

BOARD of SUPERVISORS



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## MEMORANDUM

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Date: February 18, 2026  
To: Planning Department/Planning Commission  
From: John Carroll, Assistant Clerk, Land Use and Transportation Committee  
Subject: Board of Supervisors Legislation Referral - File No. 260132  
Planning Code - Transit-Oriented Residential Development

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- California Environmental Quality Act (CEQA) Determination *(California Public Resources Code, Sections 21000 et seq.)* The ordinance shall not be considered a project under Division 13 (commencing with Section 21000) of the Public Resources Government Code 65912.160 (c)(2).  
 Ordinance / Resolution  
 Ballot Measure  
3/12/2026 *Joy Navarrete*
- 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)*  
 Designation for Significant/Contributory Buildings *(Planning Code, Article 11)*

Please send the Planning Department/Commission recommendation/determination to John Carroll at [john.carroll@sfgov.org](mailto:john.carroll@sfgov.org).