



## **BOARD of SUPERVISORS**

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## MEMORANDUM

Date: December 16, 2025  
To: Planning Department/Planning Commission  
From: Monique Crayton, Assistant Clerk, Government Audit and Oversight Committee  
Subject: Board of Supervisors Legislation Referral - File No. 251231  
**Management Agreement - Owners' Association for Administration/Management of Ocean Avenue Community Benefit District**  
Resolution approving a management agreement with the nonprofit Owners' Association for administration/management of the established property-based Community Benefit District known as the "Ocean Avenue Community Benefit District," pursuant to California Streets and Highways Code, Section 36651, for a period commencing upon Board approval, through December 31, 2040.

California Environmental Quality Act (CEQA) Determination  
*(California Public Resources Code, Sections 21000 et seq.)*

Ordinance / Resolution

Ballot Measure

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.

12/18/2025      *Don Lewis*

Amendment to the Planning Code, including the following Findings:  
*(Planning Code, Section 302(b): 90 days for Planning Commission review)*

General Plan     Planning Code, Section 101.1     Planning Code, Section 302

Amendment to the Administrative Code, involving Land Use/Planning  
*(Board Rule 3.23: 30 days for possible Planning Department review)*

General Plan Referral for Non-Planning Code Amendments  
*(Charter, Section 4.105, and Administrative Code, Section 2A.53)*

(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.)

Historic Preservation Commission

Landmark *(Planning Code, Section 1004.3)*

Cultural Districts *(Charter, Section 4.135 & Board Rule 3.23)*

Mills Act Contract *(Government Code, Section 50280)*