

1 [Approval of a 60-Day Extension for Planning Commission Review of Planning Code, Zoning
2 Map - Van Ness & Market Residential Special Use District - Height Increase for 98 Franklin
3 Street (File No. 221164)]

4 **Resolution extending by 60 days the prescribed time within which the Planning**
5 **Commission may render its decision on an Ordinance (File No. 221164) amending the**
6 **Planning Code to revise the Van Ness & Market Residential Special Use District to**
7 **update the Option for Dedication of Land for development projects to fulfill their**
8 **inclusionary housing obligations; to revise the Zoning Map to increase the maximum**
9 **height for Assessor’s Parcel Block No. 0836, Lot Nos. 008, 009, and 013, at 98 Franklin**
10 **Street, from 85-X // 120/365-R-2 to 85-X // 120/400-R-2; affirming the Planning**
11 **Department’s determination under the California Environmental Quality Act; and**
12 **making findings of consistency with the General Plan, and the eight priority policies of**
13 **Planning Code, Section 101.1, and findings of public necessity, convenience, and**
14 **welfare under Planning Code, Section 302.**

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16 WHEREAS, On November 15, 2022, Supervisor Preston introduced legislation
17 amending the Planning Code to revise the Van Ness & Market Residential Special Use
18 District to update the Option for Dedication of Land for development projects to fulfill their
19 inclusionary housing obligations; to revise the Zoning Map to increase the maximum height for
20 Assessor’s Parcel Block No. 0836, Lot Nos. 008, 009, and 013, at 98 Franklin Street, from 85-
21 X // 120/365-R-2 to 85-X // 120/400-R-2; affirming the Planning Department’s determination
22 under the California Environmental Quality Act; and making findings of consistency with the
23 General Plan, and the eight priority policies of Planning Code, Section 101.1, and findings of
24 public necessity, convenience, and welfare under Planning Code, Section 302.; and
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1 WHEREAS, On or about December 12, 2022, the Clerk of the Board of Supervisors
2 referred the proposed Ordinance to the Planning Commission; and

3 WHEREAS, The Planning Commission shall, in accordance with Planning Code,
4 Section 306.4(d), render a decision on the proposed Ordinance within 90 days from the date
5 of referral of the proposed amendment or modification by the Board to the Commission; and

6 WHEREAS, Failure of the Commission to act within 90 days shall be deemed to
7 constitute disapproval; and

8 WHEREAS, The Board, in accordance with Planning Code, Section 306.4(d) may, by
9 Resolution, extend the prescribed time within which the Planning Commission is to render its
10 decision on proposed amendments to the Planning Code that the Board of Supervisors
11 initiates; and

12 WHEREAS, Supervisor Preston has requested additional time for the Planning
13 Commission to review the proposed Ordinance; and

14 WHEREAS, The Board deems it appropriate in this instance to grant to the Planning
15 Commission additional time to review the proposed Ordinance and render its decision; now,
16 therefore, be it

17 RESOLVED, That by this Resolution, the Board hereby extends the prescribed time
18 within which the Planning Commission may render its decision on the proposed Ordinance for
19 approximately 60 additional days, until May 11, 2023.

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