

1 [Approval of a 90-Day Extension for Planning Commission Review of Planning, Building  
2 Codes - Controls on Residential Demolition, Merger, Conversion, and Alteration (File No.  
3 181216)]

4 **Resolution extending by 90 days the prescribed time within which the Planning**  
5 **Commission may render its decision on an Ordinance (File No. 181216) amending the**  
6 **Planning Code to increase penalties for violations of the Planning Code; provide new**  
7 **definitions for Residential Demolitions and Residential Flats, revise definitions for**  
8 **Alterations and Removal, require additional notice and impose new conditional use**  
9 **criteria for Residential Demolitions, Mergers, and Conversions; establish criteria for**  
10 **Major Expansions of Existing Residential Buildings; amending the Building Code to**  
11 **conform the definition of Residential Demolition, require pre-permit inspections and**  
12 **additional application requirements; affirming the Planning Department's California**  
13 **Environmental Quality Act determination; making findings of consistency with the**  
14 **General Plan, and the eight priority policies of Planning Code, Section 101.1; and**  
15 **adopting findings of public convenience, necessity, and welfare under Planning Code,**  
16 **Section 302.**

17  
18 WHEREAS, On December 11, 2018, Supervisor Peskin introduced legislation  
19 amending the Planning Code to increase penalties for violations of the Planning Code;  
20 provide new definitions for Residential Demolitions and Residential Flats, revise definitions for  
21 Alterations and Removal, require additional notice and impose new conditional use criteria for  
22 Residential Demolitions, Mergers, and Conversions; establish criteria for Major Expansions of  
23 Existing Residential Buildings; amending the Building Code to conform the definition of  
24 Residential Demolition, require pre-permit inspections and additional application  
25 requirements, and affirming the Planning Department's California Environmental Quality Act

1 determination; and making Planning Code, Section 302, findings, and making findings of  
2 consistency with the General Plan, and the eight priority policies of Planning Code, Section  
3 101.1. (the "Proposed Ordinance"; and

4 WHEREAS, On or about December 17, 2018, the Clerk of the Board of Supervisors  
5 referred the Proposed Ordinance to the Planning Commission; and

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

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

11 WHEREAS, The Board, in accordance with Planning Code Section 306.4(d) may, by  
12 Resolution, extend the prescribed time within which the Planning Commission may render its  
13 decision on proposed amendments to the Planning Code initiated by the Board of  
14 Supervisors; and

15 WHEREAS, The Planning Department has requested additional time to review the  
16 Proposed Ordinance in advance of bringing the Proposed Ordinance before the Planning  
17 Commission; and

18 RESOLVED, That the Board of Supervisors hereby deems it appropriate in this  
19 instance to grant the Planning Commission additional time to review the Proposed Ordinance  
20 prior to rendering its recommendation and extends the prescribed time within which the  
21 Planning Commission may render its recommendation on the proposed Ordinance for 90  
22 additional days, until June 15, 2019.



City and County of San Francisco

Tails

Resolution

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

File Number: 190153

Date Passed: February 12, 2019

Resolution extending by 90 days the prescribed time within which the Planning Commission may render its decision on an Ordinance (File No. 181216) amending the Planning Code to increase penalties for violations of the Planning Code; provide new definitions for Residential Demolitions and Residential Flats, revise definitions for Alterations and Removal, require additional notice and impose new conditional use criteria for Residential Demolitions, Mergers, and Conversions; establish criteria for Major Expansions of Existing Residential Buildings; amending the Building Code to conform the definition of Residential Demolition, require pre-permit inspections and additional application requirements; affirming the Planning Department's California Environmental Quality Act determination; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and adopting findings of public convenience, necessity, and welfare under Planning Code, Section 302.

February 12, 2019 Board of Supervisors - ADOPTED

Ayes: 11 - Brown, Fewer, Haney, Mandelman, Mar, Peskin, Ronen, Safai, Stefani, Walton and Yee

File No. 190153

I hereby certify that the foregoing Resolution was ADOPTED on 2/12/2019 by the Board of Supervisors of the City and County of San Francisco.

Handwritten signature of Angela Calvillo
Angela Calvillo
Clerk of the Board

Handwritten signature of London N. Breed
London N. Breed
Mayor

Handwritten date 2/22/19
Date Approved