

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.**

15  
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  
25

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.



# City and County of San Francisco

## Tails Resolution

City Hall  
1 Dr. Carlton B. Goodlett Place  
San Francisco, CA 94102-4689

**File Number:** 230140

**Date Passed:** February 14, 2023


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

February 14, 2023 Board of Supervisors - ADOPTED

Ayes: 11 - Chan, Dorsey, Engardio, Mandelman, Melgar, Peskin, Preston, Ronen, Safai, Stefani and Walton

File No. 230140

I hereby certify that the foregoing  
Resolution was ADOPTED on 2/14/2023 by  
the Board of Supervisors of the City and  
County of San Francisco.

  
Angela Calvillo  
Clerk of the Board

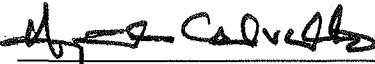
**Unsigned**

**2/24/2023**

\_\_\_\_\_  
London N. Breed  
Mayor

\_\_\_\_\_  
Date Approved

I hereby certify that the foregoing resolution, not being signed by the Mayor within the time limit as set forth in Section 3.103 of the Charter, or time waived pursuant to Board Rule 2.14.2, became effective without her approval in accordance with the provision of said Section 3.103 of the Charter or Board Rule 2.14.2.

  
Angela Calvillo  
Clerk of the Board

**2/24/2023**  
\_\_\_\_\_  
Date