

File No. 251250

Committee Item No. 3

Board Item No. 16

COMMITTEE/BOARD OF SUPERVISORS

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Committee: Land Use and Transportation

Date: March 16, 2026

Board of Supervisors Meeting:

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Prepared by: John Carroll

Date: March 13, 2026

Prepared by: _____

Date: _____

Prepared by: _____

Date: _____

1 [Planning Code, Zoning Map - Mission and 9th Street Special Use District]

2

3 **Ordinance re-adopting the former Planning Code section and Zoning Map designations**
4 **creating the Mission and 9th Street Special Use District (SUD) at 1270 Mission Street,**
5 **located at Assessor's Parcel Block No. 3701, Lot Nos. 20 and 21, in the area generally**
6 **bounded by Mission Street on the south, Laskie Street on the east, Assessor's Parcel**
7 **Block No. 3701, Lot Nos. 22, 23, and 24, on the west, and Assessor's Parcel Block**
8 **No. 3701, Lot No. 66, on the north; changing the height limit on Assessor's Parcel**
9 **Block No. 3701, Lot Nos. 20 and 21, for projects that comply with the requirements of**
10 **the SUD, from 120-X to 200-X; affirming the Planning Department's determination under**
11 **the California Environmental Quality Act; making findings of consistency with the**
12 **General Plan, and the eight priority policies of Planning Code, Section 101.1; and**
13 **making findings of public convenience, necessity, and welfare under Planning Code,**
14 **Section 302.**

15 NOTE: **Unchanged Code text and uncodified text** are in plain Arial font.
16 **Additions to Codes** are in *single-underline italics Times New Roman font*.
17 **Deletions to Codes** are in *strikethrough italics Times New Roman font*.
18 **Board amendment additions** are in double-underlined Arial font.
19 **Board amendment deletions** are in ~~strikethrough Arial font~~.
20 **Asterisks (* * * *)** indicate the omission of unchanged Code
21 subsections or parts of tables.

19

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

21

22 Section 1. General Findings

23 (a) In 2017, in Ordinance Nos. 252-16 and 4-17, the City amended the San Francisco
24 General Plan, Planning Code, and Zoning Map to create the Mission and 9th Street Special
25 Use District, in the area generally bounded by Mission Street on the south, Laskie Street on

1 the east, Assessor's Parcel Block 3701, Lots 22, 23 and 24 on the west, and Assessor's
2 Parcel Block 3701, Lot 66 on the north. The Mission and 9th Street Special Use District
3 allowed for a mixed-use development project at 1270 Mission Street and authorized a
4 Planning Code Section 309 approval in Planning Commission Motion No. 19768 dated
5 October 27, 2016. At that time, the 1270 Mission Street project, located on the Mission Street
6 transit corridor, included ground floor retail, and a mix of very low-, low-, and moderate-
7 income, and market rate rental housing in a higher amount and in a different combination than
8 what would otherwise have been allowed in the C-3-G zoning district and 120-X height district
9 in which it was located.

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

16 (c) The Department of Building Inspection issued a site permit in October 2019, and
17 the Planning Department approved an amended site permit in December 2019. The project
18 sponsor made good faith efforts to obtain a first construction document for the project at 1270
19 Mission Street; however, for reasons out of the control of the project sponsor, including but
20 not limited to the COVID-19 pandemic, the project sponsor was unable to receive a first
21 construction document within the time provided by Ordinance 4-17.

22 (d) The project sponsor now desires to construct a 100% affordable housing project at
23 1270 Mission Street.

24 (e) By this ordinance, the Board of Supervisors intends to re-adopt Planning Code
25 Section 249.15, but with certain amendments to require that any project exceeding 120 feet in

1 height, or that seeks the modifications to open space, floor area ratio and exposure
2 requirements as set forth in the SUD, provide 100% of its dwelling units as units affordable to
3 lower-income households. Similarly, by this ordinance, the Board of Supervisors re-adopts the
4 Zoning Map amendments in Ordinance 4-17.

5

6 Section 2. Land Use and Environmental Findings

7 (a) On August 24, 2016, prior to adopting Ordinance Nos. 252-16 and 4-17, the
8 Planning Department's Environmental Review Officer finalized the Mitigated Negative
9 Declaration ("MND") for the 1270 Mission Street Project, and determined that the MND was
10 adequate, accurate, and complete and reflected the independent judgment of the Planning
11 Department. A copy of the MND and this Determination is on file with the Clerk of the Board
12 of Supervisors in File No. 161067. The Planning Commission adopted the MND and a
13 Mitigation Monitoring and Reporting Program in its Motion Number 19767 on October 27,
14 2016. In Ordinance No. 4-17, this Board reviewed the MND and the record as a whole, and
15 adopted and incorporated by reference, as though fully set forth therein, the findings, including
16 the Mitigation Monitoring and Reporting Program, pursuant to the California Environmental
17 Quality Act (California Public Resources Code Section 21000 et seq.), adopted by the
18 Planning Commission on October 27, 2016, in Resolution No. 19767. A copy of said
19 Resolution No. 19767 is on file with the Clerk of the Board of Supervisors in File No. 161067
20 and is incorporated herein by reference.

21 (b) The Board has reviewed the MND and Mitigation Monitoring and Reporting
22 Program and finds, on the basis of substantial evidence and in light of the whole record, that
23 there have been no changes to the project or its circumstances and no new information has
24 become available since adoption of the MND that would alter the findings of the Planning
25 Commission or this Board.

1 (c) On October 27, 2016, the Planning Commission, in Resolution No. 19767, adopted
2 findings that the actions contemplated in Ordinance No. 4-17 were consistent, on balance,
3 with the City's General Plan and eight priority policies of Planning Code Section 101.1, and
4 that the amendments would serve the public necessity, convenience, and welfare pursuant to
5 Planning Code Section 302. The Board adopted these findings as its own on January 10,
6 2017, in Ordinance No. 4-17. A copy of said Resolution and Ordinance is on file with the
7 Clerk of the Board of Supervisors in File No. 161067.

8 (d) On February 26, 2026, the Planning Commission, in Resolution No. 21895,
9 adopted findings that the actions contemplated in this ordinance are consistent, on balance,
10 with the City's General Plan and eight priority policies of Planning Code Section 101.1. The
11 Board adopts these findings as its own. A copy of said Resolution is on file with the Clerk of
12 the Board of Supervisors in File No. 251250, and is incorporated herein by reference.

13 (e) Pursuant to Planning Code Section 302, this Board finds that these Planning Code
14 amendments will serve the public necessity, convenience, and welfare for the reasons set
15 forth in Planning Commission Resolution No. 21895 and the Board incorporates such reasons
16 herein by reference, as though fully set forth herein. A copy of Planning Commission
17 Resolution No. 21895 is on file with the Clerk of the Board of Supervisors in File No. 251250.

18
19 Section 3. Article 2 of the Planning Code is hereby amended by revising Section
20 249.15 to read as follows:

21 **SEC. 249.15. MISSION AND 9TH STREET SPECIAL USE DISTRICT.**

22 (a) In order to provide for a mixed use development project on the Mission Street transit
23 corridor in which 100% of Dwelling Units are affordable to low-income households, that exceeds the
24 120-X height limit, and that requires certain modifications to the otherwise applicable requirements for
25 open space, exposure and floor area ratio, there shall be a Mission and 9th Street Special Use District

1 (SUD) at 1270 Mission Street located at Lots 20 and 21 of Assessor’s Block 3701, as designated on
2 Sectional Map SU07 of the Zoning Map. The exceptions to the applicable height, open space, floor area
3 ratio, and exposure requirements set forth below, the rezoning of the applicable height district set forth
4 in the ordinance in Board File No. 251250 creating this Section 249.15, and the resulting increased
5 number of Dwelling Units allowed by the SUD, shall be considered forms of assistance specified in
6 Chapter 4.3 of the California Government Code and shall not be combined with additional density or
7 concessions, waivers, or other modifications to development standards pursuant to any state or local
8 law.

9 (b) Controls. All provisions of the Planning Code applicable to a C-3-G District shall apply
10 except as otherwise provided in this Section 249.15(b).

11 (1) Height Exception for 100% Affordable Housing Projects. A 100% Affordable
12 Housing Project, defined as any project where the principal Use is housing comprised solely of housing
13 that is restricted for a minimum of 55 years or the Life of the Project, whichever is longer and
14 consistent with any applicable tax credit regulatory requirements, as affordable for “lower income
15 households,” as defined in California Health & Safety Code Section 50079.5, may exceed a height of
16 120 feet, up to the applicable height limit set forth in the Zoning Map.

17 (2) Open Space for Dwelling Units. In a 100% Affordable Housing Project, as defined
18 in subsection (b)(1), up to 40% of the usable open space required by Section 135 may be provided off-
19 site, but shall be located within the SUD or within 900 feet of the boundaries of the SUD. Open space
20 must be of one or more of the following types:

21 (A) An unenclosed plaza at street grade, with seating areas and landscaping;

22 (B) A terrace or roof garden with landscaping;

23 (C) Streetscape improvements with landscaping and pedestrian amenities that
24 result in additional space beyond the pre-existing sidewalk width, such as sidewalk widening or
25 building setbacks; or

1 (D) Streetscape improvements with landscaping and pedestrian amenities on
2 alleyways from building face to building face, beyond basic street tree planting or street lighting as
3 otherwise required by the Planning Code or other parts of the Municipal Code.

4 (3) **Floor Area Ratio.** In a 100% Affordable Housing Project, as defined in subsection
5 (b)(1), the floor area ratio limits set forth in Sections 123 and 124 of this Code for C-3-G Districts shall
6 not apply to Residential Uses as defined in Section 102. For all other projects, applicable floor area
7 ratio limits shall apply.

8 (4) **Exposure.** In a 100% Affordable Housing Project, as defined in subsection (b)(1),
9 Dwelling Unit exposure requirements of Section 140 shall not apply.

10 (c) As long as the Planning Commission has delegated its authority to the Planning Director,
11 the Planning Director is authorized to approve only those modifications to Commission Motion No.
12 19768 necessary to permit construction of a 100% Affordable Housing Project as defined in subsection
13 (b)(1), including modifications to: (1) references to the number and affordability levels of any
14 affordable units; and (2) conditions of approval inapplicable to 100% affordable housing projects
15 under the Planning Code.

16 (d) This Section 249.15 shall expire by operation of law five years after its effective date unless
17 a project described in subsection (a) has been issued a site permit on or before that date, or the Board
18 of Supervisors, on or before that date, extends that date. Upon expiration of this Section, the City
19 Attorney is authorized to cause this Section 249.15 to be removed from the Planning Code.

20 (a) In order to provide for a mixed use development project on the Mission Street transit
21 corridor with ground floor retail, and an increased amount and unique combination of very low, low,
22 moderate, and market rate rental housing than what would otherwise be allowed in a C-3-G zoning
23 district with a 120-X height limit, there shall be a Mission and 9th Street Special Use District at 1270
24 Mission Street located at Lots 20 and 21 of Assessor's Block 3701, as designated on Sectional Map of
25 the Zoning Map. The exceptions to the applicable open space and floor area ratio requirements set

1 ~~forth below, the rezoning of the applicable height district set forth in this ordinance number 4-17, and~~
2 ~~the resulting increased number of Dwelling Units allowed by the SUD, shall be considered forms of~~
3 ~~assistance specified in Chapter 4.3 of the California Government Code.~~

4 ~~(b) Controls. All provisions of the Planning Code applicable to a C-3-G District shall apply~~
5 ~~except as otherwise provided in this Section.~~

6 ~~—(1) Inclusionary Housing Requirements For Buildings Taller than 120 Feet. In order to~~
7 ~~allow for the increased amount of Dwelling Units and other exceptions to the Code provided by this~~
8 ~~Special Use District, on-site inclusionary Dwelling Units pursuant to Planning Code Section 415.6~~
9 ~~shall be required. Notwithstanding the provisions of Section 415.6(a)(1) and (2), the number of~~
10 ~~inclusionary Dwelling Units constructed shall be 25% of all units constructed, with a minimum of~~
11 ~~13.5% affordable to households whose total household income does not exceed 55% of Area Median~~
12 ~~Income for purposes of renting an affordable unit; 4% of the units affordable to low income~~
13 ~~households, defined in this subsection as households whose total household income does not exceed~~
14 ~~70% of Area Median Income for purposes of renting an affordable unit; 4% of the units affordable to~~
15 ~~households earning 90% of Area Median Income for purposes of renting an affordable unit; and 3.5%~~
16 ~~of the units affordable to households earning 150% of Area Median Income for purposes of renting an~~
17 ~~affordable unit. If provided as rental units, the requirements of Section 415.5(g)(ii) shall apply. Except~~
18 ~~as expressly provided in this subsection, all other provisions of Section 415 shall apply.~~

19 ~~(2) Inclusionary Housing Requirements For Buildings Less Than or Equal to 120 Feet.~~
20 ~~Section 415 shall apply in its entirety.~~

21 ~~(3) Open Space for Dwelling Units. Up to 40 percent of the usable open space required by~~
22 ~~Section 135 may be provided off site, but shall be located within the SUD or within 900 feet of the~~
23 ~~boundaries of the SUD. Open space must be of one or more of the following types:~~

24 ~~(A) An unenclosed plaza at street grade, with seating areas and landscaping;~~

25 ~~(B) A terrace or roof garden with landscaping;~~

1 ~~(C) Streetscape improvements with landscaping and pedestrian amenities that result in~~
2 ~~additional space beyond the pre-existing sidewalk width, such as sidewalk widening or building~~
3 ~~setbacks; or~~

4 ~~(D) Streetscape improvements with landscaping and pedestrian amenities on alleyways~~
5 ~~from building face to building face, beyond basic street tree planting or street lighting as otherwise~~
6 ~~required by this or other Municipal Codes.~~

7 ~~(4) Floor Area Ratio. For projects that meet subsection (b)(1), the floor area ratio limits~~
8 ~~set forth in Sections 123 and 124 of this Code for C-3-G Districts shall not apply to Residential Uses as~~
9 ~~defined in Section 102. For all other projects, applicable floor area ratio limits shall apply.~~

10
11 Section 4. The Planning Code is hereby amended by revising Sheet SU07 of the
12 Zoning Map as follows:

13

| Description of Property | Use District to be Superseded | Use District Hereby Approved |
|--|-------------------------------|------------------------------|
| Assessor's Parcel Block 3701, Lots 20 and 21 | C-3-G | Mission and 9th Street SUD |

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19 Section 5. The Planning Code is hereby amended by revising Sheet HT07 of the
20 Zoning Map as follows:

21

| Description of Property | Height/Bulk District to be Superseded | Height/Bulk District Hereby Approved |
|--|---------------------------------------|--------------------------------------|
| Assessor's Parcel Block 3701, Lots 20 and 21 | 120-X | 200-X |

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25

1 Section 6. Sunset Provision. Section 3, 4 and 5 of this ordinance shall expire by
2 operation of law five years after its effective date unless a project described in Planning Code
3 Section 249.15(a) has been issued a site permit on or before that date, or the Board of
4 Supervisors, on or before that date, extends that date. Upon expiration, the City Attorney is
5 authorized to remove Section 249.15 from the Planning Code and to revise the Zoning Map of
6 the Planning Code to remove the use district and height map modifications enacted by this
7 ordinance.

8
9 Section 7. Effective Date. This ordinance shall become effective at 12:00 a.m. on the
10 31st day after enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor
11 returns the ordinance unsigned or does not sign the ordinance within ten days of receiving it,
12 or the Board of Supervisors overrides the Mayor’s veto of the ordinance.

13
14 APPROVED AS TO FORM:
15 DAVID CHIU, City Attorney

16 By: /s/ Audrey Pearson
17 AUDREY WILLIAMS PEARSON
18 Deputy City Attorney

19 4912-6085-6716, v. 1
20
21
22
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25

REVISED LEGISLATIVE DIGEST
(Substituted – February 3, 2026)

[Planning Code, Zoning Map - Mission and 9th Street Special Use District]

Ordinance 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, 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 convenience, necessity, and welfare under Planning Code, Section 302.

Existing Law

Assessor’s Parcel Block 3701, Lots 20 and 21, located at the corner of Mission Street and Laskie Street, near Ninth Street, are zoned C-3-G, and have a height limit of 120 feet.

Amendments to Current Law

This ordinance would adopt the Mission and Ninth Street Special Use District in Planning Code section 249.15. In the SUD, a project in which 100% of housing units are affordable to lower income households would be entitled to modifications to otherwise applicable requirements for height, open space, exposure, and floor area ratios. This ordinance would also amend the Zoning Maps to incorporate the SUD and allow a height up to 200 feet.

Background Information

The Mission and Ninth Street Special Use District, Planning Code section 249.15, was originally adopted in 2017 in Ordinance No. 4-17, and allowed for the construction of a market-rate project that included additional affordable housing than otherwise required. However, that ordinance expired in 2022. This ordinance re-adopts the SUD with certain amendments to allow for a 100% affordable project.

Although the original SUD expired in 2022, the Planning Code has not been updated to remove Section 249.15. Therefore, this ordinance shows the expired text in Planning Code Section 249.15 as deleted text.

FILE NO. 251250

4907-9185-4989, v. 1



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

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: December 19, 2025
To: Planning Department/Planning Commission
From: John Carroll, Assistant Clerk, Land Use and Transportation Committee
Subject: Board of Supervisors Legislation Referral - File No. 251250
Planning Code, Zoning Map - Mission and 9th Street Special Use District

-
- California Environmental Quality Act (CEQA) Determination
(*California Public Resources Code, Sections 21000 et seq.*)
 Ordinance / Resolution
 Ballot Measure
- The project was fully analyzed in the 1270 Mission Street Final Mitigated Negative Declaration, adopted on 9/29/2016 (Planning Case No. 2014-0926ENV).
12/22/2025 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*)
 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.

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

NOTICE OF PUBLIC HEARING

LAND USE AND TRANSPORTATION COMMITTEE

BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO

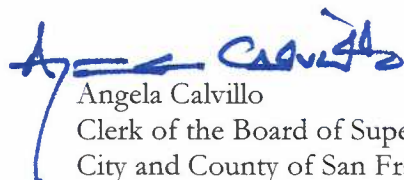
NOTICE IS HEREBY GIVEN THAT the Board of Supervisors of the City and County of San Francisco's Land Use and Transportation Committee will hold a public hearing to consider the following proposal and said public hearing will be held as follows, at which time all interested parties may attend and be heard:

- Date:** Monday, March 16, 2026
- Time:** 1:30 p.m.
- Location:** Legislative Chamber, Room 250, located at City Hall
1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102
- Subject:** File No. 251250. Ordinance 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, 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 convenience, necessity, and welfare under Planning Code, Section 302.

In accordance with Administrative Code, Section 67.7-1, persons who are unable to attend the hearing on this matter may submit written comments. These comments will be added to the official public record in this matter and shall be brought to the attention of the Board of Supervisors. Written comments should be addressed to Angela Calvillo, Clerk of the Board, City Hall, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA, 94102 or sent via email (bos@sfgov.org). Information relating to this matter is available with the Office of the Clerk of the Board or the Board of Supervisors' Legislative Research Center (<https://sfbos.org/legislative-research-center-lrc>). Agenda information relating to this matter will be available for public review on Friday, March 13, 2026.

For any questions about this hearing, please contact the Assistant Clerk for the Land Use and Transportation Committee:

John Carroll (john.carroll@sfgov.org ~ (415) 554-4445)



Angela Calvillo
Clerk of the Board of Supervisors
City and County of San Francisco

jec:bjj:ams

GOVERNMENT

NOTICE OF PUBLIC HEARING BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO LAND USE AND TRANSPORTATION COMMITTEE MONDAY MARCH 16, 2026 - 1:30 PM Legislative Chamber, Room 250, City Hall 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102

NOTICE IS HEREBY GIVEN THAT the Board of Supervisors of the City and County of San Francisco's Land Use and Transportation Committee will hold a public hearing to consider the following proposal and said public hearing will be held as follows, at which time all interested parties may attend and be heard:

File No. 260133. Ordinance amending the Public Works Code to enhance and modify the sidewalk flower stand permit program by, among other things, 1) updating and clarifying the applicable fees, 2) authorizing Public Works to consult with the Office of Small Business to identify and evaluate eligible permit applicants, 3) updating permit application requirements, 4) supplementing permit conditions and restrictions, 5) establishing minimum operating hours of 35 hours per week, 6) requiring permittees to be present at sidewalk flower stands for at least 50% of the applicable hours of operation and to dedicate a minimum of 75% of the sidewalk flower stand for the sale or storage of certain eligible flowers and plants, 7) prohibiting the leasing or sub-leasing of sidewalk flower stands, and 8) prohibiting the sale, assignment, inheritance, or transfer of flower stand permits; amending the Police Code to authorize Public Works to impose, assess, and collect administrative penalties; and affirming the Planning Department's determination under the California Environmental Quality Act.

If this legislation passes, the Sidewalk Flower Stand Permit fee would increase from an administrative fee of \$103.36 and inspection fee of \$6.75 per square foot of occupancy to a \$1,299 permit application fee plus an annual public right-of-way occupancy assessment fee per square foot of occupied space as an initial fee; with annual renewal fees of \$1,299 permit plus an annual public right-of-way occupancy assessment fee per square foot of occupied space.

In accordance with Administrative Code, Section 67.7-1, persons who are unable to attend the hearing on this matter may submit written comments. These comments will be added to the official public record in this matter and shall be brought to the attention of the Board of Supervisors. Written comments should be addressed to Angela Calvillo, Clerk of the Board, City Hall, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA, 94102 or sent via email (bos@sfgov.org). Information relating to this matter is available with the Office of the Clerk of the Board or

the Board of Supervisors' Legislative Research Center (https://sfbos.org/legislative-research-center-lrc). Agenda information relating to this matter will be available for public review on Friday, March 13, 2026.

For any questions about this hearing, please contact the Assistant Clerk for the Land Use and Transportation Committee: John Carroll (john.carroll@sfgov.org ~ (415) 554-4445)

EXM-4020323#

NOTICE OF PUBLIC HEARING BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO LAND USE AND TRANSPORTATION COMMITTEE MONDAY MARCH 16, 2026 - 1:30 PM Legislative Chamber, Room 250, City Hall 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102

NOTICE IS HEREBY GIVEN THAT the Board of Supervisors of the City and County of San Francisco's Land Use and Transportation Committee will hold a public hearing to consider the following proposal and said public hearing will be held as follows, at which time all interested parties may attend and be heard:

File No. 251250. Ordinance 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, 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 convenience, necessity, and welfare under Planning Code, Section 302.

In accordance with Administrative Code, Section 67.7-1, persons who are unable to attend the hearing on this matter may submit written comments. These comments will be added to the official public record in this matter and shall be brought to the attention of the Board of Supervisors. Written comments should be addressed to Angela Calvillo, Clerk of the Board, City Hall, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA, 94102 or sent via email (bos@sfgov.org). Information relating to this matter will be available for public review on Friday, March 13, 2026. For any questions about this hearing,

please contact the Assistant Clerk for the Land Use and Transportation Committee: John Carroll (john.carroll@sfgov.org ~ (415) 554-4445)

EXM-4020320#

NOTICE OF REGULAR MEETING SAN FRANCISCO BOARD OF SUPERVISORS LAND USE AND TRANSPORTATION COMMITTEE CITY HALL, LEGISLATIVE CHAMBER, ROOM 250 1 DR. CARLTON B. GOODLETT PLACE, SAN FRANCISCO, CA 94102 MONDAY, MARCH 9, 2026 - 1:30 PM

The agenda packet and legislative files are available for review at https://sfbos.org/legislative-research-center-lrc, in Room 244 at City Hall, or by calling (415) 554-5184.

EXM-4019963#

City and County of San Francisco Human Services Agency (HSA) Funding Opportunity Request for Proposals (RFP) #1215 Visitation for Incarcerated Parents

The San Francisco Human Services Agency (SFHSA) announces its intent to seek proposals from organizations interested in providing visitation, individualized one-on-one and peer support activities for children and parents/guardians who are dually involved in the child welfare and criminal justice systems.

Incarcerated visitation services include assisting protective services workers in arranging, scheduling, navigating and confirming parent / guardian child visits at jails under the jurisdiction of the City and County San Francisco (CCSF) Sheriff Department. The purpose of these services is provide visitation, individualized one-on-one and peer support activities and counseling for the parents/ legal guardians of children who are dually involved in the child welfare and criminal justice systems.

The successful respondent is expected to have demonstrated expertise in providing the aforementioned services to incarcerated parents involved with child welfare. Further, the respondent is expected to offer a culturally relevant program, and use best/ evidenced informed practices in addressing the needs of the target population.

RFP packets are available on the Internet on or after **Wednesday, March 4, 2026 at https://sfcitypartner.sfgov.org/pages/Events-BS3/event-search.aspx** and type **RFP 1215** in the "Event Name" and select "See Attachments" in the Bid Package. For further information, contact Tara. Alvarez@sfgov.org and HSARFP@sfgov.org. Initial due date for responses is **Wednesday, April 8, 2026 by 3:00pm.**

The Pre-Proposal Conference will be held via teleconference. Proposers are encouraged to call in on **Wednesday, March 11, 2026 at 10:00am.** The Microsoft Teams number is listed below:

Microsoft Teams meeting
Join: https://teams.microsoft.com/join/25152673404526?p=6xZ7nFTuNIMJbimjt Meeting ID: 251 526 734 045 26
Passcode: EZ79Nk6m
Need help? | System

reference
Dial in by phone
+1 (415) 415-906-4659,,176209240# United States, San Francisco
Find a local number
Phone conference ID: 176 209 240#

We encourage all interested organizations to apply. If you know of other agencies that might be interested in this opportunity, feel free to forward this announcement. Also, we encourage you to see what other opportunities are available through the city's online system. https://sfcitypartner.sfgov.org/pages/Events-BS3/event-search.aspx

EXM-4019958#

CIVIL

ORDER TO SHOW CAUSE FOR CHANGE OF NAME

Case No. 26-CIV-00929 Superior Court of California, County of SAN MATEO

Petition of: JIANKUN XU AND XUMIN LI for Change of Name TO ALL INTERESTED PERSONS:

Petitioner JIANKUN XU AND XUMIN LI filed a petition with this court for a decree changing names as follows: ZIYOU XU to YIWEN XU

The Court orders that all persons interested in this matter appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.

Notice of Hearing: Date: 4/20/2026, Time: 9:00 A.M., Dept.: M/C, Room: N/A

The address of the court is 400 COUNTY CENTER, REDWOOD CITY, CA 94063. (To appear remotely, check in advance of the hearing for information about how to do so on the court's website, go to www.courts.ca.gov/finnd-my-court.htm.)

A copy of this Order to Show Cause must be published at least once each week for four successive weeks before the date set for hearing on the petition in a newspaper of general circulation, printed in this county: THE EXAMINER REDWOOD CITY TRIBUNE Date: 2/10/2026

Judge of the Superior Court 2/27, 3/6, 3/13, 3/20/26

SPEN-4016865# EXAMINER - REDWOOD CITY TRIBUNE

ORDER TO SHOW CAUSE FOR CHANGE OF NAME

Case No. CNC-26-560493 Superior Court of California, County of SAN FRANCISCO

Petition of: JOVAN EDWARDS for Change of Name TO ALL INTERESTED PERSONS: Petitioner filed a petition with this court for a decree changing names as follows: JOVAN EDWARD to DARIUS

KEVIN WOODWARD The Court orders that all persons interested in this matter appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.

Notice of Hearing: Date: APRIL 7, 2026, Time: 9:00 A.M., Dept.: 103N, Room: 103N

The address of the court is 400 MCALLISTER STREET, SAN FRANCISCO, CA 94102 (To appear remotely, check in advance of the hearing for information about how to do so on the court's website, go to www.courts.ca.gov/find-my-court.htm.)

A copy of this Order to Show Cause must be published at least once each week for four successive weeks before the date set for hearing on the petition in a newspaper of general circulation, printed in this county: SAN FRANCISCO EXAMINER

Date: FEBRUARY 20, 2026 MICHELLE TONG Judge of the Superior Court 2/27, 3/6, 3/13, 3/20/26

CNS-4016413# SAN FRANCISCO EXAMINER

SUMMONS (CITACION JUDICIAL) CASE NUMBER (Número del Caso): CVPS24008127

NOTICE TO DEFENDANT (AVISO AL DEMANDADO): ABEL HERNANDEZ, AN INDIVIDUAL DBA R & D BUILDING MAINTENANCE; DOES 1 TO 20

YOU ARE BEING SUED BY PLAINTIFF (LO ESTÁ DEMANDANDO) EL DEMANDANTE): COACHELLA VALLEY COLLECTION SERVICE

NOTICE! You have been sued. The court may decide against you without your being heard unless you respond within 30 days. Read the information below.

You have 30 CALENDAR DAYS after this summons and legal papers are served on you to file a written response at this court and have a copy served on the plaintiff. A letter or phone call will not protect you. Your written response must be in proper legal form if you want the court to hear your case. There may be a court form that you can use for your response. You can find these court forms and more information at the California Courts Online Self-Help Center (www.courtinfo.ca.gov/selfhelp), your county law library, or the courthouse nearest you. If you cannot pay the filing fee, ask the court clerk for a fee waiver form. If you do not file your response on time, you may lose the case by default, and your wages, money, and property may be taken without further warning from the court.

There are other legal

requirements. You may want to call an attorney right away. If you do not know an attorney, you may want to call an attorney referral service. If you cannot afford an attorney, you may be eligible for free legal services from a nonprofit legal services program. You can locate these nonprofit groups at the California Legal Services Web site (www.lawhelpcalifornia.org), the California Courts Online Self-Help Center (www.courtinfo.ca.gov/selfhelp), or by contacting your local court or county bar association. **NOTE:** The court has a statutory lien for waived fees and costs on any settlement or arbitration award of \$10,000 or more in a civil case. The court's lien must be paid before the court will dismiss the case.

¡AVISO! Lo han demandado. Si no responde dentro de 30 días, la corte puede decidir en su contra sin escuchar su versión. Lea la información a continuación.

Tiene 30 DÍAS DE CALENDARIO después de que le entreguen esta citación y papeles legales para presentar una respuesta por escrito en esta corte y hacer que se entregue una copia al demandante. Una carta o una llamada telefónica no lo protegen. Su respuesta por escrito tiene que estar en formato legal correcto si desea que procesen su caso en la corte. Es posible que haya un formulario que usted pueda usar para su respuesta. Puede encontrar estos formularios de la corte y más información en el Centro de Ayuda de las Cortes de California (www.sucorte.ca.gov), en la biblioteca de leyes de su condado o en la corte que le quede más cerca. Si no puede pagar la cuota de presentación, pida al secretario de la corte que le dé un formulario de exención de pago de cuotas.

Si no presenta su respuesta a tiempo, puede perder el caso por incumplimiento y la corte le podrá quitar su sueldo, dinero y bienes sin más advertencia. Hay otros requisitos legales. Es recomendable que llame a un abogado inmediatamente. Si no conoce a un abogado, puede llamar a un servicio de remisión a abogados. Si no puede pagar a un abogado, es posible que cumpla con los requisitos para obtener servicios legales gratuitos de un programa de servicios legales sin fines de lucro. Puede encontrar estos grupos sin fines de lucro en el sitio web de California Legal Services, (www.lawhelpcalifornia.org), en el Centro de Ayuda de las Cortes de California, (www.sucorte.ca.gov) o poniéndose en contacto con la corte o el colegio de abogados locales.

AVISO: Por ley, la corte tiene derecho a reclamar las cuotas y los costos exentos por imponer un gravamen sobre cualquier recuperación de \$10,000 o más de valor recibida mediante un acuerdo o una concesión de arbitraje en un caso de derecho civil. Tiene que pagar el gravamen de la corte antes de que la corte pueda desechar el caso. The name and address of the court is (El nombre y dirección de la corte es): SUPERIOR COURT OF CALIFORNIA, 3255 E. TAHQUITZ CANYON

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The name, address, and telephone number of plaintiff's attorney, or plaintiff without an attorney, is (El nombre, la dirección y el número de teléfono del abogado del demandante, o del demandante que no tiene abogado, es): STEPHEN M. MILES 185596 MILES LAW GROUP PC, C/O PO BOX 13621, PALM DESERT, CA 92255-3621 760-346-7458

DATE (Fecha): 12/20/2024
---, Clerk (Secretario), by ---, Deputy (Adjunto) (SEAL)

NOTICE TO THE PERSON SERVED: You are served 2/20, 2/27, 3/6, 3/13/26
CNS-4014206# SAN FRANCISCO EXAMINER

FICTITIOUS BUSINESS NAMES

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2026-0408523 Fictitious Business Name(s)/ Trade Name (DBA): CAT LOVES DOGS, 1425 TARAVAL ST, SAN FRANCISCO, CA, 94116 County of SAN FRANCISCO Registered Owner(s): CATHERINE CHENG, 1425 TARAVAL STREET, SAN FRANCISCO, CA 94116 This business is conducted by: AN INDIVIDUAL The registrant commenced to transact business under the fictitious business name or names listed above on 2/6/2026.

I declare that all information in this statement is true and correct. (A registrant who declares as true any material matter pursuant to Section 17913 of the Business and Professions code that the registrant knows to be false is guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars (\$1,000.)

S/ CATHERINE CHENG This statement was filed with the County Clerk of San Francisco County on 02/17/2026.

NOTICE-In accordance with Subdivision (a) of Section 17920, a Fictitious Name Statement generally expires at the end of five years from the date on which it was filed in the office of the County Clerk, except, as provided in Subdivision (b) of Section 17920, where it expires 40 days after any change in the facts set forth in the statement pursuant to Section 17913 other than a change in the residence address of a registered owner. A new Fictitious Business Name Statement must be filed before the expiration. The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under federal, state, or common law (See Section 14411 et seq., Business and Professions Code).

2/27, 3/6, 3/13, 3/20/26
CNS-4016392# SAN FRANCISCO EXAMINER

FICTITIOUS BUSINESS NAME STATEMENT

File No. M-303014 The following person(s) is (are) doing business as: BOOKCRATE, 600 EDGEWATER BLVD, APT 300, FOSTER CITY, CA 94404 County of SAN MATEO SWETHA KOMMI, 600 EDGEWATER BLVD APT 300, FOSTER CITY, CA 94404

This business is conducted by AN INDIVIDUAL The registrant(s) commenced to transact business under the fictitious business name or names listed above on N/A. I declare that all information in this statement is true and correct. (A registrant who declares as true information which he or she knows to be false is guilty of a crime.)

S/ SWETHA KOMMI This statement was filed with the County Clerk of San Mateo County on 02/18/2026. Mark Church, County Clerk HENRY SALGADO, Deputy Original

2/27, 3/6, 3/13, 3/20/26
NPEN-4015597# EXAMINER - BOUTIQUE & VILLAGER

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2026-0408416 Fictitious Business Name(s)/ Trade Name (DBA): OLIVIER'S BUTCHERY, 1192 ILLINOIS ST, SAN FRANCISCO, CA 94107 County of SAN FRANCISCO Registered Owner(s): EDIZA INDUSTRIES INC, (CA) 3240A TELEGRAPH AVENUE, OAKLAND, CA 94609

This business is conducted by: A CORPORATION The registrant commenced to transact business under the fictitious business name or names listed above on 1/26/26.

I declare that all information in this statement is true and correct. (A registrant who declares as true any material matter pursuant to Section 17913 of the Business and Professions code that the registrant knows to be false is guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars (\$1,000.)

S/ ALEXANDER ROTHMEIER This statement was filed with the County Clerk of San Francisco County on 02/03/2026.

NOTICE-In accordance with Subdivision (a) of Section 17920, a Fictitious Name Statement generally expires at the end of five years from the date on which it was filed in the office of the County Clerk, except, as provided in Subdivision (b) of Section 17920, where it expires 40 days after any change in the facts set forth in the statement pursuant to Section 17913 other than a change in the residence address of a registered owner. A new Fictitious Business Name Statement must be filed before the expiration. The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under federal, state, or common law (See Section 14411 et seq., Business and Professions Code).

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COPY OF NOTICE

Notice Type: GPN GOVT PUBLIC NOTICE

Ad Description
JEC - LUT HEARING - MARCH 16, 2026 - FILE NO. 251250

To the right is a copy of the notice you sent to us for publication in the SAN FRANCISCO EXAMINER. Thank you for using our newspaper. Please read this notice carefully and call us with ny corrections. The Proof of Publication will be filed with the County Clerk, if required, and mailed to you after the last date below. Publication date(s) for this notice is (are):

03/06/2026

The charge(s) for this order is as follows. An invoice will be sent after the last date of publication. If you prepaid this order in full, you will not receive an invoice.

| | |
|----------------------------------|----------|
| Publication | \$630.00 |
| Set aside for CCSF Outreach Fund | \$70.00 |
| Total | \$700.00 |

EXM# 4020320

NOTICE OF PUBLIC HEARING BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO LAND USE AND TRANSPORTATION COMMITTEE
MONDAY MARCH 16, 2026
- 1:30 PM Legislative Chamber, Room 250, City Hall 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102

NOTICE IS HEREBY GIVEN THAT the Board of Supervisors of the City and County of San Francisco's Land Use and Transportation Committee will hold a public hearing to consider the following proposal and said public hearing will be held as follows, at which time all interested parties may attend and be heard:

File No. 251250. Ordinance 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, 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 convenience, necessity, and welfare under Planning Code, Section 302.

In accordance with Administrative Code, Section 67.7-1, persons who are unable to attend the hearing on this matter may submit written comments. These comments will be added to the official public record in this matter and shall be brought to the attention of the Board of Supervisors. Written comments should be addressed to Angela Calvillo, Clerk of the Board, City Hall, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102 or sent via email (bos@sfgov.org). Information relating to this matter is available with the Office of the Clerk of the Board or the Board of

Supervisors' Legislative
Research Center
(<https://sfbos.org/legislative-research-center-irc>).
Agenda information relating to this matter will be available for public review on Friday, March 13, 2026. For any questions about this hearing, please contact the Assistant Clerk for the Land Use and Transportation Committee: John Carroll (john.carroll@sfgov.org) - (415) 554-4445

EXM-4020320#



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MYRNA MELGAR

DATE: March 12, 2026

TO: Angela Calvillo
Clerk of the Board of Supervisors

FROM: Supervisor Myrna Melgar, Chair, Land Use and Transportation Committee

RE: Land Use and Transportation Committee
COMMITTEE REPORTS

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Pursuant to Board Rule 4.20, as Chair of the Land Use and Transportation Committee, I have deemed the following matters are of an urgent nature and request them be considered by the full Board on Tuesday, March 17, 2026:

File No. 251250 **Planning Code, Zoning Map - Mission and 9th Street Special Use District**
Sponsor: Dorsey

File No. 260133 **Public Works, Police Codes - Sidewalk Flower Stand Permits**
Sponsors: Mayor; Sauter, and Dorsey

These matters will be heard in the Land Use and Transportation Committee at a Regular Meeting on Monday, March 16, 2026.