

File No. 260362

Committee Item No. 2

Board Item No. _____

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: Land Use and Transportation

Date: June 1, 2026

Board of Supervisors Meeting:

Date: _____

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 / DRAFT Mills Act Agreement
- Form 126 – Ethics Commission
- Award Letter
- Application
- Public Correspondence

OTHER

- Planning Commission Transmittal – May 19, 2026
- CEQA Findings – May 7, 2026
- Fig 249.90-1 Land Use Map
- Fig 249.90-2 Height Limit Map
- _____
- _____
- _____
- _____
- _____

Prepared by: John Carroll

Date: May 28, 2026

Prepared by: _____

Date: _____

Prepared by: _____

Date: _____

1 [Planning Code - Balboa Reservoir Special Use District]

2

3 **Ordinance amending the Planning Code to make adjustments to the Balboa Reservoir**
 4 **Special Use District that allow for a connecting element between two buildings**
 5 **adjacent to South Street and across from the Brighton Paseo; establishing certain**
 6 **design parameters, authorizing residential and certain other uses, and adopting a**
 7 **maximum height at this location; affirming the Planning Commission’s determination**
 8 **under the California Environmental Quality Act; making findings of consistency with**
 9 **the General Plan, and the eight priority policies of Planning Code, Section 101.1; and**
 10 **adopting Planning Code, Section 302 findings of public necessity, convenience and**
 11 **general welfare related to the proposed amendments.**

12 NOTE: **Unchanged Code text and uncodified text** are in plain Arial font.
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 18 subsections or parts of tables.

16

17 Be it ordained by the People of the City and County of San Francisco:

18

19 Section 1. General Findings.

20 (a) In Ordinance No. 142-20, the Board of Supervisors approved a development
 21 agreement for the Balboa Reservoir Project for a mixed income housing development of up to
 22 approximately 1,100 housing units, including approximately 550 units affordable to low- and
 23 moderate-income households, and approximately four acres of publicly accessible open
 24 spaces, among other uses. In conjunction with this approval, the Board, in Ordinance
 25 No. 141-20, adopted the Balboa Reservoir Special Use District (“SUD”). Copies of these

1 ordinances, the development agreement, and other related approvals are on file with the Clerk
2 of the Board of Supervisors in File Nos. 200423 and 200422.

3 (b) The purpose of this ordinance is to amend the SUD to make minor adjustments to
4 the residential development proposed on Blocks C and D of the Balboa Reservoir Project
5 along South Street. Blocks C and D are located on a single parcel. The ordinance allows for
6 a portion of the public outdoor space near the entry of the new building to be sheltered by a
7 two-story open passageway, with residential uses above and an elevated walkway building
8 element between Blocks C and D. The maximum height of the connecting building element
9 would be less than the maximum height of Blocks C and D. This mid-block passageway
10 would frame the future public pedestrian path known as Brighton Paseo, which will extend
11 from Brighton Avenue to Reservoir Park.

12
13 Section 2. Environmental and Land Use Findings.

14 (a) On May 28, 2020, by Motion No. M-20730, the Planning Commission certified as
15 adequate, accurate, and complete the Final Subsequent Environmental Impact Report for the
16 Project (“FEIR”) pursuant to the California Environmental Quality Act (California Public
17 Resources Code Sections 21000 et seq.) (“CEQA”), the CEQA Guidelines (14 CCR
18 Sections 15000 et seq.), and Administrative Code Chapter 31. Also, on May 28, 2020, by
19 Motion No. M-20731, the Planning Commission adopted environmental findings, including a
20 rejection of alternatives and a statement of overriding considerations (“CEQA Findings”) and a
21 Mitigation Monitoring and Reporting Program (“MMRP”). In Ordinance No. 142-20, the Board
22 of Supervisors adopted as its own the CEQA Findings, including the statement of overriding
23 considerations, and the MMRP. A copy of this ordinance and the Planning Motions are on file
24 with the Clerk of the Board of Supervisors in File No. 200423 and incorporated herein by
25 reference.

1 (b) On May 7, 2026, the Planning Commission, in Resolution No. 21915, determined
2 that the actions contemplated in this ordinance are consistent with the analysis in the FEIR
3 and do not present substantial project changes or substantial changes in project
4 circumstances that would require major revisions to the FEIR due to the involvement of new
5 significant environmental effects or an increase in the severity of previously identified
6 significant impacts, and there is no new information of substantial importance that would
7 change the conclusions set forth in the FEIR or require the preparation of a subsequent
8 environmental impact report. Said Resolution and the additional related CEQA findings are
9 on file with the Clerk of the Board of Supervisors in File No. 260362 and incorporated herein
10 by reference. The Board affirms this determination.

11 (c) In this same Resolution No. 21915, the Planning Commission also adopted findings
12 that the actions contemplated in this ordinance are consistent, on balance, with the City's
13 General Plan and eight priority policies of Planning Code Section 101.1. In accordance with
14 Planning Code Section 302, the Planning Commission further found in this Resolution that the
15 proposed Planning Code amendments are needed to support the public necessity,
16 convenience, and general welfare. The Board adopts the City Planning Commission's
17 General Plan, Planning Code Section 101.1, and Planning Code Section 302 findings as its
18 own.

19
20 Section 3. Article 2 of the Planning Code is hereby amended by revising
21 Section 249.90 (specifically Figure 249.90-1, Table 249.90-1, and Figure 249.90-2), to read as
22 follows:

23
24 **SEC. 249.90. BALBOA RESERVOIR SPECIAL USE DISTRICT.**

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Figure 249.90-1 Balboa Reservoir Land Use Map

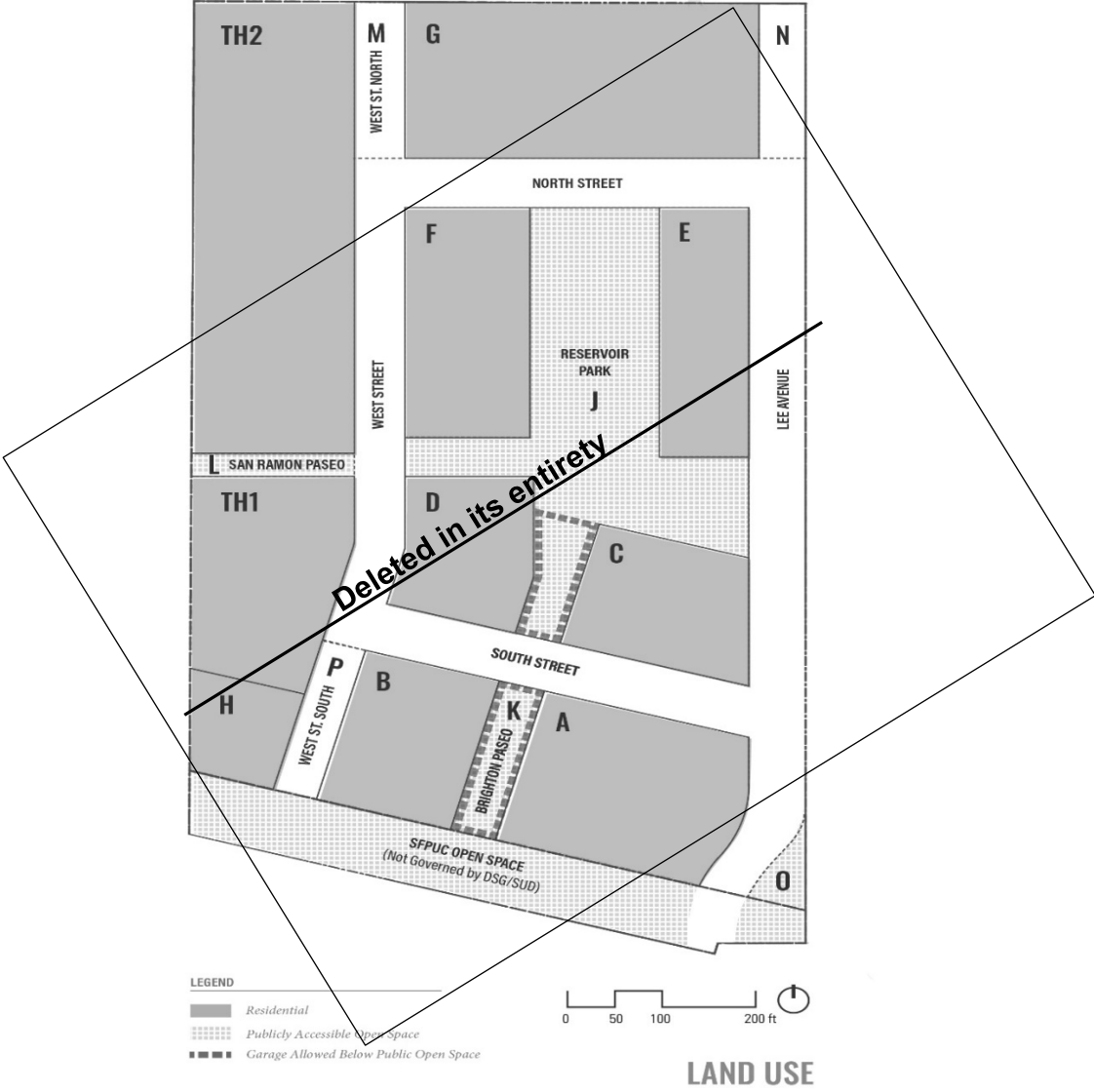


Figure 249.90-1 Balboa Reservoir Land Use Map

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Table 249.90-1 Balboa Reservoir Land Uses

Permitted Use Category	A	B	C	D	E	F	G	H	TH1	TH2	J	K, L, O
Publicly Accessible Open Space	P	P	P	P	P	P	P	P	P	P	P	P
Residential Use	P	P	P	P	P	P	P	P	P(1)	P(1)	AP (7)	NP
* * * *	P	P	P	P	P	P	P	P	P	P	P(4)	P(4)

- (1) Only Townhouse units are allowed.
- (2) All non-residential uses except multi-story parking garages are allowed only on the ground floor and below.
- (3) As defined in Section 102, except Health Care uses are not allowed.
- (4) Child care open space only.
- (5) Carts and Kiosks are allowed in Block J subject to Subsection (g)(8)(N).
- (6) Below grade only as shown in Figure 249.90-1.
- (7) Residential uses shall be allowed only as shown in Figure 249.90-1 if a clear height above grade is provided as described in Standard 7.7.2 of the Balboa Reservoir DSG. A setback of at least 5 feet from adjacent building faces must be provided, and the depth of such uses shall not exceed 60 feet measured from exterior building face to exterior building face. A connecting walkway shall be permitted, if it meets the dimensional requirements for bridges in Standard 7.7.2 of the DSG, and may be enclosed if each exterior wall of the walkway contains transparent glazing comprising at least 60% of the area of its exterior walls. Supporting structural elements may extend to the ground if a minimum clear width of 20 feet measured parallel to the building is maintained between supporting elements, and if the total cross-sectional area of the supporting elements does not exceed 40 square feet.*

* * * *

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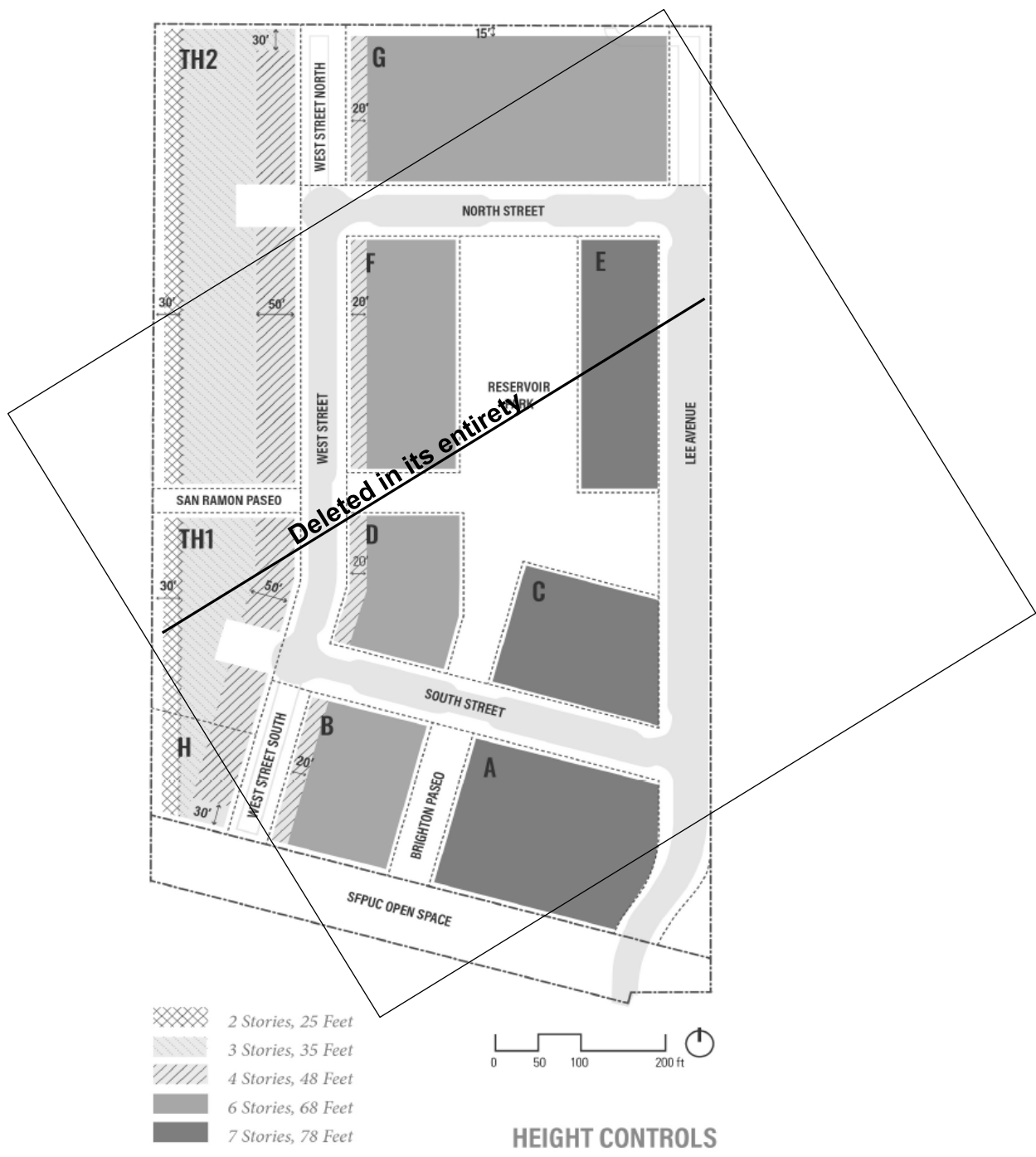
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Figure 249.90-2 Height Limit Map

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Deleted in its entirety

Figure 249.90-2 Height Limit Map

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3 Section 4. Planning Code Section 249.90 was enacted as Section 249.88 by
4 Ordinance No. 141-20. Because another section was already designated as Section 249.88,
5 it was redesignated as Section 249.90 at the City Attorney’s direction, and all internal
6 references in Planning Code Section 249.90 and the references in Sections 201 and 263.35
7 were changed accordingly. The Board of Supervisors acknowledges the redesignation of the
8 Planning Code Sections referenced in this Section 4.

9
10 Section 5. Figures 249.90-1 and 249.90-2, as amended in this ordinance, are on file
11 with the Clerk of the Board of Supervisors in File No. 260362, and are incorporated herein by
12 reference.

13
14 Section 6. Scope of Ordinance. In enacting this ordinance, the Board of Supervisors
15 intends to amend only those words, phrases, paragraphs, subsections, sections, articles,
16 numbers, punctuation marks, charts, diagrams, or any other constituent parts of the Municipal
17 Code that are explicitly shown in this ordinance as additions, deletions, Board amendment
18 additions, and Board amendment deletions in accordance with the “Note” that appears under
19 the official title of the ordinance. Notwithstanding the previous sentence, the deletion of
20 existing Figures 249.90-1 and 249.90-2 is represented by diagonally placing a block stating
21 “Deleted in its entirety” on each Figure; and the addition of new Figures 249.90-1
22 and 249.90-2 follows the deleted Figures respectively, but without the font normally used to
23 show additional text.

1 Section 7. Effective Date. This ordinance shall become effective on the 31st day after
2 enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the
3 ordinance unsigned or does not sign the ordinance within 10 days of receiving it, or the Board
4 of Supervisors overrides the Mayor's veto of the ordinance.

5
6 APPROVED AS TO FORM:
7 DAVID CHIU, City Attorney

8 By: /s/ John D. Malamut
9 JOHN D. MALAMUT
 Deputy City Attorney

10
11 4919-3534-1470, v. 1

LEGISLATIVE DIGEST

[Planning Code - Balboa Reservoir Special Use District]

Ordinance amending the Planning Code to make adjustments to the Balboa Reservoir Special Use District that allow for a connecting element between two buildings adjacent to South Street and across from the Brighton Paseo; establishing certain design parameters, authorizing residential and certain other uses, and adopting a maximum height at this location; affirming the Planning Commission'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 adopting Planning Code, Section 302 findings of public necessity, convenience and general welfare related to the proposed amendments.

Existing Law

The City approvals associated with the Balboa Reservoir development agreement project include a special use district in Planning Code Section 249.90 that establishes a unique set of zoning requirements applicable within the boundaries of the project, including permissible uses and building heights. The Balboa Reservoir project is located near Ocean Avenue and adjacent to City College of San Francisco. Planning Code amendments require specified findings as set forth in the San Francisco Charter and Planning Code, including General Plan and Planning Code Section 101.1 consistency findings.

Amendments to Current Law

This ordinance would amend the Balboa Reservoir special use district to allow for a connecting element between two buildings adjacent to South Street and across from the Brighton Paseo. The legislation also would establish certain design parameters, authorize residential and certain other uses, and adopt a maximum height at this location. The ordinance would make environmental findings, findings of consistency with the General Plan and eight priority policies of Planning Code Section 101.1, and findings of public necessity under Planning Code Section 302.



May 14, 2026

Ms. Angela Calvillo, Clerk
Honorable Supervisor Melgar
Board of Supervisors
City and County of San Francisco
City Hall, Room 244
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102

Re: **Transmittal of Planning Department Case Number 2018-007883PCA-02:**
Balboa Reservoir Special Use District
Board File No. 260362

Planning Commission Action: Adopted a Recommendation for Approval

Dear Ms. Calvillo and Supervisor Melgar,

On May 7, 2026, the Planning Commission conducted a duly noticed public hearing at a regularly scheduled meeting to consider the proposed Ordinance, introduced by Supervisor Melgar that would amend Planning Code Section 249.90. At the hearing the Planning Commission adopted a recommendation for approval.

On May 28, 2020, the Planning Commission reviewed and considered the Final Subsequent Environmental Impact Report (FSEIR) and found that the contents of said report and the procedures through which the FSEIR was prepared, publicized, and reviewed comply with the provisions of CEQA, the CEQA Guidelines, and Chapter 31. Pursuant to CEQA Guidelines Section 15162, the Planning Department hereby finds that Design Review Application Permit No. 2018-007883PHA-02 for the proposed project at Blocks C and D is consistent with and within the scope of the Balboa Reservoir Project analyzed in the FSEIR certified by the Planning Commission on May 28, 2020, and (1) that no substantial changes are proposed in the Balboa Reservoir Project and no substantial changes have occurred with respect to the circumstances under which the Balboa Reservoir Project will be undertaken that would require major revisions to the FSEIR due to the involvement of any new significant environmental effects or a substantial increase in the severity of previously identified effects and (2) no new information that was not known and could not have been known shows that the project will have any new significant effects not analyzed in the FSEIR or a substantial increase in the severity of any effect analyzed or that new mitigation measures should be included that have not. The Department further finds that an addendum to the FSEIR is not required due to any changes in the Balboa Reservoir Project or the Balboa Reservoir Project's circumstances.

Please find attached documents relating to the actions of the Commission. If you have any questions or require further information please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read 'V. Flores', with a long horizontal line extending to the right.

Veronica Flores
Acting Manager of Legislative Affairs

cc: John Malamut, Deputy City Attorney
Jen Low, Aide to Supervisor Melgar
John Carroll, Office of the Clerk of the Board

ATTACHMENTS:

Planning Commission Resolution
Planning Department Executive Summary



PLANNING COMMISSION RESOLUTION NO. 21915

HEARING DATE: May 7, 2026

Project Name: Balboa Reservoir Special Use District
Case Number: 2018-007883PCA-02 [Board File No. 260362]
Initiated by: Supervisor Myrna Melgar / Introduced April 7, 2026
Staff Contact: Jeffrey Horn, Senior Planner
Jeffrey.Horn@sfgov.org, 628-652-7366
Reviewed by: Veronica Flores, Acting Manager of Legislative Affairs
veronica.flores@sfgov.org, 628-652-7525

RESOLUTION ADOPTING A RECOMMENDATION FOR APPROVAL OF A PROPOSED ORDINANCE AMENDING THE PLANNING CODE TO MAKE ADJUSTMENTS TO THE BALBOA RESERVOIR SPECIAL USE DISTRICT THAT ALLOW FOR A CONNECTING ELEMENT BETWEEN TWO BUILDINGS ADJACENT TO SOUTH STREET AND ACROSS FROM THE BRIGHTON PASEO; ESTABLISHING CERTAIN DESIGN PARAMETERS, AUTHORIZING RESIDENTIAL AND CERTAIN OTHER USES, AND ADOPTING A MAXIMUM HEIGHT AT THIS LOCATION; AFFIRMING THE PLANNING COMMISSION’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 ADOPTING PLANNING CODE, SECTION 302 FINDINGS OF PUBLIC.

WHEREAS, on April 7, 2026 Supervisor Melgar introduced a proposed Ordinance under Board of Supervisors (hereinafter “Board”) File Number 260362, which would amend Section 249.90 (specifically Figure 249.90-1, Table 249.90-1, and Figure 249.90-2) of the Planning Code;

WHEREAS, the Planning Commission (hereinafter “Commission”) conducted a duly noticed public hearing at a regularly scheduled meeting to consider the proposed Ordinance on May 7, 2026; and,

WHEREAS, On May 28, 2020, the Planning Commission reviewed and considered the Final Subsequent Environmental Impact Report (FSEIR) and found that the contents of said report and the procedures through which the FSEIR was prepared, publicized, and reviewed comply with the provisions of CEQA, the CEQA Guidelines, and Chapter 31. Pursuant to CEQA Guidelines Section 15162, the Planning Department hereby finds that Design Review Application Permit No. 2018-007883PHA-02 for the proposed project at Blocks C and D is consistent with and within the scope of the Balboa Reservoir Project analyzed in the FSEIR certified by the Planning Commission on May 28, 2020, and (1) that no substantial changes are proposed in the Balboa Reservoir Project and no substantial changes have occurred with respect to the circumstances under which the Balboa Reservoir Project will be undertaken that would require major revisions to the FSEIR due to the involvement of any new significant environmental effects or a substantial increase in the

severity of previously identified effects and (2) no new information that was not known and could not have been known shows that the project will have any new significant effects not analyzed in the FSEIR or a substantial increase in the severity of any effect analyzed or that new mitigation measures should be included that have not. The Department further finds that an addendum to the FSEIR is not required due to any changes in the Balboa Reservoir Project or the Balboa Reservoir Project's circumstances. (c); and

WHEREAS, the Planning Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of Department staff and other interested parties; and

WHEREAS, all pertinent documents may be found in the files of the Department, as the Custodian of Records, at 49 South Van Ness Avenue, Suite 1400, San Francisco; and

WHEREAS, the Planning Commission has reviewed the proposed Ordinance; and

WHEREAS, the Planning Commission finds from the facts presented that the public necessity, convenience, and general welfare require the proposed amendment; and

MOVED, that the Planning Commission hereby adopts a **recommendation for approval** of the proposed ordinance.

Findings

Having reviewed the materials identified in the preamble above, and having heard all testimony and arguments, this Commission finds, concludes, and determines as follows:

The ordinance allows for a portion of the public outdoor space near the entry of the new building to be sheltered by a two-story open passageway, with residential uses above and an elevated walkway building element between Blocks C and D. This mid-block passageway would frame the future public pedestrian path known as Brighton Paseo, which will extend from Brighton Avenue to Reservoir Park, and provides additional building area containing dwelling units. The connecting building element also provides residents in Block D with convenient access to the shared common areas, mail and package areas and parking located in Block C. The Project will develop an underdeveloped site within a well-resourced portion of the City with a desirable residential development that would provide housing units and publicly accessible recreational amenities.

General Plan Compliance

The proposed Ordinance is consistent with the following Objectives and Policies of the General Plan:

HOUSING ELEMENT

Objectives and Policies

OBJECTIVE 1.B

ADVANCE EQUITABLE HOUSING ACCESS.

Policy 5

Improve access to the available Affordable Rental and Homeownership units especially for disproportionately underserved racial and social groups.

OBJECTIVE 4.A

Substantially expand the amount of permanently affordable housing for extremely low- to moderate-income households.

Policy 24

Enable mixed-income development projects to maximize the number of permanently affordable housing units constructed, in balance with delivering other permanent community benefits that advance racial and social equity.

OBJECTIVE 4.B

Expand small and mid-rise multi-family housing production to serve our workforce, prioritizing middle-income household.

Policy 31

Facilitate small and mid-rise multi-family buildings that private development can deliver to serve middle-income households without deed restriction, including through adding units in lower density areas or by adding Accessory Dwelling Units (ADUs).

OBJECTIVE 4.C

DIVERSIFY HOUSING TYPES FOR ALL CULTURES, FAMILY STRUCTURES, AND ABILITIES

Policy 32

Promote and facilitate aging in place for seniors and multi-generational living that supports extended families and communal households.

Policy 33

Prevent the outmigration of families with children and support the needs of families to grow.

Policy 34

Encourage co-housing to support ways for households to share space, resources, and responsibilities, especially to reinforce supportive relationships within and across communities and generations.

OBJECTIVE 5.A

CONNECT PEOPLE TO JOBS AND THEIR NEIGHBORHOOD WITH NUMEROUS, EQUITABLE, AND HEALTHY TRANSPORTATION AND MOBILITY OPTIONS.

Policy 37

Facilitate neighborhoods where proximity to daily needs and high-quality community services and amenities promotes social connections, supports caregivers, reduces the need for private auto travel, and advances healthy activities.

URBAN DESIGN ELEMENT

Objectives and Policies

OBJECTIVE 1

EMPHASIS OF THE CHARACTERISTIC PATTERN WHICH GIVES TO THE CITY AND ITS NEIGHBORHOODS AN IMAGE, A SENSE OF PURPOSE, AND A MEANS OF ORIENTATION.

Policy 1.3

Recognize that buildings, when seen together, produce a total effect that characterizes the city and its districts.

Policy 1.7

Recognize the natural boundaries of districts, and promote connections between districts.

OBJECTIVE 2

CONSERVATION OF RESOURCES WHICH PROVIDE A SENSE OF NATURE, CONTINUITY WITH THE PAST, AND FREEDOM FROM OVERCROWDING.

Policy 2.4

Preserve notable landmarks and areas of historic, architectural or aesthetic value, and promote the preservation of other buildings and features that provide continuity with past development.

OBJECTIVE 4

IMPROVEMENT OF THE NEIGHBORHOOD ENVIRONMENT TO INCREASE PERSONAL SAFETY, COMFORT, PRIDE AND OPPORTUNITY.

The proposed Ordinance allows for a portion of the public outdoor space near the entry of the new building to be sheltered by a two-story open passageway, with residential uses above and an elevated walkway building element between Blocks C and D. This mid-block passageway would frame the future public pedestrian path known as Brighton Paseo, which will extend from Brighton Avenue to Reservoir Park, and provides additional building area containing dwelling units. The connecting building element also provides residents in Block D with convenient access to the shared common areas, mail and package areas and parking located in Block C. The Project will develop an underdeveloped site within a well-resourced portion of the City with a desirable residential development that would provide housing units and publicly accessible recreational amenities.

Planning Code Section 101 Findings

The proposed amendments to the Planning Code are consistent with the eight Priority Policies set forth in Section 101.1(b) of the Planning Code in that:

1. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses enhanced;

The proposed Ordinance would not have a negative effect on neighborhood serving retail uses and will not have a negative effect on opportunities for resident employment in and ownership of neighborhood-serving retail.

2. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods;

The proposed Ordinance would not have a negative effect on housing or neighborhood character.

3. That the City's supply of affordable housing be preserved and enhanced;

The proposed Ordinance would not have an adverse effect on the City's supply of affordable housing.

4. That commuter traffic not impede MUNI transit service or overburden our streets or neighborhood parking;

The proposed Ordinance would not result in commuter traffic impeding MUNI transit service or overburdening the streets or neighborhood parking.

5. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced;

The proposed Ordinance would not cause displacement of the industrial or service sectors due to office development, and future opportunities for resident employment or ownership in these sectors would not be impaired.

6. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake;

The proposed Ordinance would not have an adverse effect on City's preparedness against injury and loss of life in an earthquake.

7. That the landmarks and historic buildings be preserved;

The proposed Ordinance would not have an adverse effect on the City's Landmarks and historic buildings.

8. That our parks and open space and their access to sunlight and vistas be protected from development;

The proposed Ordinance would not have an adverse effect on the City's parks and open space and their access to sunlight and vistas.

Planning Code Section 302 Findings.

The Planning Commission finds from the facts presented that the public necessity, convenience and general welfare require the proposed amendments to the Planning Code as set forth in Section 302.

NOW THEREFORE BE IT RESOLVED that the Commission hereby ADOPTS A RECOMMENDATION FOR APPROVAL of the proposed Ordinance as described in this Resolution.

I hereby certify that the foregoing Resolution was adopted by the Commission at its meeting on May 7, 2026.



Jonas P. Ionin
Commission Secretary

AYES: McGarry, Williams, Braun, Imperial, Moore, Campbell
NOES: None
ABSENT: So
ADOPTED: May 7, 2026

1 [Planning Code - Balboa Reservoir Special Use District]

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23 considerations, and the MMRP. A copy of this ordinance and the Planning Motions are on file
24 with the Clerk of the Board of Supervisors in File No. 200423 and incorporated herein by
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1 (b) On _____, 2026, the Planning Commission, in Resolution No.
2 _____, determined that the actions contemplated in this ordinance are consistent
3 with the analysis in the FEIR and do not present substantial project changes or substantial
4 changes in project circumstances that would require major revisions to the FEIR due to the
5 involvement of new significant environmental effects or an increase in the severity of
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7 importance that would change the conclusions set forth in the FEIR or require the preparation
8 of a subsequent environmental impact report. Said Resolution and the additional related
9 CEQA findings are on file with the Clerk of the Board of Supervisors in File No. _____
10 and incorporated herein by reference. The Board affirms this determination.

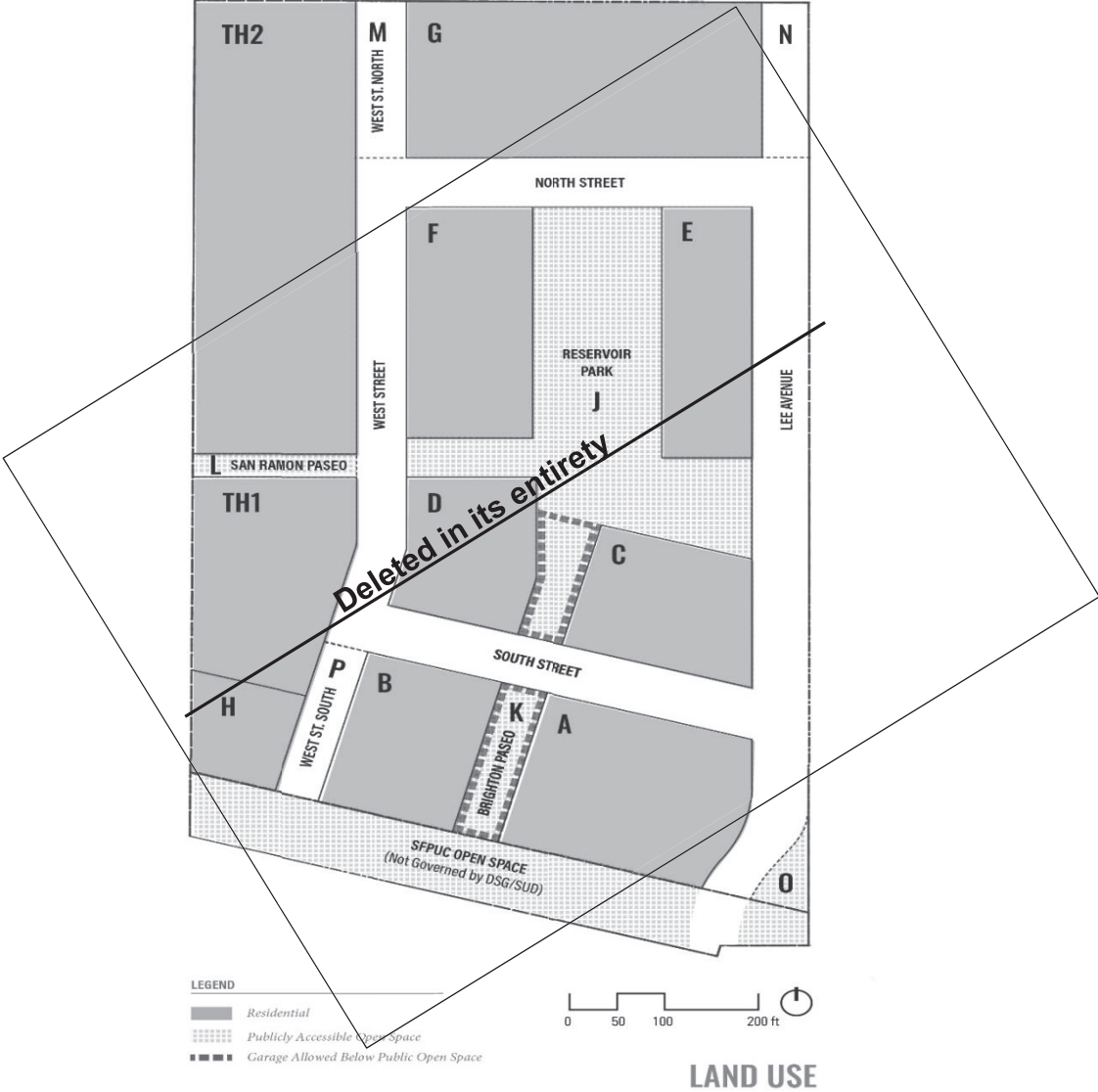
11 (c) In this same Resolution No. _____, the Planning Commission also
12 adopted findings that the actions contemplated in this ordinance are consistent, on balance,
13 with the City's General Plan and eight priority policies of Planning Code Section 101.1. In
14 accordance with Planning Code Section 302, the Planning Commission further found in this
15 Resolution that the proposed Planning Code amendments are needed to support the public
16 necessity, convenience, and general welfare. The Board adopts the City Planning
17 Commission's General Plan, Planning Code Section 101.1, and Planning Code Section 302
18 findings as its own.

19
20 Section 3. Article 2 of the Planning Code is hereby amended by revising Section
21 249.90 (specifically Figure 249.90-1, Table 249.90-1, and Figure 249.90-2), to read as follows:
22

23 **SEC. 249.90. BALBOA RESERVOIR SPECIAL USE DISTRICT.**

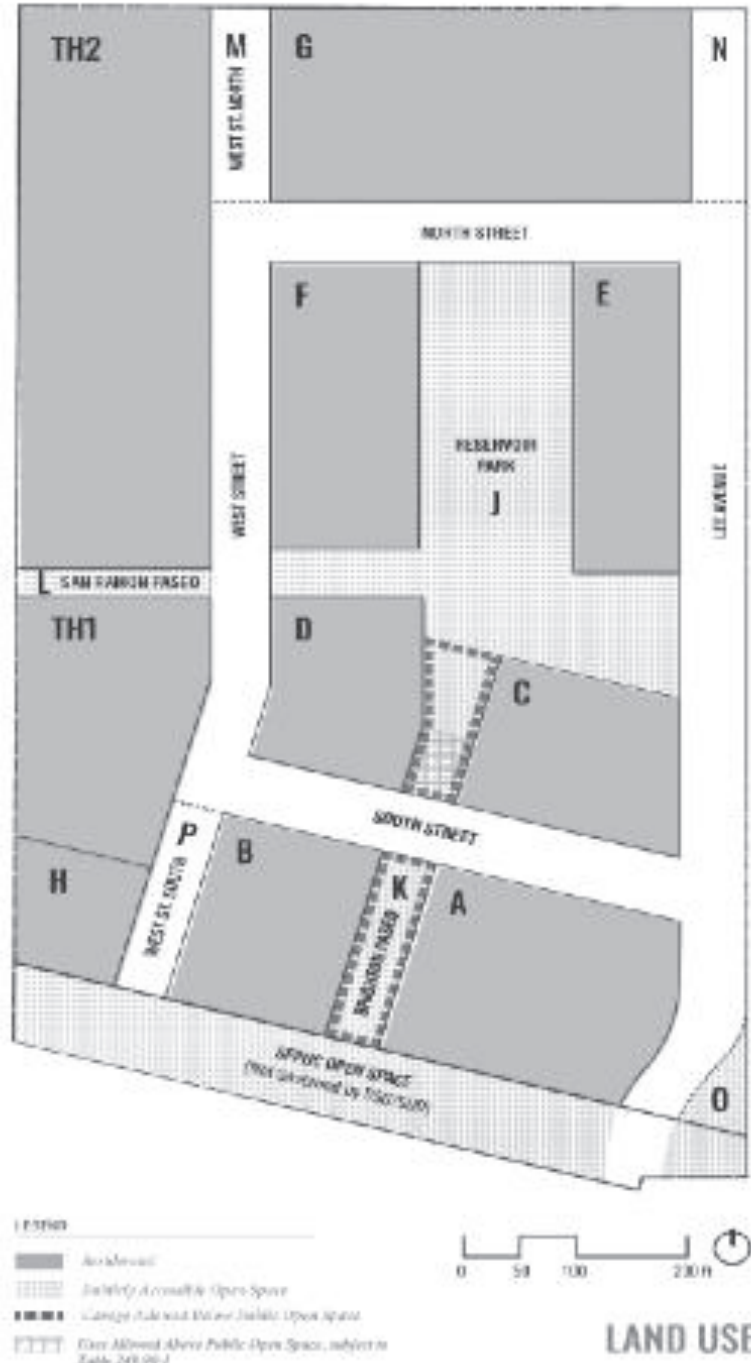
24 * * * *

1 **Figure 249.90-1 Balboa Reservoir Land Use Map**



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Figure 249.90-1 Balboa Reservoir Land Use Map



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Table 249.90-1 Balboa Reservoir Land Uses

Permitted Use Category	A	B	C	D	E	F	G	H	TH1	TH2	J	K, L, O
Publicly Accessible Open Space	P	P	P	P	P	P	P	P	P	P	P	P
Residential Use	P	P	P	P	P	P	P	P	P(1)	P(1)	AP(7)	NP
* * * *	P	P	P	P	P	P	P	P	P	P	P(4)	P(4)

- (1) Only Townhouse units are allowed.
- (2) All non-residential uses except multi-story parking garages are allowed only on the ground floor and below.
- (3) As defined in Section 102, except Health Care uses are not allowed.
- (4) Child care open space only.
- (5) Carts and Kiosks are allowed in Block J subject to Subsection (g)(8)(N).
- (6) Below grade only as shown in Figure 249.90-1.
- (7) Residential uses shall be allowed only as shown in Figure 249.90-1 if a clear height above grade is provided as described in Standard 7.7.2 of the Balboa Reservoir DSG. A setback of at least 5 feet from adjacent building faces must be provided, and the depth of such uses shall not exceed 60 feet measured from exterior building face to exterior building face. A connecting walkway shall be permitted, if it meets the dimensional requirements for bridges in Standard 7.7.2 of the DSG, and may be enclosed if each exterior wall of the walkway contains transparent glazing comprising at least 60% of the area of its exterior walls. Supporting structural elements may extend to the ground if a minimum clear width of 20 feet measured parallel to the building is maintained between supporting elements, and if the total cross-sectional area of the supporting elements does not exceed 40 square feet.*

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1 **Figure 249.90-2 Height Limit Map**

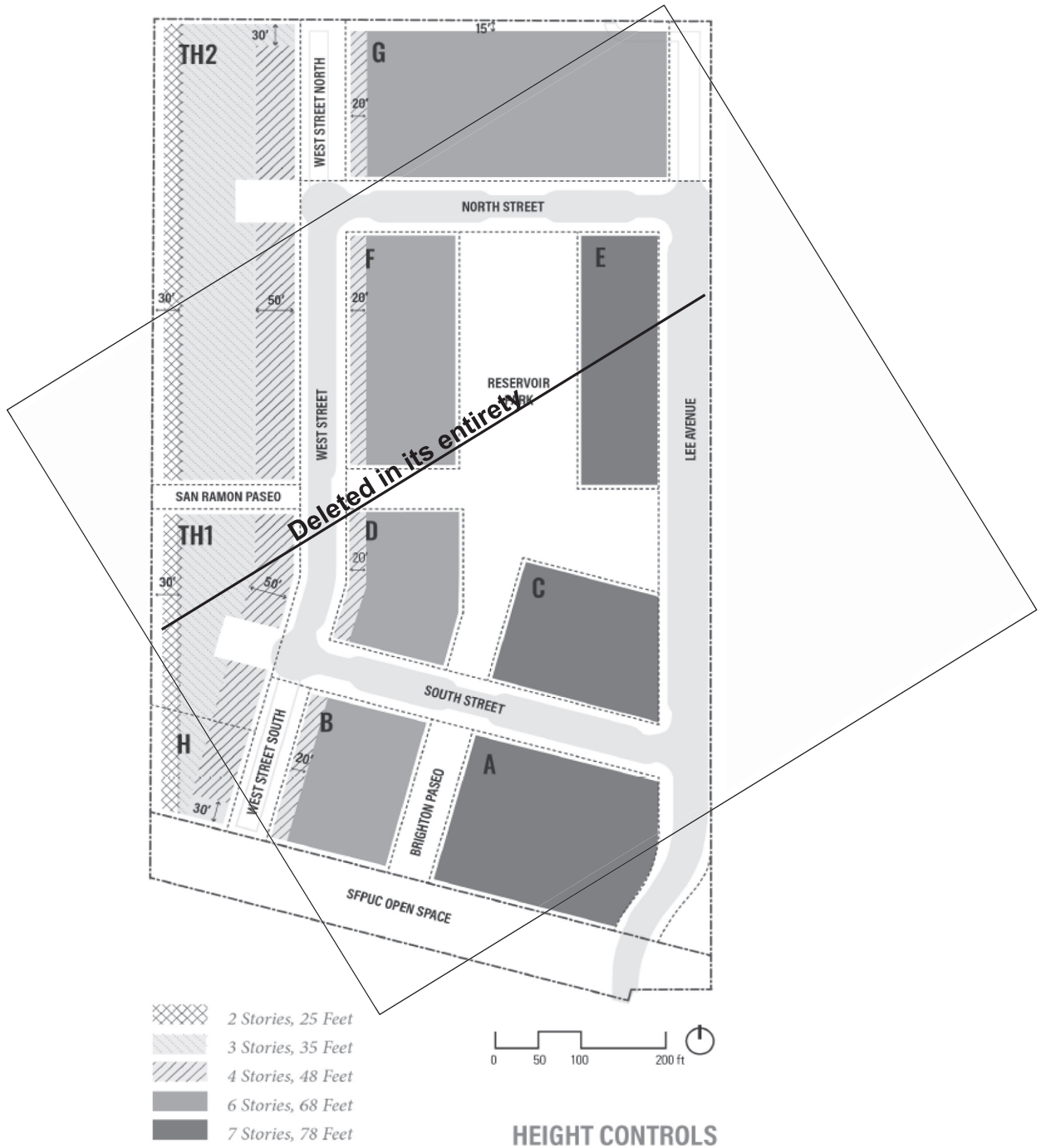
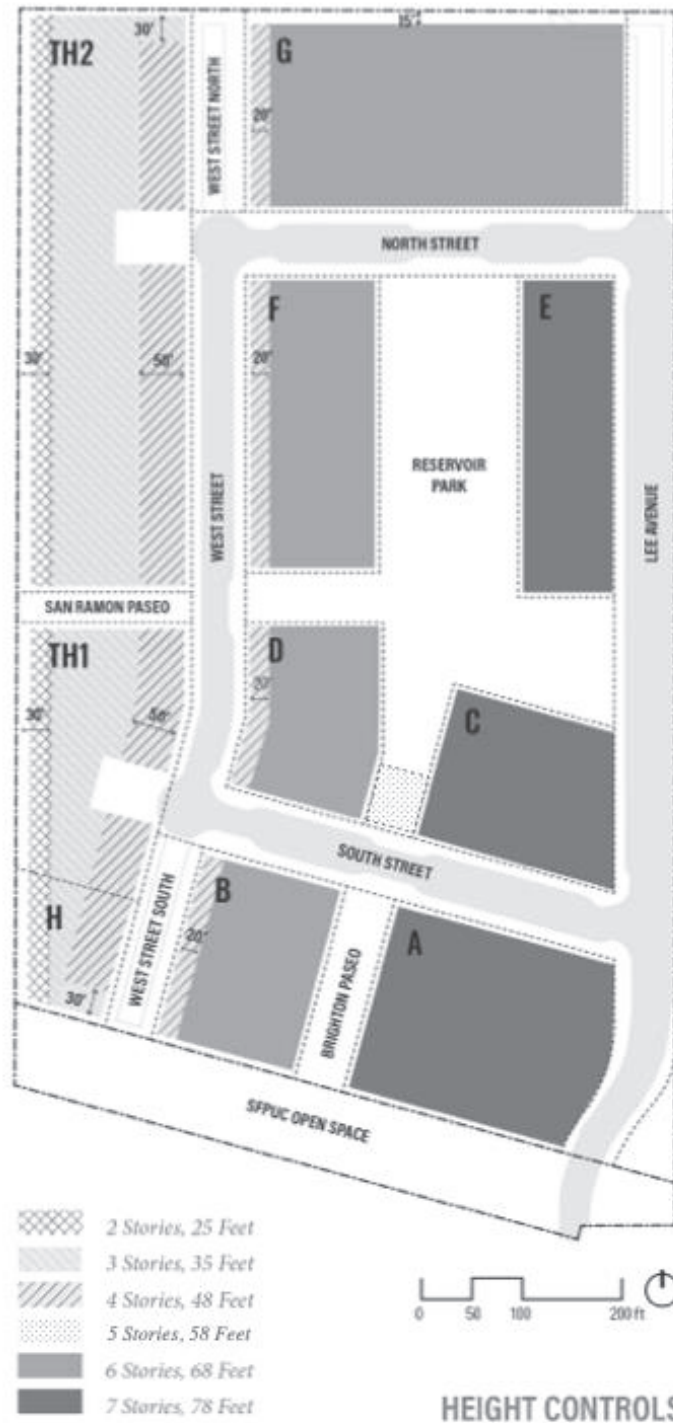


Figure 249.90-2 Height Limit Map



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3 Section 4. Planning Code Section 249.90 was enacted as Section 249.88 by
4 Ordinance No. 141-20. Because another section was already designated as Section 249.88,
5 it was redesignated as Section 249.90 at the City Attorney’s direction, and all internal
6 references in Planning Code Section 249.90 and the references in Sections 201 and 263.35
7 were changed accordingly. The Board of Supervisors acknowledges the redesignation of the
8 Planning Code Sections referenced in this Section 4.

9
10 Section 5. Figures 249.90-1 and 249.90-2, as amended in this ordinance, are on file
11 with the Clerk of the Board of Supervisors in File No. 260362, and are incorporated herein by
12 reference.

13
14 Section 6. Scope of Ordinance. In enacting this ordinance, the Board of Supervisors
15 intends to amend only those words, phrases, paragraphs, subsections, sections, articles,
16 numbers, punctuation marks, charts, diagrams, or any other constituent parts of the Municipal
17 Code that are explicitly shown in this ordinance as additions, deletions, Board amendment
18 additions, and Board amendment deletions in accordance with the “Note” that appears under
19 the official title of the ordinance. Notwithstanding the previous sentence, the deletion of
20 existing Figures 249.90-1 and 249.90-2 is represented by diagonally placing a block stating
21 “Deleted in its entirety” on each Figure; and the addition of new Figures 249.90-1
22 and 249.90-2 follows the deleted Figures respectively, but without the font normally used to
23 show additional text.

1 Section 7. Effective Date. This ordinance shall become effective on the 31st day after
2 enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the
3 ordinance unsigned or does not sign the ordinance within 10 days of receiving it, or the Board
4 of Supervisors overrides the Mayor's veto of the ordinance.

5
6 APPROVED AS TO FORM:
7 DAVID CHIU, City Attorney

8 By: /s/ John D. Malamut
9 JOHN D. MALAMUT
 Deputy City Attorney

10
11 4919-3534-1470, v. 1
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EXECUTIVE SUMMARY

PLANNING CODE TEXT AMENDMENT

HEARING DATE: May 7, 2026

90-Day Deadline: July 6, 2026

Project Name: Balboa Reservoir Special Use District
Case Number: 2018-007883PCA-02 [Board File No. 260362]
Initiated by: Supervisor Myrna Melgar / Introduced April 7, 2026
Staff Contact: Jeffrey Horn, Senior Planner
Jeffrey.Horn@sfgov.org, 628-652-7366
Reviewed by: Veronica Flores, Acting Manager of Legislative Affairs
veronica.flores@sfgov.org, 628-652-7525
Environmental Review: Note to File – Final Subsequent Environmental Impact Report

RECOMMENDATION: Adopt a Recommendation for Approval

Planning Code Amendment

The proposed Ordinance would amend Section 249.90 (specifically Figure 249.90-1, Table 249.90-1, and Figure 249.90-2) of the Planning Code to make adjustments to the Balboa Reservoir Special Use District (SUD) that allow for a connecting element between Blocks C and D adjacent to Wisteria Lane (named South Street in the SUD) and across from the Brighton Paseo. The proposed Ordinance would also establish certain design parameters, authorize residential and certain other uses above public open space, and adopt a maximum height at this location.

The Way It Is Now:

1. Figure 249.90-1 allows for a parking garage below a portion of the Public Open Space on Block J connecting Blocks C and D, however, does not allow for residential use above ground on Reservoir

Park.

2. Table 249.90-1 does not permit (NP) residential use within Block J (Reservoir Park).
3. Figure 249.90-2 does not define a height limit control within Block J - Reservoir Park.

The Way It Would Be:

1. Figure 249.90-1 would allow for uses above Public Open Space (subject to Table 249.90-1) within a portion of Block J - Reservoir Park. (Enlarged in Exhibit C)
2. Table 249.90-1 would permit (P) residential uses with certain design parameters, within Block J (Reservoir Park).
3. Figure 249.90-2 provides a height limit of 58 feet within a portion of Block J - Reservoir Park. (Enlarged in Exhibit C)

Background

The Planning Commission approved the Balboa Reservoir Design Standards and Guidelines (DSG) on May 28, 2020, in conjunction with several other actions that established the Balboa Reservoir SUD and approved the Balboa Reservoir Project (“Overall Project”). The Overall Project entails an approximately 17.6-acre piece of land, located north of the Ocean Avenue Neighborhood Commercial District, west of the City College of San Francisco Ocean Campus, east of the Westwood Park neighborhood, and south of Archbishop Riordan High School, also known as the Balboa Reservoir. The Overall Project site at the time of approval was owned by the City and County of San Francisco (“City”) under the jurisdiction of the San Francisco Public Utilities Commission (“SFPUC”). The Overall Project site is the western portion of a once-larger 28-acre Balboa Reservoir site. In 1957, the San Francisco Water Department (now the SFPUC) began excavation of the site for water storage, creating north and south basins separated by an east–west berm. The SFPUC never filled or used the basins for water storage. In 2011–2012, a series of land transfers between various public agencies resulted in the reconfiguration of the SFPUC’s original Balboa Reservoir land holdings. The City removed the east–west berm and reconfigured the 28-acre property into western and eastern portions. City College now owns the 10.4-acre East Basin, and the City, through the SFPUC, owned the 17.6-acre West Basin (the Overall Project site) prior to approval of the Project. City College filled and developed the East Basin in 2010 with a surface parking lot and its four-story Multi-Use Building. The Overall Project site does not contain any permanent structures and at the time of approval contained 1,007 surface vehicular parking spaces. The lot provided overflow parking for City College students, faculty, and staff. The Balboa Reservoir Project will be built in two phases.

The Balboa Reservoir project began construction in late 2025, with overall site grading and installation of the sitewide infrastructure and public streets in progress. Vertical construction is also underway, with construction started in March 2026 on Building E, the project’s first 100% affordable building, and construction anticipated to begin in May 2026 on Building A, the second 100% affordable building.

The proposed Ordinance would amend the Balboa Reservoir SUD to allow residential uses above a limited portion of the Block J (a Publicly Accessible Open Space), if certain design criteria are met. Blocks C and D are located on a single parcel (APN 3180-204). This proposed Ordinance would address the discrepancy of approved uses within the existing SUD and the Design Review Application and Major Modification requests that the Department has recommended for the Commission's approval. Permitting residential uses above a limited portion of Block J would maintain the publicly accessible open space and a two-story open passageway connecting to Reservoir Park at ground level, while allowing for the connecting building element linking Blocks C and D, which provides building area for nine additional dwelling units.

Issues and Considerations

General Plan Compliance

The proposed Ordinance allows for a portion of the public outdoor space near the entry of the new building to be sheltered by a two-story open passageway, with residential uses above and an elevated walkway building element between Blocks C and D. This mid-block passageway would frame the future public pedestrian path known as Brighton Paseo, which will extend from Brighton Avenue to Reservoir Park, and provides additional building area containing dwelling units. The connecting building element also provides residents in Block D with convenient access to the shared common areas, mail and package areas and parking located in Block C. The Project will develop an underdeveloped site within a well-resourced portion of the City with a desirable residential development that would provide housing units and publicly accessible recreational amenities.

Racial and Social Equity Analysis

The proposed Ordinance meaningfully advances racial and social equity furthering development of dwelling unit as anticipated by the Balboa Reservoir Project. The site is currently underutilized, and the addition of new housing units, ground-floor community spaces, new streets and public amenities, and publicly-accessible open spaces will enliven the area. The Balboa Reservoir Project will add a substantial number of housing units, including affordable housing units, and will develop a large amount of open space on an underutilized parcel of public land. In doing so, the proposed Ordinance supports the City's broader equity goals by expanding affordable housing opportunities in a transit-rich, job-dense neighborhood.

Implementation

The Department has determined that this ordinance will not impact our current implementation procedures.

Recommendation

The Department recommends that the Commission **adopt a recommendation for approval** of the proposed Ordinance and adopt the attached Draft Resolution to that effect.

Basis for Recommendation

The Department recommends the approval of the proposed Ordinance to facilitate the Project which is consistent with the Objectives and Policies of the General Plan and the Balboa Park Area Plan. The Project will develop an underdeveloped portion of the City with a desirable development of 243 residential dwelling units and amenities.

Required Commission Action

The proposed Ordinance is before the Commission so that it may adopt a recommendation of approval, disapproval, or approval with modifications.

Environmental Review

On May 28, 2020, the Planning Commission reviewed and considered the Final Subsequent Environmental Impact Report (FSEIR) and found that the contents of said report and the procedures through which the FSEIR was prepared, publicized, and reviewed comply with the provisions of CEQA, the CEQA Guidelines, and Chapter 31. Pursuant to CEQA Guidelines Section 15162, the Planning Department hereby finds that Design Review Application Permit No. 2018-007883PHA-02 for the proposed project at Blocks C and D is consistent with and within the scope of the Balboa Reservoir Project analyzed in the FSEIR certified by the Planning Commission on May 28, 2020, and (1) that no substantial changes are proposed in the Balboa Reservoir Project and no substantial changes have occurred with respect to the circumstances under which the Balboa Reservoir Project will be undertaken that would require major revisions to the FSEIR due to the involvement of any new significant environmental effects or a substantial increase in the severity of previously identified effects and (2) no new information that was not known and could not have been known shows that the project will have any new significant effects not analyzed in the FSEIR or a substantial increase in the severity of any effect analyzed or that new mitigation measures should be included that have not. The Department further finds that an addendum to the FSEIR is not required due to any changes in the Balboa Reservoir Project or the Balboa Reservoir Project's circumstances. The FSEIR is linked below.

Public Comment

As of the date of this report, the Planning Department has not received any public comment regarding the proposed Ordinance.

ATTACHMENTS:

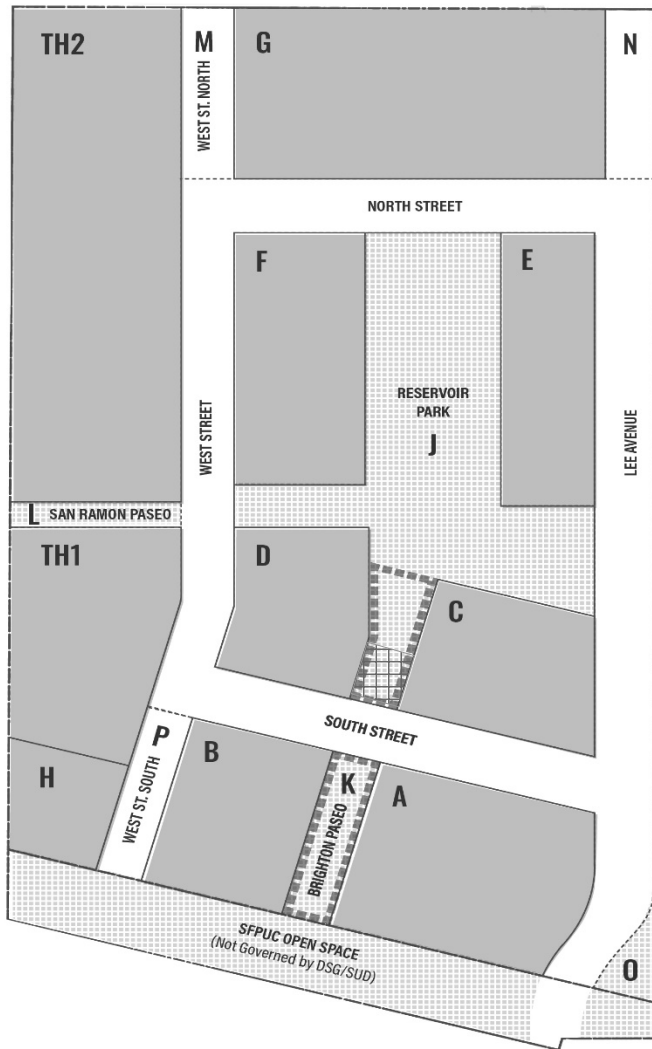
- Exhibit A: Draft Planning Commission Resolution
- Exhibit B: Board of Supervisors File No. 260362
- Exhibit C: Enlarged Figures 249.90-1 Land Use Map and 249.90-2 Height Limit Map

LINKS:

FSEIR - [Environmental Review Documents | SF Planning](#)

[Balboa Reservoir Website](#)

Portions of this report were drafted and/or edited with the assistance of Microsoft Copilot, in accordance with the City and County of San Francisco's policy on the use of generative AI tools.

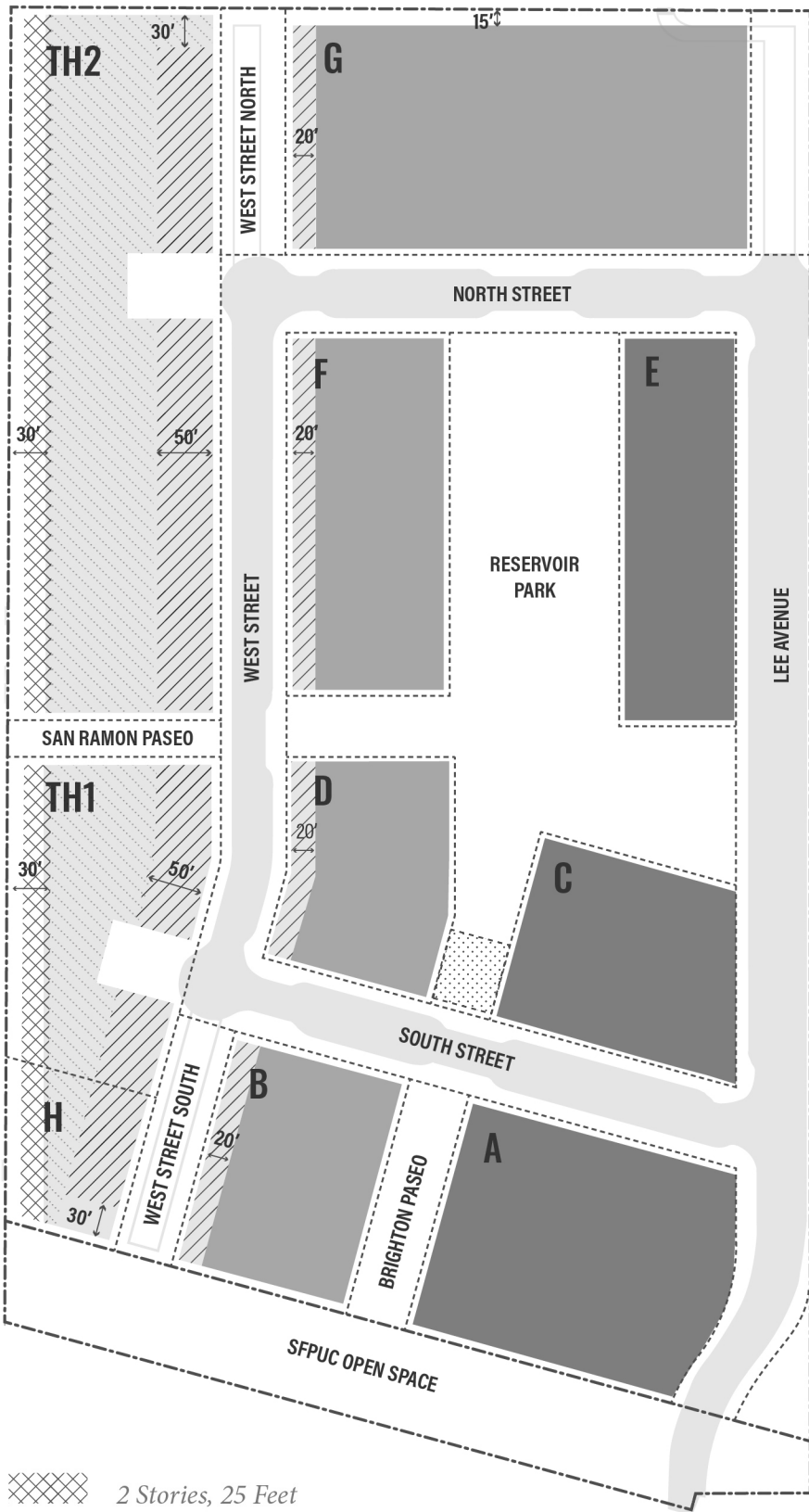








LEGEND

-  Residential
-  Publicly Accessible Open Space
-  Garage Allowed Below Public Open Space
-  Uses Allowed Above Public Open Space, subject to Table 249.90-1



LAND USE



-  2 Stories, 25 Feet
-  3 Stories, 35 Feet
-  4 Stories, 48 Feet
-  5 Stories, 58 Feet
-  6 Stories, 68 Feet
-  7 Stories, 78 Feet



HEIGHT CONTROLS

BOARD of SUPERVISORS



City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102-4689
Tel. No. (415) 554-5184
Fax No. (415) 554-5163
TDD/TTY No. (415) 554-5227

MEMORANDUM

Date: April 15, 2026
To: Planning Department/Planning Commission
From: John Carroll, Assistant Clerk, Land Use and Transportation Committee
Subject: Board of Supervisors Legislation Referral - File No. 260362
Planning Code - Balboa Reservoir Special Use District

- California Environmental Quality Act (CEQA) Determination
(*California Public Resources Code, Sections 21000 et seq.*)
 - Ordinance / Resolution
 - Ballot Measure

- 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.

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):

Subject:

Long Title or text listed:

Signature of Sponsoring Supervisor: