



PUBLIC NOTICE

AVAILABILITY OF NOTICE OF PREPARATION OF ENVIRONMENTAL IMPACT REPORT

Date: June 16, 2021
Case No.: **2019-016230ENV**
Project Title: **San Francisco Housing Element 2022 Update**
Zoning: Various Use Districts
Various Height and Bulk Districts
Block/Lot: Various
Project Sponsor: San Francisco Planning Department, Kimia Haddadan – (628) 652-7436, kimia.haddadan@sfgov.org
Staff Contact: Elizabeth White – (628) 652-7557, CPC.HousingElementUpdateEIR@sfgov.org

Purpose of Notice

A notice of preparation (NOP) of an environmental impact report (EIR) has been prepared by the San Francisco Planning Department (department) for the San Francisco Housing Element 2022 Update (housing element update). An EIR must be prepared for the proposed action prior to any final decision regarding whether to approve the action. The purpose of the EIR is to provide information about potential significant physical environmental effects of the proposed action, identify possible ways to minimize the significant effects, and describe and analyze possible alternatives to the proposed action. A notice of preparation or EIR does not indicate a decision by the City and County of San Francisco (city) to approve or to disapprove the action. The city must review and consider the information contained in the EIR prior to making a decision.

You may participate in the public process concerning the project's environmental effects by:

- Contacting Elizabeth White via email, phone, or by mail; OR
- Attending a virtual public scoping meeting on Tuesday, June 29, 2021, at 6.p.m. by Zoom conference or telephone. You can register for the meeting via the online platform link at https://zoom.us/webinar/register/WN_4cHkRmZBQkic08Ah3JqnSA or join by phone, using the following phone number: 669-900-6833 (Meeting I.D.: 936 5692 7021). To request a language interpreter, please contact Candace SooHoo at 628-652-7550 at least 72 hours in advance of the meeting to help ensure availability.

The notice of preparation, scoping meeting presentation, and virtual scoping meeting instructions are available here: sfplanning.org/sfceqadocs. You may also request a CD or paper copy of the notice of preparation by contacting Elizabeth White. More information on the Housing Element 2022 Update is available here: <https://www.sfhousingelement.org/>.

Proposed Action

The department proposes to update the 2014 housing element of the San Francisco General Plan (general plan). The EIR will evaluate the physical impacts on the environment that could result from adoption and implementation of the housing element update.

The housing element update establishes goals, policies, and actions to address the existing and projected housing needs of San Francisco. The goals, policies, and actions are required to plan for the regional housing targets allocated to San Francisco by regional agencies for the 2023–2031 cycle and meet future housing demand in San Francisco. The housing element update includes policies designed to improve housing affordability and advance racial and social equity in accordance with the directives from the planning commission and historic preservation commission in June 2020. The housing element update includes six overarching goals for the future of housing in San Francisco that respond both to state law requirements as well as local community values. The underlying policies and actions would guide development patterns and the allocation of resources to San Francisco neighborhoods.

The public process for updating the housing element was launched in June 2020, and the first phase of outreach was completed in December 2020. Based on this community outreach and engagement, a first draft of goals, policies, and actions was published in April 2021. The housing element update process will include two additional rounds of outreach; the public vetting process is scheduled to complete by early 2022.

The draft goals, policies, and actions were informed by other recently completed housing-related initiatives, such as the housing affordability strategies report published by the department in March 2020. That report analyzed land use concepts and how they would improve housing affordability over the next 30 years, particularly for low- and moderate-income households. It analyzed development feasibility, along with city policies, and public investments to add 150,000 housing units by 2050, or approximately 5,000 new housing units per year; at least one-third of the housing units should be permanently affordable at low and moderate incomes. The future development patterns that will be analyzed by the EIR as the probable result of the housing element update will draw from these land use concepts.

The housing element update would modify the policies of the general plan's housing element. In general, the proposed housing element update would shift an increased share of the city's future housing growth to transit corridors and low-density residential districts within high-opportunity areas.¹ It would not include specific changes to existing land use controls (e.g., zoning) or approve any physical development (e.g., construction of housing or infrastructure). However, the EIR assumes that such actions are reasonably foreseeable future outcomes of the housing element update. As such, the EIR will evaluate the potential physical environmental impacts that could result from future actions for implementing the policies proposed under the housing element update at a programmatic level, in accordance with California Environmental Quality Act (CEQA) Guidelines section 15168. A programmatic analysis is appropriate for a project that will involve a series of actions that are (1) related geographically, (2) logical parts in a chain of contemplated actions, (3) connected as part of a continuing program, and (4) carried out under the same authorizing statute or regulatory authority and have similar environmental impacts that can be mitigated in similar ways. To the extent that any future changes to land use controls are proposed that were not contained in the housing element update, those changes would most likely require further environmental review and approval.

¹ High-opportunity areas are neighborhoods identified by the State of California that provide strong economic, health, and educational outcomes for its residents.

One foreseeable future outcome of the housing element update would be the designation of housing sustainability districts that would streamline review and approval of residential and mixed-use residential development projects, as directed by several draft policies of the housing element. Therefore, in addition to programmatic review of the housing element update, the EIR will also evaluate at a project level the designation of portions of San Francisco as housing sustainability districts, in accordance with Government Code sections 66202 to 66210 and Public Resources Code sections 21155.10 and 21155.11.

Plan Bay Area 2050

In addition to the proposed action described above, the EIR will analyze growth forecasted in San Francisco by the Metropolitan Transportation Commission (MTC) and Association of Bay Area Governments (ABAG) as part of Plan Bay Area 2050. Plan Bay Area 2050 is expected to be adopted by MTC and ABAG in fall 2021. Plan Bay Area 2050 forecasts approximately 578,000 households residing in San Francisco by 2050. The approximately 578,000 households would result in approximately 596,000 housing units a 35,000-unit increase over the city's proposed housing element update, and could result in a different development pattern.

Public Comment

The department welcomes your comments concerning the potential environmental effects of this project. You can submit your comments verbally at the public scoping meeting, and/or via email or mail to the staff contact below.

The department will hold a PUBLIC SCOPING MEETING on Tuesday, June 29, 2021 at 6 p.m. Due to the COVID-19 emergency, in order to protect the health of city staff and members of the public, the meeting will occur virtually through video and teleconference. The meeting will consist of a staff presentation followed by an opportunity for the public to provide verbal comments regarding the scope of environmental review. Meeting details are included above. Written comments should be emailed to CPC.HousingElementUpdateEIR@sfgov.org (preferred) or sent to Elizabeth White, San Francisco Planning Department, 49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103 by 5 p.m. on July 16, 2021. Written comments should reference the project title and case number on the front of this notice. If you have questions or comments concerning this notice, please email CPC.HousingElementUpdateEIR@sfgov.org or contact Elizabeth White at 628 652-7557 by July 16, 2021.

If you work for an agency that is a responsible or a trustee agency, we need to know the views of your agency as to the scope and content of the environmental information that is relevant to your agency's statutory responsibilities in connection with the housing element update. Your agency may need to use the EIR when considering a permit or other approval for this action. We will also need the name of the contact person for your agency.

Members of the public are not required to provide personal identifying information when they communicate with the planning commission or the department. All written or oral communications, including submitted personal contact information, may be made available to the public for inspection and copying upon request and may appear on the department's website or in other public documents.

Recipients of this notice are encouraged to pass on this information to others who may have an interest in the project.

NOTE: This notice is being issued during the suspension of certain CEQA filing and posting requirements pursuant to Executive Order N-80-20, and its issuance complies with the alternative posting requirements stated in the order. This notice also complies with local requirements under the March 23, 2020, Fifth Supplement to the Mayoral Proclamation Declaring the Existence of a Local Emergency Dated February 25, 2020.



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Introduction

The San Francisco Planning Department (department) prepared this notice of preparation of an environmental impact report (EIR) for the San Francisco Housing Element 2022 Update (housing element update). The housing element update is mandated by state law, Government Code section 65583. The purpose of the EIR is to provide information about the physical environmental effects of the housing element update, identify possible ways to minimize any potentially significant adverse effects, and describe and analyze possible alternatives to the housing element update. The department is issuing this notice to inform the public and responsible and trustee agencies about the housing element update and its intent to prepare an EIR and provide notice of a public scoping meeting to solicit comments on the scope of the EIR.

You may participate in the public process concerning the project's environmental effects by:

- Contacting Elizabeth White via email, phone, or by mail; OR
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The public process for updating the housing element was launched in June 2020, and the first phase of outreach was completed in December 2020. Based on this community outreach and engagement, a first draft of goals, policies, and actions was published in April 2021. The housing element update process will include two additional rounds of outreach; the public vetting process is scheduled to complete by early 2022.

The draft goals, policies, and actions were informed by other recently completed housing-related initiatives, such as the housing affordability strategies report published by the department in March 2020. That report analyzed land use concepts and how they would improve housing affordability over the next 30 years, particularly for low- and moderate-income households. It analyzed development feasibility, along with City and County of San Francisco (City) policies, and public investments to add 150,000 housing units by 2050, or approximately 5,000 new housing units per year; at least one-third of the housing units should be permanently affordable at low and moderate incomes. The future development patterns that will be analyzed by the EIR as the probable result of the housing element update will draw from these land use concepts.

The housing element update would modify the policies of the general plan's housing element. In general, the proposed housing element update would shift an increased share of the city's future housing growth to transit corridors and low-density residential districts within high-opportunity areas.¹ It would not include specific changes to existing land use controls (e.g., zoning) or approve any physical development (e.g., construction of housing or infrastructure). However, the EIR assumes that such actions are reasonably foreseeable future outcomes of the housing element update. As such, the EIR will evaluate the potential physical environmental impacts that could result from future actions for implementing the policies proposed under the housing element update at a programmatic level, in accordance with California Environmental Quality Act (CEQA) Guidelines section 15168. A programmatic analysis is appropriate for a project that will involve a series of actions that are (1) related geographically, (2) logical parts in a chain of contemplated actions, (3) connected as part of a continuing program, and (4) carried out under the same authorizing statute or regulatory authority and have similar environmental impacts that can be mitigated in similar ways. To the extent that any future changes to land use controls are proposed that were not contained in the housing element update, those changes would most likely require further environmental review and approval.

One foreseeable future outcome of the housing element update would be the designation of housing sustainability districts that would streamline review and approval of residential and mixed-use residential development projects, as directed by several draft policies of the housing element. Therefore, in addition to programmatic review of the housing element update, the EIR will also evaluate at a project level the designation

¹ High-opportunity areas are neighborhoods identified by the State of California that provide strong economic, health, and educational outcomes for its residents.

of portions of San Francisco as housing sustainability districts, in accordance with Government Code sections 66202 to 66210 and Public Resources Code sections 21155.10 and 21155.11.

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Housing Element Background

The housing element is San Francisco's long-range plan for meeting anticipated future housing needs throughout the city. As discussed below, the housing element must be updated on a regular basis in accordance with state planning and housing law. The housing element update addresses anticipated growth through 2050 and centers on housing affordability and racial and social equity. It includes goals that will guide the future of housing in San Francisco, policies that will guide land use decisions and resource-allocation decisions for housing creation and services, and actions that will help meet the city's housing goals.

State certification of the housing element provides the city with a number of benefits, including priority access to state housing funds. Without a certified housing element, the city risks ineligibility for state housing and infrastructure funds as well as the loss of state and federal housing assistance funding.

Location

San Francisco is a consolidated city and county, approximately 49 square miles in size. The city is the northern tip of the San Francisco Peninsula, with the Golden Gate Strait to the north, San Francisco Bay to the east, San Mateo County to the south, and the Pacific Ocean to the west. The city is one of nine counties adjacent to San Francisco Bay and San Pablo Bay collectively known as the San Francisco Bay Area. Daly City and the city of Brisbane abut San Francisco to the south. Interstate 280 (I-280) and State Route 1 (SR-1) provide access to the city from the south, U.S. 101 provides access to the city from the north and south, and Interstate 80 (I-80) provides access to the city from the east.

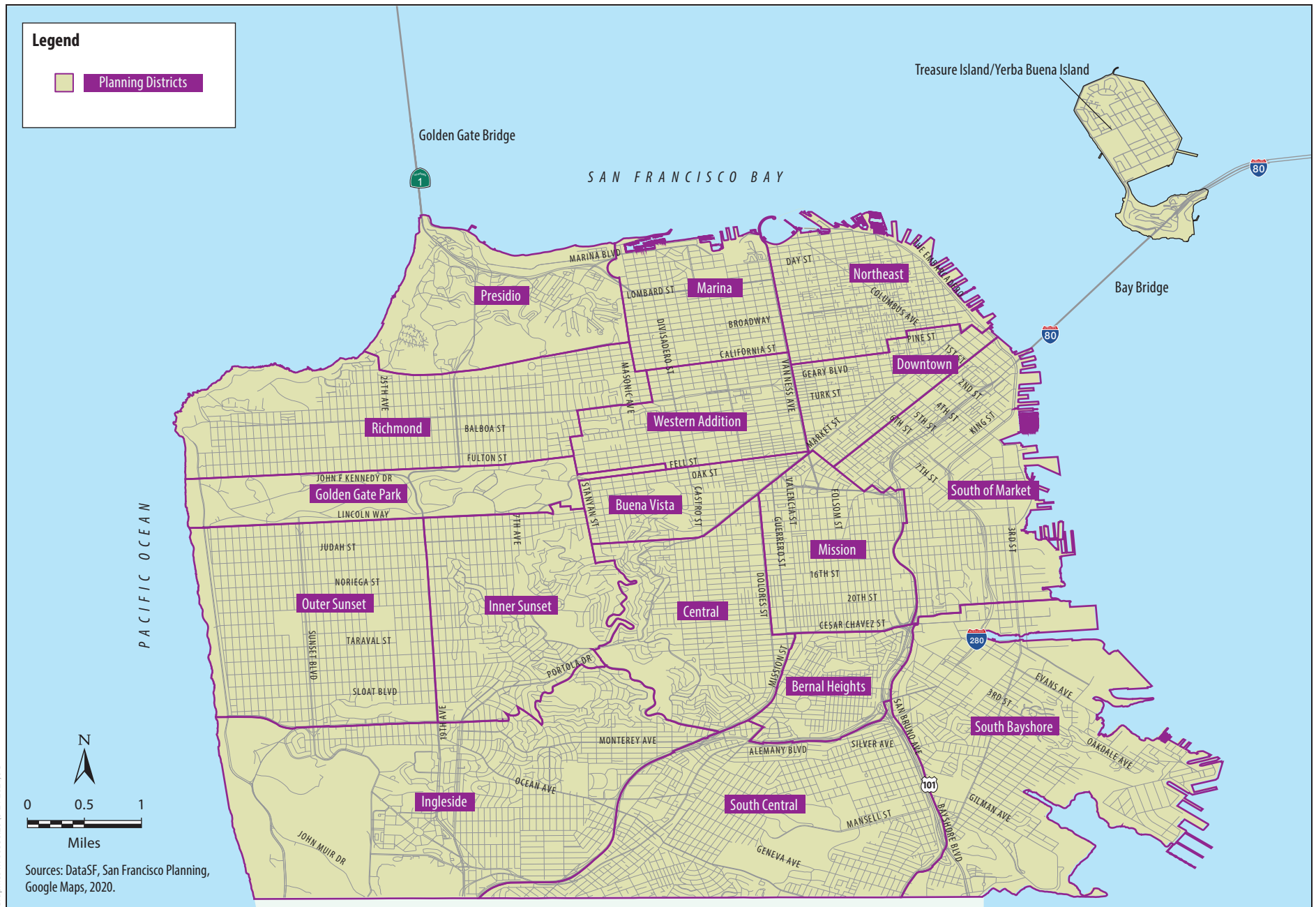
Topography in the city is varied; portions of the city are rolling or hilly, with elevations rising from sea level to 938 feet at Mount Davidson in the south-central part of the city. Most of the city's natural hydrology has been altered by urban development.

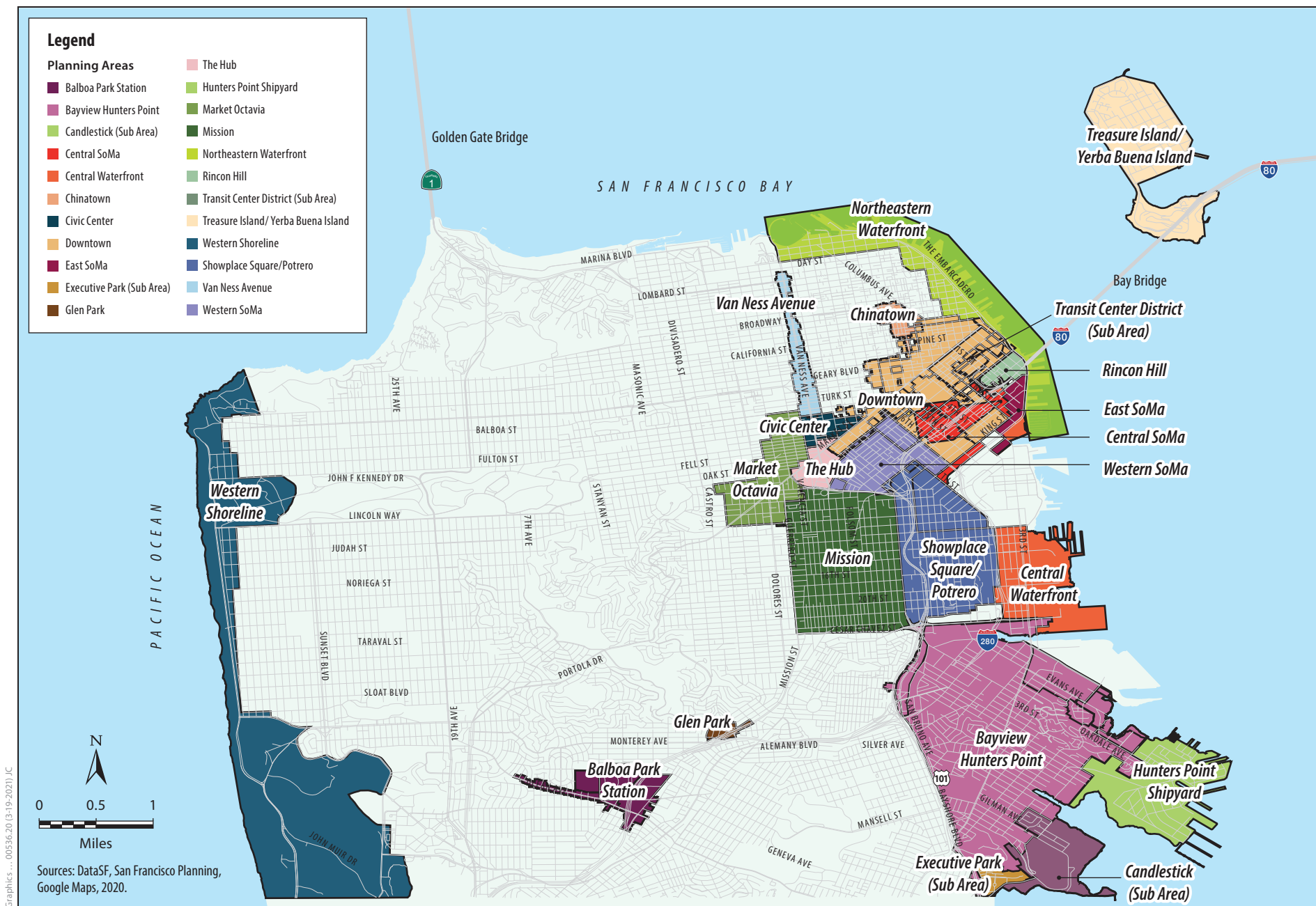
As illustrated in **Figures 1 and 2**, respectively, the city is divided into planning districts² and planning areas.³ Although the city is densely developed, developable vacant and underutilized parcels⁴ exist throughout the city.

² The city is divided into 17 planning districts, which are used in various aspects of the planning process.

³ Planning areas are those parts of the city identified in the general plan that have undergone comprehensive community planning efforts and for which specific localized goals and objectives have been defined.

⁴ The department defines *underutilized parcels* as those where the ratio of maximum possible building square footage allowed by zoning to the existing total building square footage is 30 percent or less.





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San Francisco Housing Element 2022 Update

Figure 2
Project Location and Planning Areas

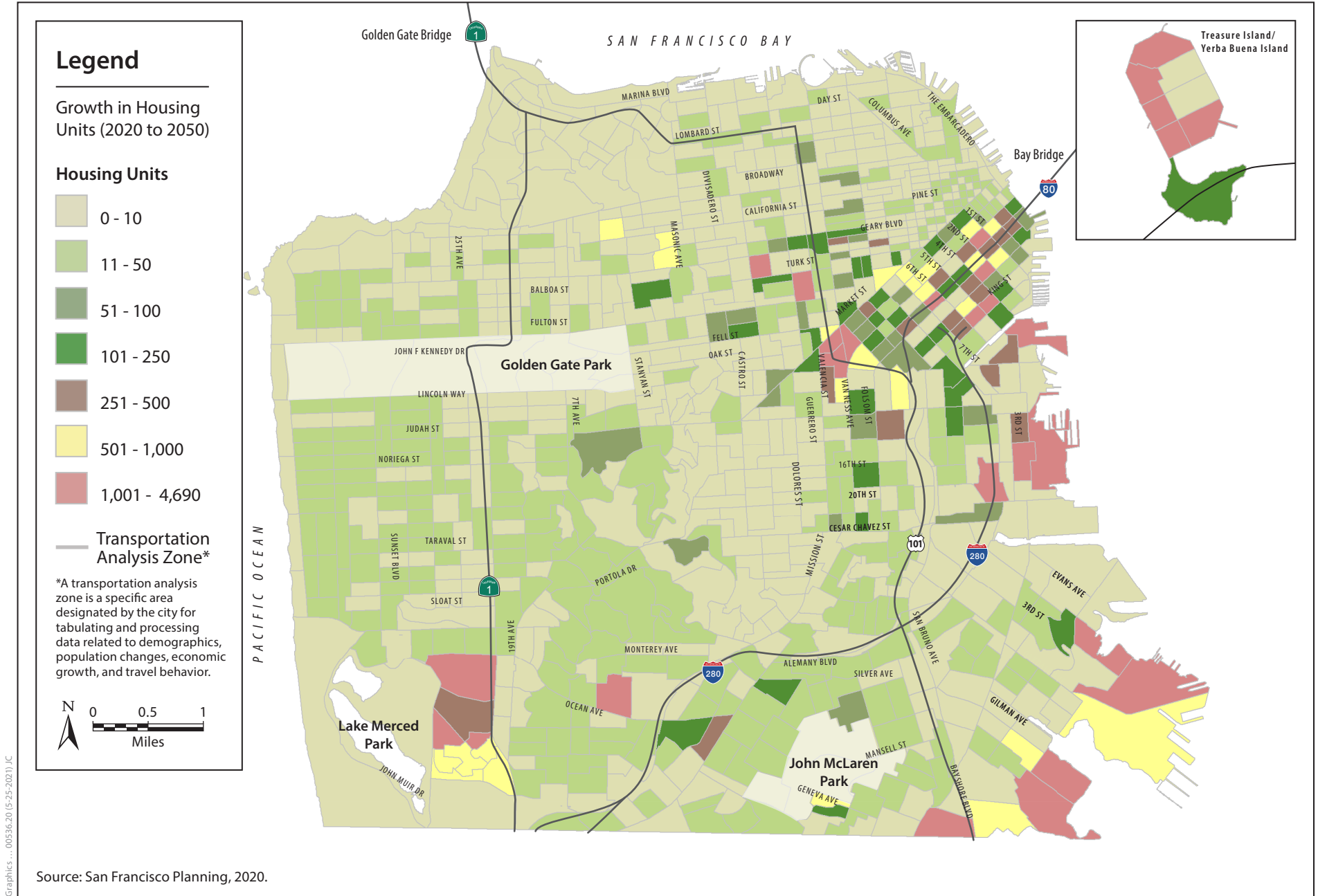
Baseline Conditions

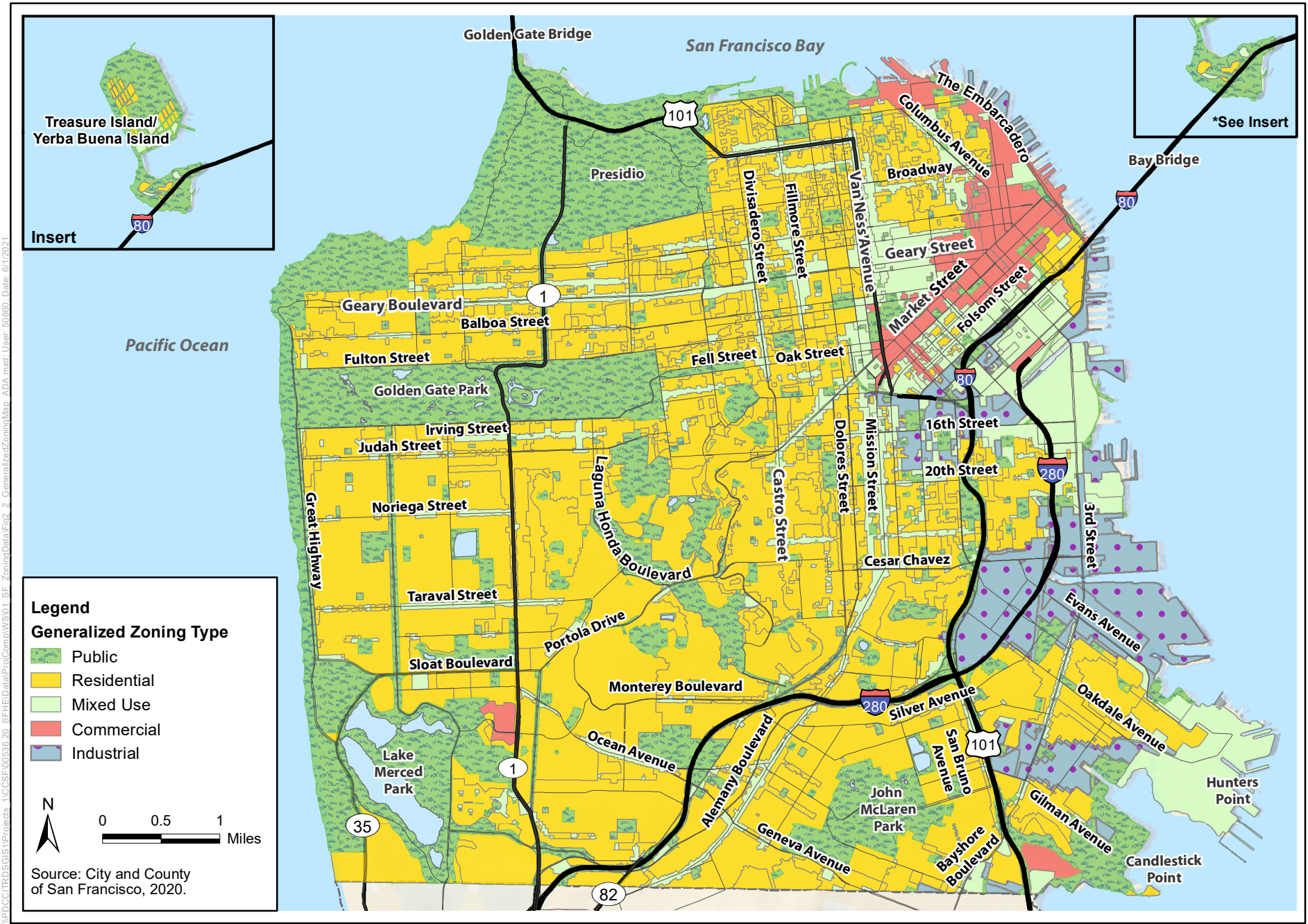
If the proposed housing element update is not adopted, the EIR will assume that housing development would continue to occur under the policies and implementing measures of the existing 2014 housing element. As such, the environmental impact analysis in the EIR will use projected future conditions (2050) as a baseline against which the significance of environmental impacts will be assessed, not existing conditions. Using existing conditions as a baseline would be misleading and would have minimal informative value for decision-makers and the public because growth would continue to occur in the city whether or not the policies in the updated housing element are adopted. **Figure 3** shows the anticipated housing growth in the city through 2050 under baseline conditions.

As of 2020, there were approximately 407,000 households and 770,900 jobs in the city. Under 2050 baseline conditions, the department projects that there would be approximately 508,800 households and 881,600 jobs in the city, an increase of 101,700 households and 110,700 jobs compared to 2020 conditions.

Generally, as of 2020, the highest housing densities in the city exist in the downtown area, at an average density of 218 dwelling units per acre, while lower densities (as low as 14 dwelling units per acre) exist in the western and southern areas of the city.⁵ **Figure 4** shows a generalized zoning map of the city. As shown, most areas in the city allow residential uses; the eastern portion of the city comprises commercial, mixed, and industrial uses. **Figure 5** shows a generalized height map of the city. As shown, the tallest height districts occur in the downtown and South of Market (SoMa) planning districts.

⁵ San Francisco Planning Department, *Summary of the Planning Code Standards for Residential Districts*, <https://sf-planning.org/sites/default/files/FileCenter/Documents/5358-Residential%20Standards%20Summary%20Table.pdf>, accessed September 3, 2020.





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Figure 4
Generalized Citywide Zoning Map under Baseline Conditions

Housing Element Update Components

The proposed housing element update, as drafted, would shift an increased share of the city's future housing growth to transit corridors and low-density residential districts within high-opportunity areas.

To analyze the physical impacts of the proposed housing element update, the environmental analysis will rely on two land use concepts: 1) transit corridors and 2) residential districts. These two concepts are based on the concepts from the housing affordability strategies.

TRANSIT CORRIDORS

The housing element update would focus development and encourage increased land use density and intensity along transit corridors and transit nodes in the city, including but not limited to:

- Van Ness Avenue
- Geary Boulevard
- Irving/Judah streets
- Taraval Street
- Park Presidio and 19th Avenue
- Mission Rapid San Francisco Municipal Railway (Muni) Corridor
- San José Avenue Muni Corridor
- Ocean Avenue
- Geneva Avenue
- Lombard Street
- West Portal Avenue
- Transit Nodes
 - 500-foot radius at Castro and Market streets
 - 500-foot radius of Forest Hill Station
 - 500-foot radius of 19th Avenue and Taraval Street

The majority of these corridors are located in high-opportunity areas, which currently provide amenities for local residents. The increased housing along these corridors and nodes could result in the development of new or improved amenities, such as schools, parks, and health clinics, or the development of additional commercial and retail uses. Policies and objectives supporting this land use concept would direct a greater portion of the projected growth for the city through 2050 to the transit corridors identified above as well as areas within approximately two blocks (or 0.25 mile) of these corridors. **Figure 6** shows the areas where additional housing growth is anticipated under the Transit Corridors land use concept.

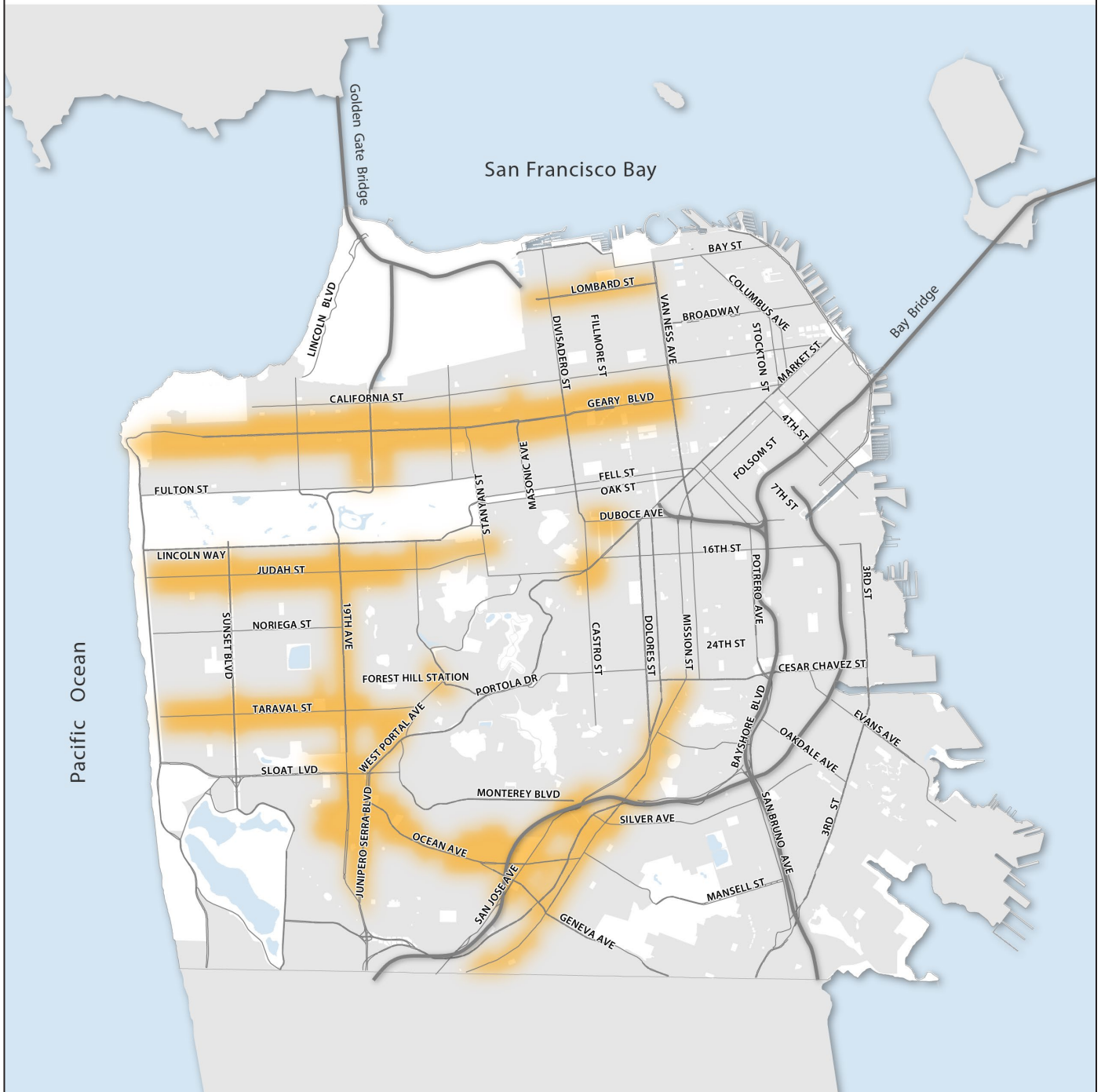
Legend



Areas for Additional Housing Growth



Source: San Francisco Housing Affordability Strategies, 2020.



RESIDENTIAL DISTRICTS

The housing element update would promote more housing throughout existing residential neighborhoods outside of the downtown and eastern neighborhoods, allowing multi-family buildings⁶ in neighborhoods that are currently zoned for single-family uses. These neighborhoods would continue to serve mostly local needs. In some locations, they could result in demand for the development of new amenities, such as schools, parks, and health clinics, or the development of additional commercial and retail uses. Policies and objectives supporting this land use concept would direct a substantial portion of the projected growth for the city through 2050 to residential neighborhoods by removing density limits in high-opportunity areas that allow residential uses, including Residential Housing (RH) and Residential Mixed (RM) zoning districts and Neighborhood Commercial (NC-1 thru NC-3) districts. **Figure 7** shows the areas where additional housing growth is anticipated under the Residential Districts land use concept.

DRAFT HOUSING ELEMENT POLICIES

At the date of the publication of this notice of preparation of an EIR, the department is actively engaged in a community planning process to develop and finalize the specific goals, policies, and actions that will form the proposed housing element update. The department published the first draft of the housing element update policies on April 8, 2021. Examples of policies proposed in this first draft that could lead to different physical environmental effects than those anticipated under the existing housing element include:

- Policy III.5: Ensure equitable geographic distribution of new multi-family housing throughout the city to reverse the impacts of exclusionary zoning practices and reduce the burden of concentrating new housing within priority geographies.
- Policy III.6: Increase housing choices along rapid bus and rail corridors and near major transit stops in high-opportunity neighborhoods through zoning changes and streamlined approvals.
- Policy III.7: Increase housing choices by allowing and facilitating small multi-family buildings in low-density areas within high-opportunity neighborhoods.
- Policy III.8: Enable low- and moderate-income households, particularly American Indian, Black, and other People of Color, to live and prosper in high-opportunity neighborhoods by increasing the number of units that are permanently affordable.
- Policy IV.2: Maintain sufficient development capacity to respond to the increasing housing need and the scarcity of housing supply within the city and the region.
- Policy IV.3: Reduce development constraints, such as high construction cost and the lengthy City-permitting timeline, to increase housing choices and improve affordability.
- Policy IV.4: Maximize the number of permanently affordable housing units constructed through private development without public subsidy.
- Policy IV.5: Maximize the use of publicly owned sites for permanently affordable housing in balance with community infrastructure and the facilities that can be accommodated on those sites.

⁶ The number of homes allowed on residential lots under this concept would be based on rules for controlling the form of buildings, including height, bulk, setbacks, design, and open space, as well as requirements for multi-bedroom units.

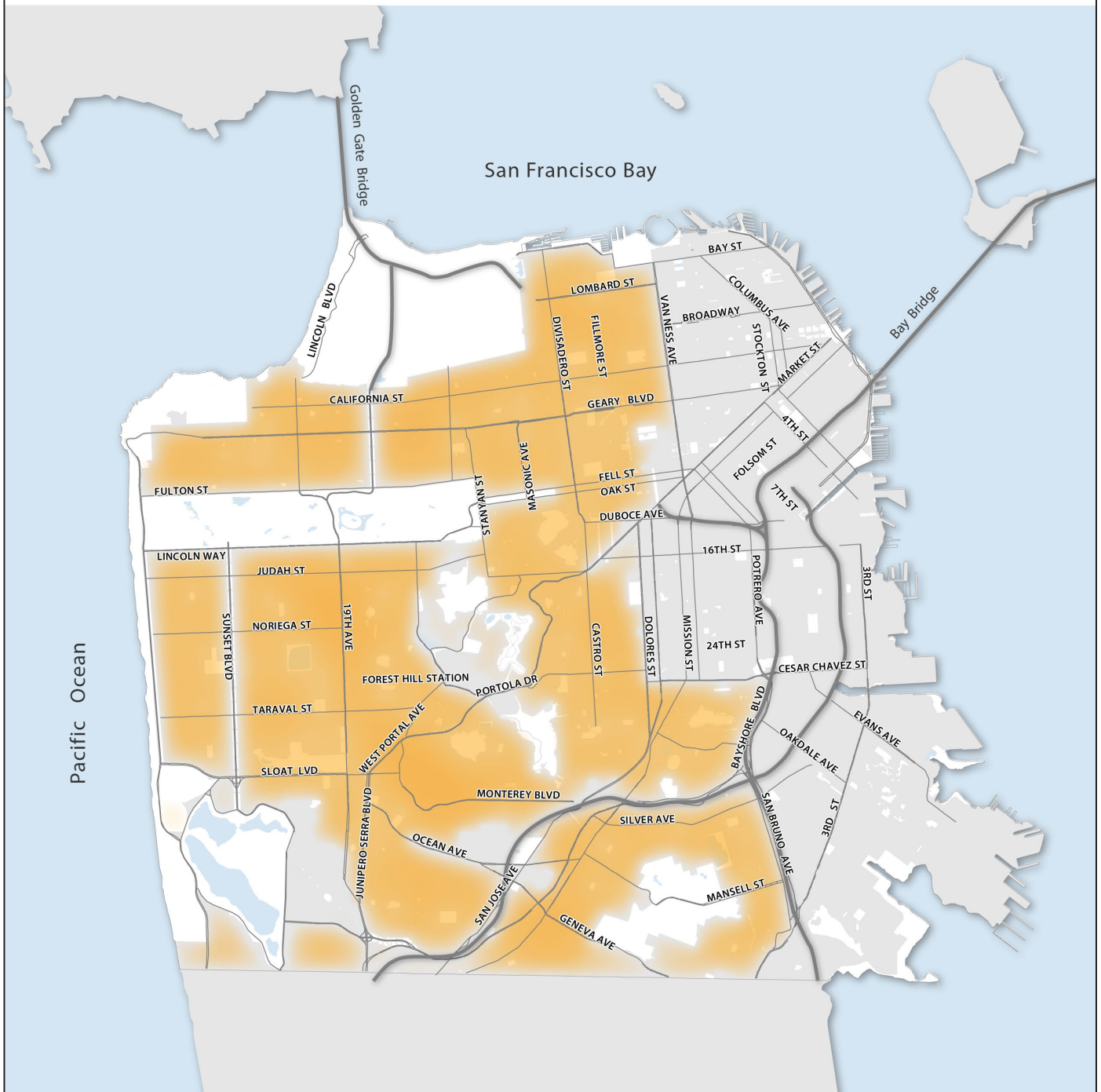
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Areas for Additional Housing Growth



Source: San Francisco Housing Affordability Strategies, 2020.



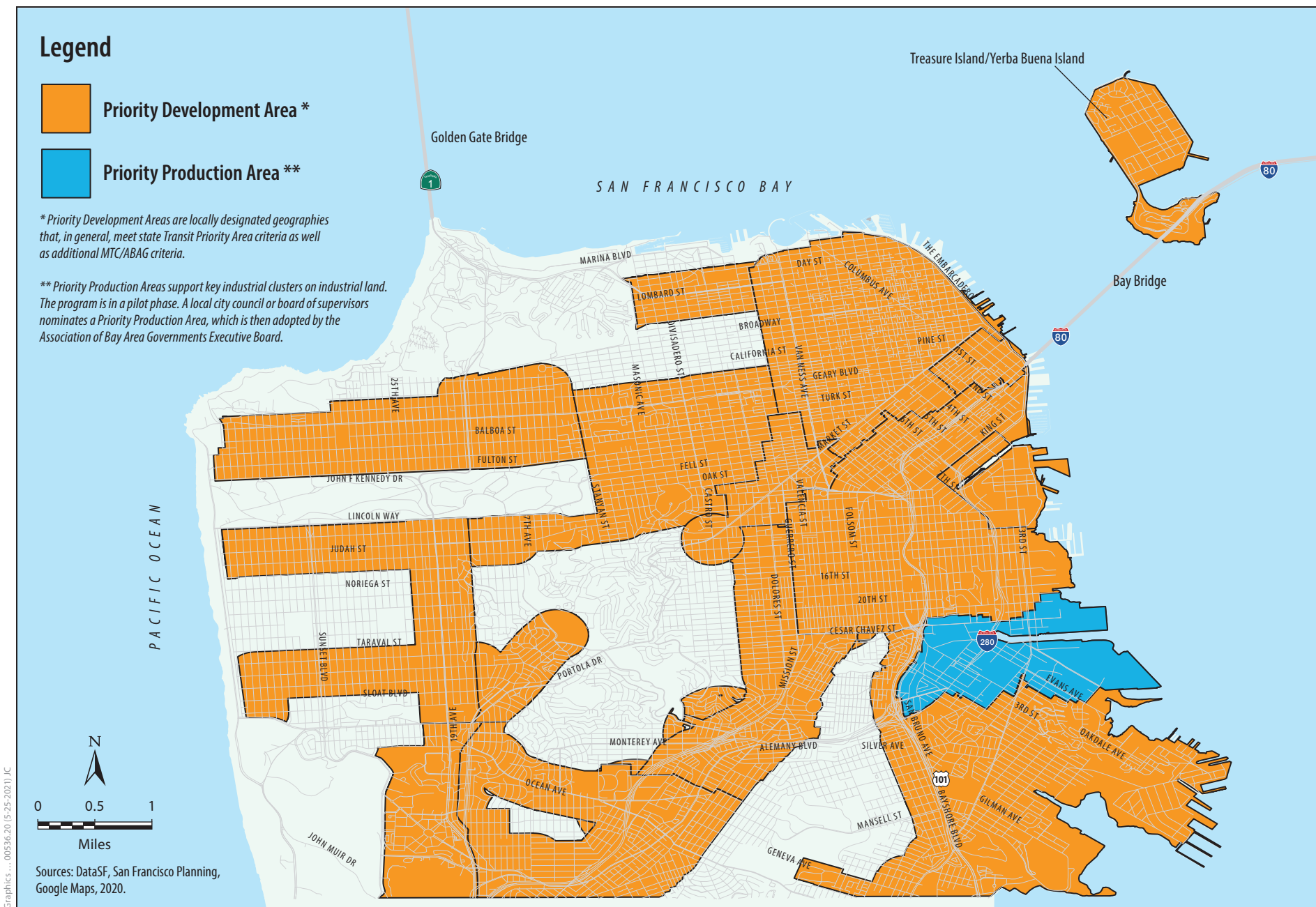
- Policy V.1: Promote and facilitate aging in place for seniors and multi-generational living.
- Policy V.2: Prevent the outmigration of families with children and support the needs of families to grow.
- Policy V.3: Retain and increase the moderate- and middle-income households by building permanently affordable workforce housing.
- Policy V.4: Facilitate small multi-family buildings as a prominent housing type that private development can deliver to serve middle-income households.
- Policy V.5: Promote group housing as an entry-level housing option for moderate-income households, particularly single-person households.
- Policy VI.1: Facilitate neighborhoods where proximity to daily needs promotes social connections, supports the city's sustainability goals, and advances a healthy environment.
- Policy VI.2: Ensure transportation investments and new housing are planned in parallel to advance well-connected neighborhoods and equitable access to transit.
- Policy VI.3: Advance equitable access to high-quality amenities and resources as part of a healthy and equitable environment in parallel with planning for increased housing.
- Policy VI.4: Advance equitable access to a healthy environment through improved air quality and resilience to natural hazards and climate change impacts, particularly in environmental justice communities.

A second draft of the policies, which will incorporate feedback received during public review, public outreach, and planning commission hearings, will be published in fall 2021 and will inform the draft EIR's impact analysis. Information regarding the housing element update policies is available at <https://www.sfhousingelement.org/>.

HOUSING SUSTAINABILITY DISTRICTS

One foreseeable future outcome of the housing element update would be the designation of one or more of the areas identified in **Figure 8** as a housing sustainability district.⁷ Possible housing sustainability districts would be within the areas identified in **Figure 8** that are zoned to permit residential use. Should any of these areas be designated as a housing sustainability district, any proposed ordinance would include zoning and design review standards. Eligible projects seeking entitlement under the housing sustainability district that meet the zoning and design review standards would be approvable through a ministerial process. Pursuant to Government Code sections 66202 to 66210 and Public Resources Code sections 21155.10 and 2155.11, subsequent projects in the designated housing sustainability district areas that meet the requirements of a housing sustainability district would not require further environmental review, but would be required to implement applicable mitigation measures determined to be necessary to reduce significant impacts identified in the EIR. The housing sustainability district would require approval from the board of supervisors regarding planning, business and tax regulations and codes, and text amendments to designate portions of the city as housing sustainability districts.

⁷ Under Government Code sections 66202 to 66210 and Public Resources Code sections 21155.10 and 21155.11, a housing sustainability district is a designated area in a city created by ordinance and located within 0.5 mile of public transit in which at least 20 percent of all housing units would be affordable for very low-, low-, and moderate-income households for at least 55 years. Individual projects in the housing sustainability district in which at least 10 percent of all units are affordable units that meet certain labor standards and design criteria are eligible for ministerial approval without further environmental review.



Plan Bay Area 2050

In addition to the proposed housing element update, the EIR will also evaluate the environmental impacts that could result from growth forecasted in San Francisco as a result of the 35 strategies in Plan Bay Area 2050. Plan Bay Area 2050 serves a long-range regional vision for transportation, housing, the economy, and the environment, defined by strategies – policies and investments advanced by state, regional, and local governments. These strategies would further intensify the existing development pattern in the city to achieve regional climate, equity, and jobs-housing balance goals, among others. Development would be focused primarily in San Francisco’s locally-adopted *priority development areas*.⁸ It would also focus development on the east side of the city while encouraging increased land use density and intensity along transit corridors and nodes. **Figure 9** shows growth for San Francisco under Plan Bay Area 2050.

Approvals and Other Actions Required

Housing Element

Before any actions can be taken to approve the housing element update, the planning commission must certify the final EIR and recommend the general plan amendments to the board of supervisors. Once the EIR is certified, the housing element update would be adopted through an amendment to the general plan. General plan amendments must be approved by the planning commission and the board of supervisors. Prior to the board of supervisors’ adoption, the housing element must be certified as compliant with state housing element law by the California Department of Housing and Community Development.

Summary of Potential Environmental Issues

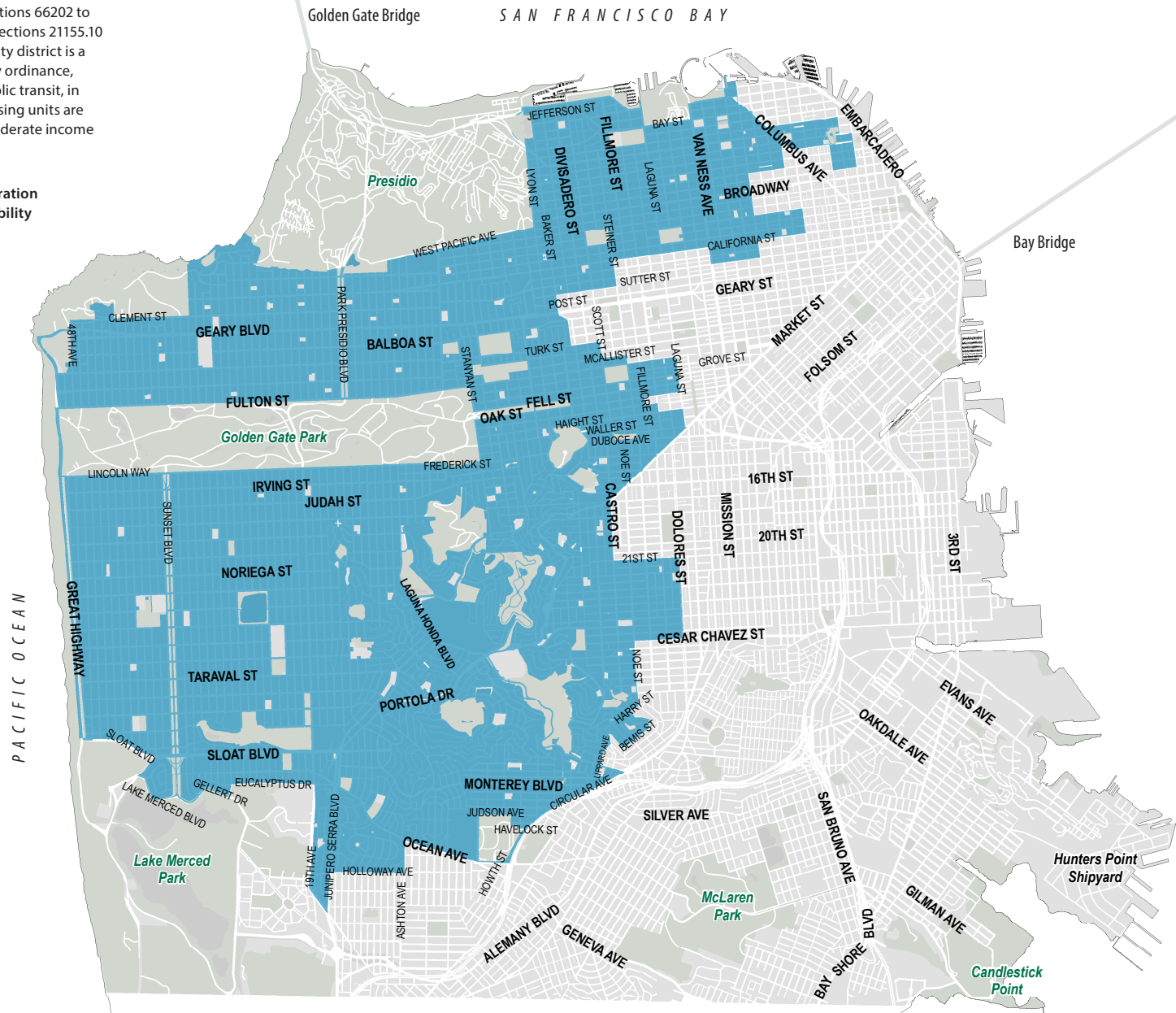
Adoption of the housing element update and housing sustainability districts could result in potentially significant environmental effects. As such, the department will prepare an initial study and draft EIR to evaluate the physical environmental effects of the housing element update and housing sustainability districts. As required by CEQA, the EIR will further examine those issues identified in the initial study as having potentially significant effects, identify mitigation measures, analyze whether the proposed mitigation measures would reduce the environmental effects to less-than-significant levels, and identify alternatives to the housing element update and housing sustainability districts that would reduce such impacts. The initial study will be published as an appendix to the draft EIR and be considered part of the EIR.

The housing element update does not include any specific planning code amendments, zoning changes, development projects, or other implementing measures. Given that no such actions are proposed at this time, the EIR will evaluate the reasonably foreseeable impacts of such future actions at a program level, in accordance with CEQA Guidelines section 15168.

⁸ Priority production areas support key industrial clusters on industrial land. The program is in a pilot phase. A local city council or board of supervisors nominates a Priority Production Area, which is then adopted by the Association of Bay Area Governments Executive Board.

Note: Under Government Code sections 66202 to 66210 and Public Resources Code sections 21155.10 and 21155.11, a housing sustainability district is a designated area in a city created by ordinance, located within one-half mile of public transit, in which at least 20 percent of all housing units are affordable to very low, low, and moderate income households for at least 55 years.

**Areas Under Consideration
for Housing Sustainability
District Designation**



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Sources: Planning Department, 2021.

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Figure 9
Areas Under Consideration for Housing Sustainability
District Designation in San Francisco

The EIR will evaluate the physical environmental impacts that could occur as result of possible future rezoning actions as well as future development and infrastructure projects that would implement the policies proposed under the housing element update. The EIR will identify mitigation measures to reduce or avoid impacts determined to be significant. As discussed above, if the proposed housing element update is not adopted, the EIR assumes that housing development would continue to occur under the policies and implementing measures of the existing housing element. As such, the environmental impact analysis presented in this EIR uses projected future conditions (2050) as a baseline against which the significance of environmental impacts are assessed. The initial study and EIR will address all environmental topics in the department's CEQA environmental checklist, including the following environmental topics:

- Land Use and Planning
- Aesthetics
- Population and Housing
- Cultural Resources
- Tribal Cultural Resources
- Transportation and Circulation
- Noise
- Air Quality
- Greenhouse Gas Emissions
- Wind
- Shadow
- Recreation
- Utilities and Service Systems
- Public Services
- Biological Resources
- Geology and Soils
- Hydrology and Water Quality
- Hazards and Hazardous Materials
- Mineral Resources
- Energy
- Agriculture and Forestry Resources
- Wildfire

The EIR will include an analysis of the comparative environmental impacts of feasible alternatives to the proposed action that would reduce or avoid one or more of the significant impacts while still meeting most of the action objectives. It will also include analysis of the no-project alternative, as required by CEQA. The EIR will include a discussion of topics required by CEQA, including cumulative impacts, significant unavoidable impacts, significant irreversible impacts, any known controversy associated with the proposed action and its environmental effects, and issues to be resolved by decision-makers.

Finding

The housing element update and housing sustainability district adoption may have a significant effect on the environment; therefore, an EIR is required. This finding is based on the criteria of the *Guidelines of the State Secretary for Resources*, sections 15064 (Determining Significant Effect) and 15065 (Mandatory Findings of Significance). The purpose of the EIR is to provide information about potential significant physical environmental effects of the housing element update, identify possible ways to minimize the significant effects, and describe and analyze possible alternatives to the housing element update. Preparation of a notice of preparation or EIR does not indicate a decision by the city to approve or disapprove the housing element update or adopt a housing sustainability district. However, prior to making any such decision, the decision-makers must review and consider the information contained in the EIR.

Public Scoping Meeting

The department welcomes your comments concerning the potential environmental effects of this project. You can submit your comments verbally at the public scoping meeting, and/or via email or mail to the staff contact below.

The department will hold a PUBLIC SCOPING MEETING on Tuesday, June 29, 2021 at 6 p.m. Due to the COVID-19 emergency, in order to protect the health of city staff and members of the public, the meeting will occur virtually through video and teleconference. The meeting will consist of a staff presentation followed by an opportunity for the public to provide verbal comments regarding the scope of environmental review. Meeting details are included above. Written comments should be emailed to CPC.HousingElementUpdateEIR@sfgov.org (preferred) or sent to Elizabeth White, San Francisco Planning Department, 49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103 by 5 p.m. on July 16, 2021. Written comments should reference the project title and case number on the front of this notice. If you have questions or comments concerning this notice, please email CPC.HousingElementUpdateEIR@sfgov.org or contact Elizabeth White at (628) 652-7557 by July 16, 2021.

If you work for an agency that is a responsible or a trustee agency, we need to know the views of your agency as to the scope and content of the environmental information that is relevant to your agency's statutory responsibilities in connection with the housing element update. Your agency may need to use the EIR when considering a permit or other approval for this action. We will also need the name of the contact person for your agency.

Members of the public are not required to provide personal identifying information when they communicate with the planning commission or the department. All written or oral communications, including submitted personal contact information, may be made available to the public for inspection and copying upon request and may appear on the department's website or in other public documents.

Recipients of this notice are encouraged to pass on this information to others who may have an interest in the project.

NOTE: This notice is being issued during the suspension of certain CEQA filing and posting requirements pursuant to Executive Order N-80-20, and its issuance complies with the alternative posting requirements stated in the order. This notice also complies with local requirements under the March 23, 2020, Fifth Supplement to the Mayoral Proclamation Declaring the Existence of a Local Emergency Dated February 25, 2020.

June 16, 2021

Date



Lisa Gibson
Environmental Review Officer