



February 26, 2026

Ms. Angela Calvillo, Clerk
Honorable Supervisor Dorsey
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 2025-011578PCA/MAP:**
Mission and Ninth Street Special Use District
Board File No. 251250

Planning Commission Action: Adopted a Recommendation for Approval

Dear Ms. Calvillo and Supervisor Dorsey,

On February 26, 2026, the Planning Commission conducted a duly noticed public hearing at a regularly scheduled meeting to consider the proposed Ordinance, introduced by Supervisor Dorsey, that would re-adopt the former Planning Code section and Zoning Map designations creating the Mission and 9th Street Special Use District (SUD) at 1270 Mission Street, located at Assessor's Parcel Block No. 3701, Lot Nos. 20 and 21, in the area generally bounded by Mission Street on the south, Laskie Street on the east, Assessor's Parcel Block No. 3701, Lot Nos. 22, 23, and 24, on the west, and Assessor's Parcel Block No. 3701, Lot No. 66, on the north; changing the height limit on Assessor's Parcel Block No. 3701, Lot Nos. 20 and 21, for projects that comply with the requirements of the SUD, from 120-X to 200-X. At the hearing the Planning Commission adopted a recommendation for approval.

On August 24, 2016, the Planning Department's Environmental Review Officer finalized the Mitigated Negative Declaration ("MND") for the 1270 Mission Street Project, including a General Plan Amendment, and these Planning Code and Zoning Map Amendments, and determined that the MND was adequate, accurate and complete and reflected the independent judgment of the Planning Department. A copy of the MND and this Determination is on file with the Clerk of the Board of Supervisors in File No. 161067. The Planning Commission adopted the MND and a Mitigation Monitoring and Reporting Program in its Motion No. 19768 on October 27, 2016.)

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,



Audrey Merlone
Acting Manager of Legislative Affairs

cc: Audrey Pearson, Deputy City Attorney
Madison Tam, Aide to Supervisor Dorsey
John Carroll, Office of the Clerk of the Board

ATTACHMENTS :

Planning Commission Resolution
Planning Department Executive Summary
Planning Commission Delegation of Authority Resolution



PLANNING COMMISSION RESOLUTION NO. 21895

HEARING DATE: February 26, 2026

Project Name: Mission and Ninth Street Special Use District
Case Number: 2025-011578PCA/MAP [Board File No. 251250]
Initiated by: Supervisor Dorsey / Introduced February 2, 2026
Staff Contact: Audrey Merlone, Acting Manager of Legislative Affairs
Audrey.Merlone@sfgov.org, 628-652-7534

RESOLUTION ADOPTING A RECOMMENDATION FOR APPROVAL OF A PROPOSED ORDINANCE THAT WOULD RE-ADOPT THE FORMER PLANNING CODE SECTION AND ZONING MAP DESIGNATIONS CREATING THE MISSION AND 9TH STREET SPECIAL USE DISTRICT (SUD) AT 1270 MISSION STREET, LOCATED AT ASSESSOR'S PARCEL BLOCK NO. 3701, LOT NOS. 20 AND 21, IN THE AREA GENERALLY BOUNDED BY MISSION STREET ON THE SOUTH, LASKIE STREET ON THE EAST, ASSESSOR'S PARCEL BLOCK NO. 3701, LOT NOS. 22, 23, AND 24, ON THE WEST, AND ASSESSOR'S PARCEL BLOCK NO. 3701, LOT NO. 66, ON THE NORTH; CHANGING THE HEIGHT LIMIT ON ASSESSOR'S PARCEL BLOCK NO. 3701, LOT NOS. 20 AND 21, FOR PROJECTS THAT COMPLY WITH THE REQUIREMENTS OF THE SUD, FROM 120-X TO 200-X; 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.

WHEREAS, on February 3, 2026, Supervisor Dorsey introduced a proposed Ordinance under Board of Supervisors (hereinafter "Board") File Number 251250, which would re-adopt the former Planning Code section and Zoning Map designations creating the Mission and 9th Street Special Use District (SUD) at 1270 Mission Street, located at Assessor's Parcel Block No. 3701, Lot Nos. 20 and 21, in the area generally bounded by Mission Street on the south, Laskie Street on the east, Assessor's Parcel Block No. 3701, Lot Nos. 22, 23, and 24, on the west, and Assessor's Parcel Block No. 3701, Lot No. 66, on the north; changing the height limit on Assessor's Parcel Block No. 3701, Lot Nos. 20 and 21, for projects that comply with the requirements of the SUD, from 120-X to 200-X;

WHEREAS, the Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting to consider the proposed Ordinance on February 26, 2026; and,

WHEREAS, on August 24, 2016, the Planning Department's Environmental Review Officer finalized the Mitigated Negative Declaration ("MND") for the 1270 Mission Street Project, including a General Plan Amendment, and these Planning Code and Zoning Map Amendments, and determined that the MND was

adequate, accurate and complete and reflected the independent judgment of the Planning Department. A copy of the MND and this Determination is on file with the Clerk of the Board of Supervisors in File No. 161067. The Planning Commission adopted the MND and a Mitigation Monitoring and Reporting Program in its Motion No. 19768 on October 27, 2016.); 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 Department supports the proposed Ordinance because it creates a clear path for converting an expired market-rate entitlement into a fully affordable development. By re-adopting the SUD and updating the Motion's Conditions of Approval to match the project's 100% affordable program, the City ensures that a centrally located, transit-rich site can deliver deeply affordable housing rather than reverting to a market-rate proposal that no longer meets present needs. The Ordinance removes procedural barriers created by the sunset provision, aligns the project with modern affordability standards, and advances the City's goals of expanding permanently affordable homes and promoting equitable access to opportunity. These actions position the project to proceed efficiently and provide meaningful public benefit consistent with the City's housing goals.

General Plan Compliance

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

HOUSING ELEMENT

OBJECTIVE 4.A

SUBSTANTIALLY EXPAND THE AMOUNT OF PERMANENTLY AFFORDABLE HOUSING FOR EXTREMELY LOW- TO MODERATE-INCOME HOUSEHOLDS.

Action 1.3.7

Incentivize development projects to exceed the required inclusionary housing percentages to maximize the total number of Below Market Rate units via density bonus programs or streamlined regulatory paths as defined in Policy 25.

The proposed Ordinance directly advances the Housing Element's core mandate to substantially expand permanently affordable homes for extremely low to moderate income households (Objective 4.A). By enabling a project that delivers all units as affordable to families at 80% or less of AMI, the Ordinance goes beyond minimum inclusionary requirements and embodies the intent of Action 1.3.7, which calls for incentivizing developments that exceed required affordability levels through density bonuses and streamlined regulatory pathways. In effect, the proposed Ordinance operationalizes these policies by removing barriers to deeply affordable production, maximizing the number of Below Market Rate units the city can deliver, and accelerating progress toward long term affordability goals.

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 February 26, 2026.



Jonas P Ionin Digitally signed by Jonas P Ionin
Date: 2026.02.26 16:02:08 -08'00'

Jonas P. Ionin
Commission Secretary

AYES: McGarry, So, Williams, Braun, Imperial, Campbell

NOES: None

ABSENT: Moore

ADOPTED: February 26, 2026



EXECUTIVE SUMMARY

PLANNING CODE TEXT & ZONING MAP AMENDMENT

HEARING DATE: February 26, 2026

90-Day Deadline: May 4, 2026

Project Name: Mission and Ninth Street Special Use District
Case Number: 2025-011578PCA/MAP [Board File No. 251250]
Initiated by: Supervisor Dorsey / Introduced February 2, 2026
Staff Contact: Audrey Merlone, Acting Manager of Legislative Affairs
Audrey.Merlone@sfgov.org, 628-652-7534
Environmental Review: Mitigated Negative Declaration

RECOMMENDATION: Adopt a Recommendation for Approval

Planning Code Amendment

The proposed Ordinance would readopt and make changes to the Mission and Ninth Street Special Use District (SUD). The Zoning Map would also be amended to incorporate the SUD and allow heights within the SUD up to 200 feet.

The Way It Is Now and the Way It Would Be:

1. The Mission and Ninth Street Special Use District (SUD) was originally established in 2017 and comprised Lots 20 and 21 of Assessor’s Parcel Block 3701. The SUD allowed for the construction of a market-rate project that included on-site affordable housing provided at amounts greater than required by Code. That SUD expired in 2022, before the project received its first construction document. As such, the underlying C-3-G zoning district’s controls currently apply to Assessor’s Block 3701, Lots 20 and 21. The proposed Ordinance would re-adopt the SUD and make changes that allow for the construction of a 100% affordable housing project. A breakdown of these changes can be found in the chart on the following page.

	Previous Controls in Expired SUD	Current Controls	Proposed Re-Adopted SUD Controls
Zoning	9 th & Mission SUD (2017-2022)	C-3-G	9 th & Mission SUD (new)
Open Space for Dwelling Units	<p>Up to 40% of usable open space required under Sec. 135 could be provided off-site but must have been located within the SUD or within 900’ of the SUD boundary. Open space must have been one or more of:</p> <ul style="list-style-type: none"> • Unenclosed plaza at street grade with seating & landscaping • Terrace or roof garden with landscaping • Streetscape improvements with landscaping/pedestrian amenities that result in additional space beyond pre-existing sidewalk width • Streetscape improvements with landscaping/pedestrian amenities on alleys from building face to building face, beyond basic street tree planting/lighting 	At least 36sqft if private, 48sqft per Dwelling Unit if common.	Same as expired SUD
Floor Area Ratio (FAR)	None for projects that met the SUD’s inclusionary housing requirements.	6.0 to 1	None for projects that meet the SUD’s definition of 100% affordable
Height	200-X	120-X	Same as expired SUD
On-Site Inclusionary Requirements	<p><u>For buildings over 120’:</u> 25% of units with affordability minimum of:</p> <ul style="list-style-type: none"> • 13.5% at 55% max AMI for rental • 4% of units at 70% max AMI for rental • 4% of units at 90% max AMI for rental & • 3.5% of units at 150% max AMI for rental <p><u>For buildings 120’ or less:</u></p> <ul style="list-style-type: none"> • Sec. 415 applied (13.5%) 	<p>15% of units with affordability minimum of:</p> <ul style="list-style-type: none"> • 10% at 55% AMI • 2.5% at 80% AMI and • 2.5% at 110% AMI 	100% of Dwelling Units must be affordable to “lower income” households as defined in CA Health & Safety Code Sec. 50079.5. All units are restricted for a minimum of 55 years or the life of the project, whichever is longer.
Exposure	Section 140 applied (original project received a Variance for exposure)	Section 140 applies	Section 140 would not apply to 100% affordable projects
Timeline	The SUD expired 5 years after its effective date, unless an eligible project had received its first construction document prior to that date	N/A	The SUD would expire 5 years after its effective date, unless an eligible project has received a site permit prior to that date

2. The re-adopted SUD would allow the Planning Commission to delegate its authority to the Planning Director to approve only those modifications to Motion No. 19768 that are necessary to permit the construction of a 100% affordable housing project (as it is defined in the SUD). Motion No. 19768 authorized the construction of the market-rate project previously proposed at the site.



Background

The original SUD was established in 2017 and allowed for greater height and removed floor area ratio (FAR) limitations on the condition of providing affordable rental housing on-site, beyond the minimum amount required by Code. The original ordinance that established the SUD included a five-year sunset provision, unless the project had received its first construction document before then. The project at 1270 Mission Street received a Downtown Project Authorization via Planning Commission Motion No. 19768 dated October 27, 2016. At that time, the project included ground floor retail and a mix of very low-, low-, and moderate-income housing totaling in 25% of the units, with market-rate rental housing in a higher amount and in a different combination than what would otherwise have been allowed in the C-3-G zoning district and 120-X height district in which it was located.

The previous project included ground floor retail and a mix of very low-, low-, and moderate-income housing totaling 25% of the units.

The Department of Building Inspection issued a site permit in October 2019, and the Planning Department approved an amended site permit in January 2020. The project sponsor made good faith efforts to obtain a first construction document for the project at 1270 Mission Street; however, for reasons out of the control of the project sponsor, including but not limited to the COVID-19 pandemic, the project sponsor was unable to receive a first construction document before the 5-year sunset expired.

The new project proposes to construct the same building, but with 100% of units being affordable.

In late 2025, the project sponsor contacted Supervisor Dorsey's office to inform them that they desired to construct a 100% affordable project at the site. The proposed project would generally conform to the previously approved 2020 amended site permit in its scale, design, unit-mix, etc. As such, they are seeking to

re-adopt the SUD and amend the Conditions of Approval of Motion No. 19768 to conform it to a 100% affordable project.

Issues and Considerations

The SUD's Definition of a "100% Affordable Project"

The proposed re-adopted and amended SUD would require that projects that take advantage of any of the reduced Code requirements or increased height outlined in the SUD to be 100% affordable. For the purposes of the SUD, a "100% Affordable Housing Project" is one where:

- The principal Use is housing,
- All housing is restricted for a minimum of 55 years or the life of the project, whichever is longer, and
- Consistent with any applicable tax credit regulatory requirements, the housing is affordable for "lower income households" as defined in California Health & Safety Code Section 50079.5.

California Health & Safety Code Section 50079.5 defines "Lower income households" as individuals or families whose income is at or below the limits set for lower-income families under Section 8 of the United States Housing Act of 1937. These income limits are set annually by the U.S. Secretary of Housing and Urban Development (HUD) and are published in the California Code of Regulations after HUD adopts them¹. Generally, "Lower income households" are those making no more than 80% of the Area Median Income (AMI).

| "Lower income households" are those making no more than 80% of the Area Median Income.

Originally Proposed Project

The originally approved project proposed to demolish an existing one-story commercial structure (vacant pizza parlor) and surface parking lot, and construct a new, 21-story-over-basement, approximately 200-foot tall, 286,150 square feet building, containing approximately 2,012 gross square feet of ground floor commercial space, and 299 dwelling-units located at 1270 Mission Street.

The project would contain 75 studios, 59 junior one-bedroom, 98 one-bedroom, 56 two-bedroom, and 11 three-bedroom units. To comply with the SUD's inclusionary requirement, a total of 75 affordable units were mandated, with a required affordable unit mix of 19 studios, 15 junior one-bedroom, 25 one-bedroom, 14 two-bedroom, and 3 three-bedroom units.

¹ <https://www.hcd.ca.gov/sites/default/files/docs/grants-and-funding/income-limits-2025.pdf>

In December of 2019, the project sponsor filed a revision to the site permit to increase the total unit count by 22 units, which would be built within a former setback between levels 10-21. Planning reviewed and approved the site permit alteration in January of 2020.

Newly Proposed Project

The newly proposed 100% affordable project will proceed under the amended site permit that was approved in 2020. As such, the only anticipated substantive modification to the previously approved plans pertains to the affordability levels across the unit mix, with all units designated at 80% of Area Median Income (AMI) or below. All other material aspects of the approved project will remain unchanged.

Modifying Conditions of Approval

Planning Commission Motion No. 19768 established the Downtown Project Authorization for the previously proposed market-rate development described in this report. The Motion set forth detailed project parameters, including required performance timelines, applicable impact fees, and the required affordable housing obligations. That market-rate project is no longer being pursued and has been superseded by the proposed 100% affordable housing development that is also outlined in this report.

Motion No. 19768 is expressly tied to the market-rate project; therefore it does not currently align with, nor can it be implemented for, the proposed 100% affordable project without being amended.

The specific findings and conditions of approval contained in Exhibit A to the Motion are expressly tied to the market-rate project and its associated requirements. As currently written, the Motion does not align with, nor can it be implemented for, the proposed 100% affordable project without being amended. Required amendments include, but are not limited to, updating performance timelines, removing references to the market-rate development, revising the affordability requirements to reflect a 100% affordable project, and eliminating impact fees and other Code provisions that are inapplicable to fully affordable projects. The proposed Ordinance would allow the Commission to delegate these kinds of amendments to the Planning Director for administrative approval.

General Plan Compliance

The proposed Ordinance directly advances the Housing Element's core mandate to substantially expand permanently affordable homes for extremely low- to moderate-income households (Objective 4.A). By enabling a project that delivers all units as affordable to families at 80% or less of AMI, the Ordinance goes beyond minimum inclusionary requirements and embodies the intent of Action 1.3.7, which calls for incentivizing developments that exceed required affordability levels through density bonuses and streamlined regulatory pathways. In effect, the proposed Ordinance operationalizes these policies by removing barriers to deeply affordable production, maximizing the number of Below Market Rate units the city can deliver, and accelerating progress toward long-term affordability goals.

Racial and Social Equity Analysis

The proposed Ordinance meaningfully advances racial and social equity by converting a previously entitled market-rate tower into a fully affordable development. By requiring all units to be deed-restricted for lower-income families for at least 55 years or the life of the project, the Ordinance ensures long-term access to stable, high-quality housing for communities disproportionately burdened by displacement pressures, rent instability, and limited access to new construction. The shift from a market-rate project to a 100% affordable project directly addresses long-standing inequities in who benefits from new development, replacing a project that would have delivered 25% of units as affordable, with one that provides affordability across the entire unit mix. 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 supports the proposed Ordinance because it creates a clear path for converting an expired market-rate entitlement into a fully affordable development. By re-adopting the SUD and updating the Motion's Conditions of Approval to match the project's 100% affordable program, the City ensures that a centrally located, transit-rich site can deliver deeply affordable housing rather than reverting to a market-rate proposal that no longer meets present needs. The Ordinance removes procedural barriers created by the sunset provision, aligns the project with modern affordability standards, and advances the City's goals of expanding permanently affordable homes and promoting equitable access to opportunity. These actions position the project to proceed efficiently and provide meaningful public benefit consistent with the City's housing goals.

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 August 24, 2016, the Planning Department's Environmental Review Officer finalized the Mitigated Negative Declaration ("MND") for the 1270 Mission Street Project, including a General Plan Amendment, and Planning Code and Zoning Map Amendments, and determined that the MND was adequate, accurate and complete and reflected the independent judgment of the Planning Department. A copy of the MND and this

Determination is on file with the Clerk of the Board of Supervisors in File No. 161067. The Planning Commission adopted the MND and a Mitigation Monitoring and Reporting Program in its Motion No. 19768 on October 27, 2016.

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. 251250

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.



PLANNING COMMISSION RESOLUTION NO. 21896

HEARING DATE: February 26, 2026

Project Name: Mission and 9th Street Delegation of Authority
Case Number: 2025-011578PCA/MAP
Staff Contact: Audrey Merlone, Acting Manager of Legislative Affairs
Audrey.Merlone@sfgov.org, (628) 652-7534

RESOLUTION DELEGATING TO THE PLANNING DIRECTOR THE PLANNING COMMISSION’S AUTHORITY TO APPROVE MODIFICATIONS TO COMMISSION MOTION NO. 19768 NECESSARY TO PERMIT CONSTRUCTION OF A 100% AFFORDABLE HOUSING PROJECT AS DEFINED IN PLANNING CODE SECTION 249.15(b)(1), INCLUDING MODIFICATIONS TO: (1) REFERENCES TO THE NUMBER AND AFFORDABILITY LEVELS OF ANY AFFORDABLE UNITS; AND (2) CONDITIONS OF APPROVAL INAPPLICABLE TO 100% AFFORDABLE HOUSING PROJECTS UNDER THE PLANNING CODE.

WHEREAS, in 2017, in Ordinance Nos. 252-16 and 4-17, the City amended the San Francisco General Plan, Planning Code, and Zoning Map to create the Mission and 9th Street Special Use District, in the area generally bounded by Mission Street on the south, Laskie Street on the east, Assessor’s Parcel Block 3701, Lots 22, 23 and 24 on the west, and Assessor’s Parcel Block 3701, Lot 66 on the north. The Mission and 9th Street Special Use District allowed for a mixed-use development project at 1270 Mission Street and authorized a Planning Code Section 309 approval in Planning Commission Motion No. 19768 dated October 27, 2016. At that time, the 1270 Mission Street project, located on the Mission Street transit corridor, included ground floor retail, and a mix of very low-, low-, and moderate income, and market rate rental housing in a higher amount and in a different combination than what would otherwise have been allowed in the C-3-G zoning district and 120-X height district in which it was located; and

WHEREAS, an uncodified portion of Ordinance No. 4-17 provided that the ordinance, including the SUD, and the use district and height district changes to the Zoning Maps, expired by operation of law five years after its initial effective date (which was February 19, 2017), namely, February 19, 2022, unless the 1270 Mission Street project had received a first construction document on or before February 19, 2022, or the Board of Supervisors, on or before February 19, 2022, extended or re-enacted the ordinance; and

WHEREAS, the Department of Building Inspection issued a site permit in October 2019, and the Planning Department approved an amended site permit in December 2019. The project sponsor made good faith efforts to obtain a first construction document for the project at 1270 Mission Street; however, for reasons out of the control of the project sponsor, including but not limited to the COVID-19 pandemic, the project

sponsor was unable to receive a first construction document within the time provided by Ordinance 4-17; and

WHEREAS, the project sponsor now desires to construct a 100% affordable housing project at 1270 Mission Street; and

WHEREAS, on February 3, 2026, Supervisor Dorsey introduced Board File 251250, re-adopting the former Planning Code section and Zoning Map designations creating the Mission and 9th Street Special Use District (SUD) at 1270 Mission Street, amending the Zoning Maps to allow construction of a 100% affordable housing project, and allowing the Planning Commission to delegate its authority to approve only those modifications to Commission Motion No. 19768 necessary to permit construction of a 100% Affordable Housing Project as defined in Planning Code Section 249.15(b)(1), including modifications to: (1) references to the number and affordability levels of any affordable units; and (2) conditions of approval inapplicable to 100% affordable housing projects under the Planning Code to the Planning Director; and

WHEREAS, on February 26, 2026, the Planning Commission (hereinafter “Commission”) conducted a duly noticed public hearing at a regularly scheduled meeting to consider Board File 251250, and voted to Adopt a Recommendation of Approval of said Board File; and

WHEREAS, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting to consider this Resolution on February 26, 2026; and

WHEREAS, the 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, this Resolution has been determined to be covered under the Final Mitigated Negative Declaration adopted September 29, 2016 (Case No. 2014.0926ENV) under the California Environmental Quality Act; 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 Commission has reviewed this proposed Resolution; and

WHEREAS, the Planning Commission finds from the facts presented that the public necessity, convenience, and general welfare require the proposed Resolution; and now therefore be it

RESOLVED, that the Planning Commission hereby delegates to the Planning Director its authority to approve only those modifications to Commission Motion No. 19768 necessary to permit construction of a 100% Affordable Housing Project as defined in Planning Code Section 249.15(b)(1), including modifications to: (1) references to the number and affordability levels of any affordable units; and (2) conditions of approval inapplicable to 100% affordable housing projects under the Planning Code.

I hereby certify that the foregoing Resolution was adopted by the Commission at its meeting on February 26, 2026.



Jonas P. Ionin
Commission Secretary

Jonas P Ionin

Digitally signed by Jonas P Ionin
Date: 2026.02.26 16:01:37 -08'00'

- AYES: McGarry, So, Williams, Braun, Imperial, Campbell
- NOES: None
- ABSENT: Moore
- ADOPTED: February 26, 2026