



City Hall

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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. 251213
 Planning Code - 100% Affordable Housing

California Environmental Quality Act (CEQA) Determination
(California Public Resources Code, Sections 21000 et seq.)

Ordinance / Resolution
 Ballot Measure

Not defined as a project under CEQA
 Guidelines Sections 15378 and 15060(c)(2)
 because it would not result in a direct or
 indirect physical change in the environment.

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.