

1 [Local Coastal Program Amendment - Family Zoning Plan]

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3 **Resolution transmitting to the California Coastal Commission for review and**  
4 **certification an amendment to the Implementation Program and Land Use Plan of the**  
5 **City's certified Local Coastal Program to implement the Family Zoning Plan; and**  
6 **affirming the Planning Department's determination under the California Environmental**  
7 **Quality Act.**

8  
9 WHEREAS, In 1986, the California Coastal Commission ("Coastal Commission")  
10 certified the City's Local Coastal Program ("LCP"), which is comprised of the Land Use Plan –  
11 the Western Shoreline Area Plan – and Implementation Program, and includes the portions of  
12 the Planning Code and Zoning Map applicable in the Coastal Zone; and

13 WHEREAS, In 2018, the Coastal Commission certified an update to the Western  
14 Shoreline Area Plan; and

15 WHEREAS, Under California Housing Element law, San Francisco must identify sites  
16 to accommodate its Regional Housing Needs Allocation (RHNA) goal of 82,069 new units in  
17 the next eight years, because San Francisco does not currently have sufficient capacity to  
18 accommodate the RHNA goals, it must rezone sites to meet these goals, and must do so by  
19 January 31, 2026, additional capacity will be created through Ordinances amending: the City's  
20 General Plan, on file with the Clerk of the Board of Supervisors in File No. 250966; Planning  
21 Code, on file with the Clerk of the Board of Supervisors in File No. 250701; and Zoning Maps,  
22 on file with the Clerk of the Board of Supervisors in File No. 250700, collectively, these  
23 Ordinances are referred to as the "Family Zoning Plan" and together they satisfy the City's  
24 obligation to rezone and address the RHNA shortfall of 36,200 housing units; and  
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1 WHEREAS, The Family Zoning Plan amends the Land Use Plan and the  
2 Implementation Program of the City's certified LCP ("LCP Amendment"); accordingly, the LCP  
3 Amendment will be subject to review and certification by the Coastal Commission; and

4 WHEREAS, As described more fully below, the City mailed a Notice of Availability of  
5 the draft LCP Amendment for public review on August 1, 2025 in accordance with California  
6 Code of Regulations, Section 13515 requirements for public participation and agency  
7 coordination for LCP amendments; and

8 WHEREAS, The City mailed a Notice of Availability of LCP Amendment to all  
9 neighborhood organizations that requested notice of hearings and applications in the Coastal  
10 Zone; individuals who have made a specific written request to be notified of hearings and  
11 applications pertaining to the Coastal Zone; local governments contiguous with the area that  
12 is the subject of the LCP Amendment; regional, state, and federal agencies that may have an  
13 interest in or may be affected by the proposed LCP Amendment; and the local library, the City  
14 also posted the Notice of Availability and supporting materials on the Planning Department  
15 website, copies of the Notice of Availability and mailing lists are on file with the Clerk of the  
16 Board of Supervisors in File Nos. 250700, 250701, and 250966; and

17 WHEREAS, On September 11, 2025, after receiving public comment, the Planning  
18 Commission adopted Resolution Nos. 21808, 21809, and 21910 recommending approval of  
19 the Family Zoning Plan, in these Resolutions, which are on file with the Clerk of the Board of  
20 Supervisors in File Nos. 250700, 250701, and 250966, the Planning Commission found that  
21 the amendments to the Land Use Plan meet the requirements of, and are in conformity with,  
22 the policies of Chapter 3 of the Coastal Act, and the amendments to the Implementation  
23 Program conform with the applicable provisions of the Coastal Act of 1976 and are consistent  
24 with and adequate to carry out the provisions of the City's Land Use Plan; and  
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1 WHEREAS, On October 3, 2025, the City mailed hearing notice(s) before the Land Use  
2 and Transportation Committee of the Board of Supervisors in accordance with California Code  
3 of Regulations Section 13515, the City posted the hearing notice(s) on its website and  
4 provided mailed notice as set forth above, copies of the hearing notice(s) and mailing list are  
5 on file with the Clerk of the Board of Supervisors in File Nos. 250700, 250701, and 250966;  
6 and

7 WHEREAS, On October 20, November 3, November 17, the Land Use and  
8 Transportation Committee received public comment on the LCP Amendment and made  
9 revisions thereto; and

10 WHEREAS, On November 20, 2025, the Planning Commission adopted Resolution  
11 No. 21872 recommending approval of certain revisions to the Family Zoning Plan; and

12 WHEREAS, on December 1, 2025, the Land Use and Transpiration Committee again  
13 heard public comment on the LCP Amendment and forwarded the LCP Amendment with a  
14 favorable recommendation to the full Board of Supervisors; and

15 WHEREAS, On December 1, 2025, the Board of Supervisors passed the LCP  
16 Amendment on first reading, and on December 9, 2025, finally passed the LCP Amendment  
17 on second reading; and

18 WHEREAS, The Planning Department has determined that the actions contemplated in  
19 this Resolution comply with the California Environmental Quality Act (California Public  
20 Resources Code, Sections 21000 et seq.). Said determination is on file with the Clerk of the  
21 Board of Supervisors in File No. 250700 and is incorporated herein by reference, the Board  
22 affirms this determination; now, therefore, be it

23 RESOLVED, That the Board of Supervisors certifies that the LCP Amendment for the  
24 Family Zoning Plan is intended to be carried out in a manner fully in conformity with the  
25 Coastal Act (Public Resources Code, Section 30000 et seq.); and, be it

1           RESOLVED, That the Board of Supervisors directs the Director of the Planning  
2 Department to submit the LCP Amendment for the Family Zoning Plan to the California  
3 Coastal Commission for certification, the submission to the Coastal Commission includes the  
4 all the materials on file with the Clerk of the Board in File Nos. 250700, 250701, and 250966,  
5 and referenced herein; and, be it

6           FURTHER RESOLVED, That the Director of the Planning Department shall have the  
7 authority to supplement this submission with additional materials, including but not limited to  
8 supplementary data, a summary of significant comments received and responses to the  
9 comments, in addition to responses to further requests from the Coastal Commission; and the  
10 Planning Department shall transmit any additional materials provided to the Coastal  
11 Commission to the Clerk of the Board for inclusion in File Nos. 250700, 250701, and 250966.

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**City and County of San Francisco**  
**Tails**  
**Resolution**

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

**File Number:** 250985

**Date Passed:** December 09, 2025

Resolution transmitting to the California Coastal Commission for review and certification an amendment to the Implementation Program and Land Use Plan of the City's certified Local Coastal Program to implement the Family Zoning Plan; and affirming the Planning Department's determination under the California Environmental Quality Act.

October 20, 2025 Land Use and Transportation Committee - CONTINUED

November 03, 2025 Land Use and Transportation Committee - CONTINUED

November 17, 2025 Land Use and Transportation Committee - CONTINUED

December 01, 2025 Land Use and Transportation Committee - AMENDED, AN AMENDMENT OF THE WHOLE BEARING SAME TITLE

December 01, 2025 Land Use and Transportation Committee - NOT REFERRED WITHOUT RECOMMENDATION

December 01, 2025 Land Use and Transportation Committee - RECOMMENDED AS AMENDED

December 09, 2025 Board of Supervisors - ADOPTED

Ayes: 6 - Dorsey, Mahmood, Mandelman, Melgar, Sauter and Sherrill

Noes: 4 - Chan, Chen, Fielder and Walton

Excused: 1 - Wong

File No. 250985

I hereby certify that the foregoing  
Resolution was ADOPTED on 12/9/2025 by  
the Board of Supervisors of the City and  
County of San Francisco.



f Angela Calvillo  
Clerk of the Board



Daniel Lurie  
Mayor

12/12/25

Date Approved