ordinance
- Legislative Digest
- Budget and Legislative Analyst Report
- Youth Commission Report
- Introduction Form
- Department/Agency Cover Letter and/or Report
- MOU
- Grant Information Form
- Grant Budget
- Subcontract Budget
- Contract/Agreement
- Form 126 – Ethics Commission
- Award Letter
- Application
- Public Correspondence

OTHER

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Prepared by: Lisa Lew

Date: September 26, 2025

Prepared by: _____

Date: _____

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
3 Expanding Allowable Uses and Use Size Limits in Certain Zoning Districts (File No. 250682)]

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.**

19
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

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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.

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Introduction Form

(by a Member of the Board of Supervisors or the Mayor)



I hereby submit the following item for introduction (select only one):

- 1. For reference to Committee (Ordinance, Resolution, Motion or Charter Amendment)
- 2. Request for next printed agenda (For Adoption Without Committee Reference)
(Routine, non-controversial and/or commendatory matters only)
- 3. Request for Hearing on a subject matter at Committee
- 4. Request for Letter beginning with "Supervisor _____ inquires..."
- 5. City Attorney Request
- 6. Call File No. _____ from Committee.
- 7. Budget and Legislative Analyst Request (attached written Motion)
- 8. Substitute Legislation File No. _____
- 9. Reactivate File No. _____
- 10. Topic submitted for Mayoral Appearance before the Board on _____

The proposed legislation should be forwarded to the following (please check all appropriate boxes):

- Small Business Commission Youth Commission Ethics Commission
- Planning Commission Building Inspection Commission Human Resources Department

General Plan Referral sent to the Planning Department (proposed legislation subject to Charter 4.105 & Admin 2A.53):

- Yes No

(Note: For Imperative Agenda items (a Resolution not on the printed agenda), use the Imperative Agenda Form.)

Sponsor(s):

Sauter

Subject:

Approval of a 90-Day Extension for Planning Commission Review of 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)

Long Title or text listed:

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

Signature of Sponsoring Supervisor: