



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary

HEARING DATE: MARCH 24, 2011

Date: March 17, 2011
Case No.: 2007.1275EM
Project: **2009 Housing Element Update**
Adoption Hearing
Staff Contact: Kearstin Dischinger – (415) 558-6284
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Reviewed by: Sarah Dennis Phillips and Teresa Ojeada

Recommendation: **Adopt the 2009 Housing Element Update**

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PROJECT DESCRIPTION

The Planning Department, in cooperation with the Mayor's Office of Housing, has developed a third draft of the 2009 Update of the Housing Element of the General Plan. Core ideas of the element include:

- Prioritization of permanently affordable housing;
- Recognition and preservation of neighborhood character;
- Integration of planning for housing, jobs, transportation and infrastructure; and
- San Francisco's role as sustainable model of development.

The 2009 update of the Housing Element is required by State Law, and includes Part 1: Data and Needs Analysis, which contains a description and analysis of San Francisco's population, household and employment trends, existing housing characteristics, and housing needs; Part 2: Objectives, Policies; and a series of Appendices including Implementing Programs, which sets forth actions to help address the City's needs.

Upon Planning Commission and Board adoption of the 2009 Housing Element Update, San Francisco will no longer be "out of compliance" on HCD's Housing Element Compliance Report. Accordingly the City will be eligible for state housing, community development and infrastructure funding programs.

PUBLIC COMMENT

The Department worked closely with community leaders, stakeholders, City agencies, and community members starting in September of 2008 (see Appendix B for complete listing). After two and half years of community and Department work on the 2009 Housing Element Update, the Planning Commission initiated the adoption process on February 24, 2011. Over the two and a half years of the community based planning process, the Department has tracked public comments received in a matrix format. These documents are available on the Housing Element website: <http://housingelement2009.sfplanning.org/>

Draft 3 of the Housing Element integrates public and Commissioner comments received on the first (June 2009) and second (July 2010) drafts. Comments from the Department of Housing and Community Development (HCD), the state agency charged with administering state housing element law, have also been incorporated.

The majority of the Objectives and Policies elaborate these core values as Objective and Policies with full citizen support. However, the valuable diversity of opinion in San Francisco means that not every policy in this document can achieve consensus among community members. After two years of public engagement, three drafts, and extensive public hearings, the Department recommends adoption of Draft 3 with a few amendments discussed in more detail below.

Public comments on Draft 3 focus on a few remaining issues – and indicate the public’s dedication to a Housing Element that clearly articulates their vision for housing policy. These issues are summarized below:

1. Some members of the public have commented on the proposed term “Community Based Planning processes.” Staff integrated this term into proposed policies in an effort to use more consistent language that clearly explains the City’s process related to land use planning. “Community Based Planning processes” is defined in Policy 1.4:

Policy 1.4 Ensure community based planning processes are used to generate changes to land use controls.

Community plans are an opportunity for neighborhoods to work with the City to develop a strategic plan for their future, including housing, services and amenities. Such plans can be used to target growth strategically to increase infill development in locations close to transit and other needed services, as appropriate. Community plans also develop or update neighborhood specific design guidelines, infrastructure plans, and historic resources surveys, as appropriate. As noted above, in recent years the City has undertaken significant community based planning efforts to accommodate projected growth. Zoning changes that involve several parcels or blocks should always involve significant community outreach, as part of a community based planning process.

Any new community based planning processes should be initiated *in partnership* with the neighborhood, and involve the full range of City stakeholders. The process should be initiated by the Board of Supervisors, with the support of the District Supervisor, through their adoption of the Planning Department's or other overseeing agency's work program; and the scope of the process should be approved by the Planning Commission. To assure that the Planning Department, and other agencies involved in land use approvals conduct adequate community outreach, any changes to land use policies and controls that result from the community planning process may be proposed only after an open and publicly noticed process, after review of a draft plan and environmental review, and with comprehensive opportunity for community input. Proposed changes must be approved by the Planning Commission and Board of Supervisors at a duly noticed public hearing. Additionally, the Department's Work Program allows citizens to know what areas are proposed for community planning. The Planning Department should use the Work Program as a vehicle to inform the public about all of its activities, and should publish and post the Work Program to its webpage, and make it available for review at the Department.

Some public comments prefer the term 'community supported planning processes', while others felt that that "community supported" did not accurately represent San Francisco's current best practices for planning. Some public comments suggest that a "community based planning process" should not apply to zoning changes that involve an area less than several parcels or blocks. Given the time and resources required to complete such a process, they fear that this policy would limit the capacity of the Commission to support limited zoning changes. Staff believes the process laid out in the above policy appropriately confirms the Department's current practices, and that it could be scaled according to magnitude of each project.

Clarification around "Community Based Planning processes" is critical, as implementation of the objectives and policies require a community based planning process, to change existing City rules and regulations around land use and housing development. The Element's focus on the Community Based Planning process relies on and elucidates the City's practices in developing and amending existing land use controls and regulations, and further policies, such as 1.6 and 1.7, use the term "Community Based Planning Process" to clarify that land use changes, including secondary units and modifications to density limits, should *only* be considered within such a processes.

2.. There has been some misunderstanding of the Housing Element's policies as they affect lower density neighborhoods. To clarify, staff has integrated numerous new policies to clarify that preserving existing neighborhoods' character is a priority of the Housing Element, including a new Objective 11 focused on maintaining neighborhood character, with policies that

acknowledge neighborhood work to articulate their unique character such as Covenants Conditions and Restrictions (CC&R's) and neighborhood-specific design guidelines (11.2), direct the use of community planning processes wherever any changes might be considered (11.3), direct that development projects in existing residential neighborhoods defer to the prevailing height and bulk zoning of the area (11.3), and ensure that densities in established residential areas promote compatibility with prevailing neighborhood character (11.5). The Housing Element specifically calls out RH-1 and RH-2 areas as places where existing height and bulk patterns should be maintained to protect neighborhood character (1.6 and 11.5).

RECOMMENDATION

Based on Commissioner, HCD, and public comments received on Draft 3, the Planning Department recommends that the Planning Commission adopt Draft 3 with the following amendments. Most of these amendments offer language changes to clarify the intent of the Objectives and policies in Draft 3. Two additional implementation measures are proposed to clarify the Department's process on analyzing noise generation in relation to housing and housing placement.

To clarify support of existing development patterns with Policy 1.6 - Replace "prevailing" with "existing"; and "limits" with "patterns"

Policy 1.6 Consider greater flexibility in number and size of units within established building envelopes in community based planning processes, especially if it can increase the number of affordable units in multi-family structures.

In San Francisco, housing density standards have traditionally been set in terms of numbers of dwelling units in proportion to the size of the building lot. For example, in an RM-1 district, one dwelling unit is permitted for each 800 square feet of lot area. This limitation generally applies regardless of the size of the unit and the number of people likely to occupy it. Thus a small studio and a large four-bedroom apartment both count as a single unit. Setting density standards encourages larger units and is particularly tailored for lower density neighborhoods consisting primarily of one- or two-family dwellings. However, in some areas which consist mostly of taller apartments and which are well served by transit, the volume of the building rather than number of units might more appropriately control the density.

Within a community based planning process, the City may consider using the building envelope, as established by height, bulk, set back, parking and other Code requirements, to regulate the maximum residential square footage, rather than density controls that are not consistent with existing patterns. In setting allowable residential densities in established neighborhoods, consideration should be given to the prevailing building type in the surrounding area so that new development does not detract from existing character. In some areas, such as RH-1 and RH-2, ~~prevailing-existing~~ height and bulk ~~limits~~ patterns should be maintained to protect neighborhood character.

To clarify the status of MUNI's Transit Effectiveness Project (TEP) in relation to Policy 1.10 - Remove "24-hour" and "and will be slated for long term improvements" and "These transit lines are slated to receive funding and service increases which will make it easier to meet service demands as well as increase the ability to travel both downtown and between neighborhoods. Therefore, add "pending environmental review" and "especially affordable housing".

Policy 1.10 Support new housing projects, especially affordable housing where households can easily rely on public transportation, walking and bicycling for the majority of daily trips.

San Francisco enjoys an extensive network of transit lines, including a number of major transit lines that provide nearby residents with the opportunity to move about the City without need of a car. Because of proximity to transit and bicycle networks, neighborhood serving businesses and job centers, some 29% of the City's households do not own cars and 33% of San Franciscans take public transit to work, with higher rates for households in transit-rich areas. Infill housing in transit-rich areas can provide lower income households, affordable unsubsidized housing opportunities. Housing with easy access to transit facilitates the City's efforts to implement the City's *Transit First* policy. Additionally housing near transit can provide site-efficient and cost effective housing.

In reviewing reliance on public transportation, it is important to distinguish areas that are "transit-rich," and located along major transit lines, from those that are simply served by transit. For the purposes of this Housing Element, "major transit lines" are defined as those that have significant ridership and comprehensive service – meaning almost 24-hour service with minimal headways. This network of major transit lines includes BART's heavy rail lines, MUNI Metro's light rail system including the F, J, K, L, M and N lines, and Muni's major arterial, high-ridership, frequent service local network lines. These lines are defined and prioritized in Muni's Transit Effectiveness Project (TEP) as the "24-hour Rapid Network," and will be slated for long term improvements pending environmental review. These transit lines are slated to receive funding and service increases which will make it easier to meet service demands as well as increase the ability to travel both downtown and between neighborhoods. Therefore, The Department should support housing projects along these major transit lines *provided* they are consistent with current zoning and design guidelines.

To clarify Element's support of preservation in Objective 11, add "and preservation"

Objective 11 Support and respect the diverse and distinct character of San Francisco's neighborhoods.

San Francisco is a City of neighborhoods, each with a distinct character and quality. While the Housing Element provides a citywide housing strategy, no policy should be applied without first examining its applicability to each specific neighborhood's unique context. Its implementation should be applied and expressed differently in each neighborhood. The existing character, design context (including neighborhood specific design guidelines), historic and cultural context, and land use patterns of each neighborhood shall inform and define the specific application of Housing Element policies and programs. As each neighborhood progresses over time the distinct characters will form the foundation to all planning and preservation work in the area. Just as the City seeks a variety of housing types to meet the diversity of needs, the City also values a variety of neighborhood types to support the varying preferences and lifestyles of existing and future households. Changes planned for an area should build on the assets of the specific neighborhood while allowing for change.

To clarify that transportation should support existing communities as well as new residents, add "actual and" to Policy 12.1.

Policy 12.1 Encourage new housing that relies on transit use and environmentally sustainable patterns of movement.

New residents require access to neighborhood serving businesses, employment centers, recreation facilities, and regional centers. To the extent possible these trips should be easily accommodated on the existing transportation network with increased services. To that end the city should promote housing development in areas that are well served with transportation infrastructure including Bart trains, and Muni light rail trains. However, changes to the Planning Code to further accommodate housing near transit will occur through a community based planning process. Encouragement of the use of public transit and car-sharing must be accompanied by improving the reliability and usability of public transportation and broadening access to and location of car share options, as ways to make these alternatives more attractive. Additionally, bicycle amenities can and should be an integral component to housing and supporting the City's Transit First policy. The City must maintain and improve the transportation network in coordination with new development. Long range transportation planning should consider actual and projected growth patterns. Tools such as impact fees should facilitate the coordination of new growth with improved transportation infrastructure. As the City has been directing planning efforts to shape housing construction in transit-rich locations through its Redevelopment, Better Neighborhoods and other community planning processes, its funding efforts should prioritize these parts of the City. To ensure that new neighborhood infrastructure, particularly transit, is provided concurrently with new growth, agencies within the City should prioritize funding or planning efforts within these planned areas, especially for discretionary funding application processes such as the state's Proposition 1C.

To clarify the Department's process for analyzing noise conditions of new residential development, add the following Implementation Measures to Appendix C, Implementing Programs, and perform associated re-numbering of subsequent implementation measures:

Implementation Measure 17. The Planning Department shall require the preparation of an analysis that includes a site survey to identify potential noise-generating uses within two blocks of the project site prior to completion of the environmental review for all residential projects located in areas exceeding 75 Ldn. The analysis shall include at least one 24-hour noise measurement (with maximum noise level readings taken at least every 15 minutes). The analysis shall demonstrate with reasonable certainty that Title 24 standards, where applicable, can be met. If there are particular circumstances about the proposed project site that appear to warrant heightened concern about noise levels in the vicinity, the Department may require the completion of a detailed noise assessment prior to the first project approval action, in order to demonstrate that acceptable interior noise levels consistent with those in the Title 24 standards can be attained;

Implementation Measure 18. To minimize effects on development in noisy areas, for new residential uses located in areas exceeding 75 Ldn, the Planning Department shall, through its building permit review process, in conjunction with noise analysis, require that open space required under the Planning Code for such uses be protected, to the maximum feasible extent, from existing ambient noise levels that could prove annoying or disruptive to users of the open space. Implementation of this measure could involve, among other things, site design that uses the building itself to shield on-site open space from the greatest noise sources, construction of noise barriers between noise sources and open space, and appropriate use of both common and private open space in multi-family dwellings, and implementation would also be undertaken consistent with other principles of urban design.

ENVIRONMENTAL REVIEW

The Planning Department has completed a full Environmental Impact Report on the 2009 Housing Element update. The Housing Element Final Environmental Impact Report (FEIR) is proposed for certification under separate Commission action.

REQUIRED COMMISSION ACTION

Adopt amendments to the General Plan by adopting Draft 3 of the 2009 Housing Element, with the proposed amendments as described in the Executive Summary above, as the Housing Element of the San Francisco General Plan.

BASIS FOR RECOMMENDATION

- The project provides a community based vision for the City's housing future.
- The project is required by State law, with links to infrastructure and housing funds.
- The project supports sustainable growth in the City and the region.

RECOMMENDATION: **Adopt amendments General Plan by adopting the 2009 Housing Element as described.**

Attachments:

1. **Draft Resolution to adopt the 2009 Housing Element**
2. **Draft Ordinance for the 2009 Housing Element Update**
 - a. **Draft 2009 Housing Element Part 1, Part 2, and Appendices**
 - b. *please note these are unchanged from the version reviewed by the Commission at the February 24 hearing*

Please Note, of Draft 2009 Housing Element Part 1, Part 2 and the Appendices can be found on the Housing Element Website: <http://housingelement2009.sfplanning.org/>

Part 1 and Appendices:

http://housingelement2009.sfplanning.org/docs/Housing_Element_PartI_Data_Needs_Assmt_DR_AFT3.pdf

Part 2:

http://housingelement2009.sfplanning.org/docs/Housing_Element_PartII_Objectives_and_Policies_DRAFT3.pdf



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Draft Resolution

HEARING DATE MARCH 24, 2011

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RECOMMENDING THAT THE BOARD OF SUPERVISORS ADOPT A PROPOSED ORDINANCE AMENDING THE GENERAL PLAN BY ADOPTING THE 2009 HOUSING ELEMENT UPDATE AS THE HOUSING ELEMENT OF THE SAN FRANCISCO GENERAL PLAN, AND ADOPTING ENVIRONMENTAL FINDINGS AND FINDINGS OF CONSISTENCY WITH THE PRIORITY POLICIES OF PLANNING CODE SECTION 101.1 AND THE GENERAL PLAN.

WHEREAS, Section 4.105 of the Charter of the City and County of San Francisco mandates that the Planning Department shall periodically recommend to the Board of Supervisors for approval or rejection proposed amendments to the General Plan. In compliance with State law, the San Francisco Planning Department is seeking to update the Housing Element of the General Plan;

The Planning Department, in cooperation with the Mayor's Office of Housing and in consultation with other City agencies, developed the 2009 Update of the Housing Element of the General Plan ("the 2009 Housing Element") through a comprehensive community-based planning effort. The Department worked closely with community leaders, stakeholders, City agencies, and community members starting in September of 2008. A 15 member Community Advisory Body (CAB) was convened to assist staff on the development and refinement of a draft version of objectives, policies and implementation programs. The Department also hosted fourteen stakeholder sessions focusing on the needs and policy interests of special interest housing groups and organizations, and over 30 workshops, some in each supervisorial district of the City. The Planning Commission has hosted several informational hearings on the 2009 Housing Element.

The proposed 2009 Housing Element includes Part 1: Data and Needs Analysis, which contains a description and analysis of San Francisco's population, household and employment trends; existing housing characteristics, and housing needs; Part 2: Objectives, Policies and Implementation Programs, which sets forth the policy framework to address the needs

identified in Part 1; and a series of appendices. Additionally, the Planning Department completed an Environmental Impact Report on the 2009 Housing Element.

Overall, policies envisioned contained in the 2009 Housing Element are consistent with the General Plan, especially the more detailed Area Plans. Staff recommends adoption of the Resolution amending the General Plan, by adopting Draft 3 the 2009 Housing Element Update published in February 2011, together with the amendments detailed in the Planning Commission case report dated March 17, 2011, including changes to Policy 1.6, Policy 1.10, Objective 11, and Policy 12.1; and the addition of two implementation measures (identified as mitigation measures in the EIR) related to review of noise conditions for housing and open space, as the Housing Element of the San Francisco General Plan

The Planning Commission will consider certification of the EIR prepared for the 2004 and the 2009 Housing Elements on or after March 24, 2011 prior to considering the amendments to the General Plan. It will also consider adopting California Environmental Quality Act (CEQA) Findings at that hearing.

Planning Code Section 101.1(b) establishes eight priority policies and is the basis by which differences between competing policies in the General Plan are resolved. The project is consistent with the eight priority policies, in that:

1. That existing neighborhood serving retail uses be preserved and enhanced and future opportunities for resident employment in or ownership of such businesses enhanced.

The 2009 Housing Element includes policies that call for preserving and enhancing the existing neighborhoods, including building housing near neighborhood commercial districts and encouraging neighborhood commercial services adequate to serve residents. A central goal of the 2009 Housing Element is to plan for housing to support the existing and future workforce.

2. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods.

The 2009 Housing Element includes objectives and policies that support existing housing and neighborhood character, and aim to preserve the cultural and economic diversity of San Francisco neighborhoods. The 2009 Housing Element contains two objectives and ten policies that address the preservation of the existing housing stock; there is also a separate objective and eleven supporting policies that address neighborhood character.

3. That the City's supply of affordable housing be preserved and enhanced.

A central goal of the 2009 Housing Element is to preserve and enhance the City's affordable housing supply. Almost every objective and policy included in the 2009 Housing Element can be considered as addressing affordable housing supply. More specifically, the 2009 Housing Element contains three objectives that directly address affordable housing; and several other objectives and policies are intended to reduce the overall costs of housing construction, which can result in greater affordability.

4. That commuter traffic not impede MUNI transit service or overburden our streets or neighborhood parking.

Current short term and long term transportation planning for the City and County of San Francisco will use the land use patterns and growth projections contained in the 2009 Housing Element. Ultimately a continuation of the dense urban fabric will result in reduced regional transportation burdens and costs, including pollution, congestion, and increased infrastructure demands.

5. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced.

The 2009 Housing Element would not adversely affect the industrial or service sectors. The 2009 Housing Element contains objectives and policies that provide for housing affordable to residents at all income levels, thereby providing housing for residents employed in the industrial and service sectors, which often pay lower wages. By encouraging housing affordable to residents employed in the industrial and service sectors, these businesses are more likely to remain in San Francisco.

6. That the City achieves the greatest possible preparedness to protect against injury and loss of life in an earthquake.

The 2009 Housing Element includes policies and implementation measures that encourage seismic sustainability of existing and new housing units.

7. That landmarks and historic buildings be preserved.

The 2009 Housing Element would not have a negative effect on the preservation of landmarks and historic buildings. The 2009 Housing Element includes policies that recognize that landmarks and historic buildings should be preserved.

8. That our parks and open space and their access to sunlight and vistas be protected from development.

The 2009 Housing Element will not have an impact on recreation and parks or open space or on their access to sunlight and vistas. New residential buildings must comply with Planning Code Section 295. Projects with significant impacts on parks and open space under Planning Code Section 295 cannot be approved.

The 2009 Housing Element was developed in coordination with existing General Plan policies. Analysis of applicable General Plan Objectives and Policies has determined that the proposed action is, on balance, consistent with the General Plan. Below are specific policies and objectives that support the proposed actions.

COMMERCE AND INDUSTRY ELEMENT

- POLICY 6.1:** Ensure and encourage the retention and provision of neighborhood-serving goods and services in the city's neighborhood commercial districts, while recognizing and encouraging diversity among the districts.
- POLICY 6.3:** Preserve and promote the mixed commercial-residential character in neighborhood commercial districts. Strike a balance between the preservation of existing affordable housing and needed expansion of commercial activity.
- POLICY 6.4:** Encourage the location of neighborhood shopping areas throughout the city so that essential retail goods and personal services are accessible to all residents.
- POLICY 6.6:** Adopt specific zoning districts, which conform to a generalized neighborhood commercial land use and density plan.

The 2009 Housing Element is consistent with these policies in the Commerce and Industry Element in that it encourages housing in mixed use developments, and served by neighborhood commercial districts. Neighborhood serving goods and services requires that there be a ready supply of customers in nearby housing. The 2009 Housing Element continues to utilize zoning districts which conforms to a generalized residential land use and density plan the General Plan.

RECREATION AND OPEN SPACE ELEMENT

- OBJECTIVE 4:** PROVIDE OPPORTUNITIES FOR RECREATION AND THE ENJOYMENT OF OPEN SPACE IN EVERY SAN FRANCISCO NEIGHBORHOOD.
- POLICY 4.6:** Assure the provision of adequate public open space to serve new residential development.

The 2009 Housing Element is consistent with this objective and policy because it encourages an equitable distribution of growth according to infrastructure, which includes public open space and parks; and by requiring that development of new housing considers the proximity of quality of life elements such as open space.

TRANSPORTATION ELEMENT

- OBJECTIVE 2** USE THE TRANSPORTATION SYSTEM AS A MEANS FOR GUIDING DEVELOPMENT AND IMPROVING THE ENVIRONMENT.
- OBJECTIVE 11:** ESTABLISH PUBLIC TRANSIT AS THE PRIMARY MODE OF TRANSPORTATION IN SAN FRANCISCO AND AS A MEANS THROUGH WHICH TO GUIDE FUTURE DEVELOPMENT AND IMPROVE REGIONAL MOBILITY AND AIR QUALITY.

OBJECTIVE 3: ASSURE THAT NEIGHBORHOOD RESIDENTS HAVE ACCESS TO NEEDED SERVICES AND A FOCUS FOR NEIGHBORHOOD ACTIVITIES.

The 2009 Housing Element is consistent with these policies because it supports sustainable land use patterns that integrate housing with transportation in order to increase transit mode share; ensuring that new housing is sustainably supported by the City's public infrastructure system, including transit; by supporting "smart" regional growth that locates new housing close to jobs and transit; and by promoting sustainable land use patterns that integrate housing with transportation to increase transit mode, pedestrian and bicycle mode share.

BALBOA PARK AREA PLAN

OBJECTIVE 4.2: STRENGTHEN THE OCEAN AVENUE NEIGHBORHOOD COMMERCIAL DISTRICT BY PROVIDING AN APPROPRIATE MIX OF HOUSING.

OBJECTIVE 4.3: ESTABLISH AN ACTIVE, MIXED-USE NEIGHBORHOOD AROUND THE TRANSIT STATION THAT EMPHASIZES THE DEVELOPMENT OF HOUSING.

OBJECTIVE 4.4: CONSIDER HOUSING AS A PRIMARY COMPONENT TO ANY DEVELOPMENT ON THE RESERVOIR.

OBJECTIVE 4.5: PROVIDE INCREASED HOUSING OPPORTUNITIES AFFORDABLE TO A MIX OF HOUSEHOLDS AT VARYING INCOME LEVELS.

OBJECTIVE 4.6: ENHANCE AND PRESERVE THE EXISTING HOUSING STOCK

The 2009 Housing Element is consistent with and promotes the objectives of the Balboa Park Area Plan listed above in that it supports the provision of new housing, particularly affordable housing, and promotes the retention of exiting housing units.

BAYVIEW AREA PLAN

OBJECTIVE 5: PRESERVE AND ENHANCE EXISTING RESIDENTIAL NEIGHBORHOODS.

OBJECTIVE 6: ENCOURAGE THE CONSTRUCTION OF NEW AFFORDABLE AND MARKET RATE HOUSING AT LOCATIONS AND DENSITY LEVELS THAT ENHANCE THE OVERALL RESIDENTIAL QUALITY OF BAYVIEW HUNTERS POINT.

The 2009 Housing Element is consistent with and promotes the objectives of the Bayview Area Plan listed above in that it supports the provision of new housing, particularly affordable housing, and promotes the retention of exiting housing units.

CENTRAL WATERFRONT AREA PLAN

OBJECTIVE 1.1: ENCOURAGE THE TRANSITION OF PORTIONS OF THE CENTRAL WATERFRONT TO A MORE MIXED-USE CHARACTER, WHILE

PROTECTING THE NEIGHBORHOOD'S CORE OF PDR USES AS WELL AS THE HISTORIC DOGPATCH NEIGHBORHOOD

OBJECTIVE 1.2: IN AREAS OF THE CENTRAL WATERFRONT WHERE HOUSING AND MIXED-USE IS ENCOURAGED, MAXIMIZE DEVELOPMENT POTENTIAL IN KEEPING WITH NEIGHBORHOOD CHARACTER

OBJECTIVE 2.1: ENSURE THAT A SIGNIFICANT PERCENTAGE OF NEW HOUSING CREATED IN THE CENTRAL WATERFRONT IS AFFORDABLE TO PEOPLE WITH A WIDE RANGE OF INCOMES

The 2009 Housing Element is consistent with the Central Waterfront Area Plan because it supports new housing, particularly affordable housing and mixed use developments, while encouraging housing close to transit and other amenities and neighborhood services, and ensuring that growth is accommodated without substantially and adversely impacting existing neighborhood character.

CHINATOWN AREA PLAN

OBJECTIVE 3: STABILIZE AND WHERE POSSIBLE INCREASE THE SUPPLY OF HOUSING

OBJECTIVE 4: PRESERVE THE URBAN ROLE OF CHINATOWN AS A RESIDENTIAL NEIGHBORHOOD.

The 2009 Housing Element is consistent with the Chinatown Area Plan because it encourages the provision of new housing, and encourages the maintenance and retention of existing housing, while ensuring that growth is accommodated without substantially and adversely impacting existing neighborhood character.

DOWNTOWN PLAN

OBJECTIVE 7: EXPAND THE SUPPLY OF HOUSING IN AND ADJACENT TO DOWNTOWN.

OBJECTIVE 8: PROTECT RESIDENTIAL USES IN AND ADJACENT TO DOWNTOWN FROM ENCROACHMENT BY COMMERCIAL USES.

The 2009 Housing Element is consistent with the Downtown Plan because it encourages the development of new housing in areas that can accommodate that housing with planned or existing infrastructure, and supports new housing projects where households can easily rely on public transportation.

MARKET AND OCTAVIA AREA PLAN

OBJECTIVE 1.1: CREATE A LAND USE PLAN THAT EMBRACES THE MARKET AND OCTAVIA NEIGHBORHOOD'S POTENTIAL AS A MIXED-USE URBAN NEIGHBORHOOD.

OBJECTIVE 1.2 ENCOURAGE URBAN FORM THAT REINFORCES THE PLAN AREA'S UNIQUE PLACE IN THE CITY'S LARGER URBAN FORM AND STRENGTHENS ITS PHYSICAL FABRIC AND CHARACTER.

OBJECTIVE 2.2 ENCOURAGE CONSTRUCTION OF RESIDENTIAL INFILL THROUGHOUT THE PLAN AREA.

OBJECTIVE 2.3 PRESERVE AND ENHANCE EXISTING SOUND HOUSING STOCK.

The 2009 Housing Element is consistent with the Market and Octavia Area Plan because it promotes mixed-use developments, ensures that growth is accommodated without substantially and adversely impacting existing neighborhood character, and promotes the retention and maintenance of existing sound housing stock.

MISSION AREA PLAN

OBJECTIVE 2.1 ENSURE THAT A SIGNIFICANT PERCENTAGE OF NEW HOUSING CREATED IN THE MISSION IS AFFORDABLE TO PEOPLE WITH A WIDE RANGE OF INCOMES

The 2009 Housing Element promotes the Mission Area Plan because it encourages new housing be affordable to people with a wide range of incomes.

RINCON HILL AREA PLAN

OBJECTIVE 1.1 ENCOURAGE THE DEVELOPMENT OF A UNIQUE DYNAMIC, MIXED-USE RESIDENTIAL NEIGHBORHOOD CLOSE TO DOWNTOWN, WHICH WILL CONTRIBUTE SIGNIFICANTLY TO THE CITY'S HOUSING SUPPLY.

OBJECTIVE 1.2 MAXIMIZE HOUSING IN RINCON HILL TO CAPITALIZE ON RINCON HILL'S CENTRAL LOCATION ADJACENT TO DOWNTOWN EMPLOYMENT AND TRANSIT SERVICE, WHILE STILL RETAINING THE DISTRICT'S LIVABILITY.

The 2009 Housing Element is consistent with the Rincon Hill Area Plan because it encourages the development of new housing in areas that can accommodate that housing with planned or existing infrastructure, and supports new housing projects where households can easily rely on public transportation. Rincon Hill has existing infrastructure and contains numerous public transportation options including MUNI, Bart and Caltrain.

SHOWPLACE/POTRERO HILL AREA PLAN

OBJECTIVE 2.1 ENSURE THAT A SIGNIFICANT PERCENTAGE OF NEW HOUSING CREATED IN THE SHOWPLACE / POTRERO IS AFFORDABLE TO PEOPLE WITH A WIDE RANGE OF INCOMES

OBJECTIVE 2.2 RETAIN AND IMPROVE EXISTING HOUSING AFFORDABLE TO PEOPLE OF ALL INCOMES

OBJECTIVE 2.4 LOWER THE COST OF THE PRODUCTION OF HOUSING

The 2009 Housing Element is consistent with the Showplace/Potrero Hill Area Plan because it promotes the development of housing that is affordable to people of all incomes.

SOMA AREA PLAN

OBJECTIVE 2 PRESERVE EXISTING HOUSING.

OBJECTIVE 3 ENCOURAGE THE DEVELOPMENT OF NEW HOUSING,
PARTICULARLY AFFORDABLE HOUSING.

The 2009 Housing Element is consistent with the SOMA Area Plan in that it promotes the development of housing that is affordable to people of all incomes and supports the conservation and improvement of the existing housing stock.

WHEREAS, Pursuant to Planning Code Section 340, on February 24th, 2011, the Planning Commission adopted Resolution No. 18294, a Resolution of Intention to initiate amendments to the General Plan of the City and County of San Francisco by adopting the 2009 Housing Element as the Housing Element of the San Francisco General Plan. Said Resolution is incorporated herein by reference; and,

WHEREAS, Prior to considering this relevant amendment to the General Plan, the Planning Commission adopted Motion No. _____. In that action, the Commission certified the San Francisco 2004 and 2009 Housing Element Environmental Impact Report. On this same date, at a duly noticed public hearing, the Planning Commission also adopted Motion _____, adopting California Environmental Quality Act Findings related to the 2009 Housing Element. Said Motions are incorporated herein by reference; and

WHEREAS, That on March 24, 2011, the Planning Commission held a duly noticed public hearing on the proposed amendment to the General Plan, and considered the written and oral testimony of Planning Department staff, representatives of other City Departments and members of the public concerning the proposed adoption of the 2009 Housing Element.

NOW THEREFORE BE IT RESOLVED, that the Commission for the purposes of this action relies on the CEQA Findings in Motion No. _____; and

BE IT FURTHER RESOLVED, That the Commission for the reasons set forth herein, finds that the proposed 2009 Housing Element is, on balance, consistent with the General Plan and the priority policies of Planning Code Section 101.1; and

BE IT FURTHER RESOLVED, That on March 24, 2011, the Planning Commission held a public hearing on the 2009 Housing Element Update and considered the written and oral testimony of Planning Department staff, representatives of other City Departments and members of the public concerning the proposed General Plan Amendment; and

BE IT FURTHER RESOLVED, That pursuant to Planning Code Section 340, the Planning Commission does hereby find that the public necessity, convenience and general welfare require the approval of the attached ordinance, approved as to form by the City Attorney, and directs staff to make corresponding updates to the Land Use Index of the General Plan, and recommends the adoption of the 2009 Housing Element, which shall consist of Draft 3 of the 2009 Housing Element Update published in February 2011, together with the amendments detailed in

Resolution _____
Hearing Date: March 24, 2011

CASE NO. 2007.1275EM
General Plan Amendment updating the
Housing Element of the General Plan

the Planning Commission case report dated March 17, 2011, including changes to Policy 1.6, Policy 1.10, Objective 11, and Policy 12.1; and the addition of two implementation measures (identified as mitigation measures in the EIR) related to review of noise conditions for housing and open space, as though fully set forth herein, to the Board of Supervisors.

I hereby certify that the foregoing Resolution was ADOPTED by the Planning Commission on _____.

Linda D. Avery
Commission Secretary

AYES:

NOES:

ABSENT:

ADOPTED:

1 [Approving General Plan Amendments Related to the 2009 Housing Element Update.]

2 **Ordinance amending the San Francisco General Plan by adopting the 2009 Housing**
3 **Element as the Housing Element of the San Francisco General Plan; making findings,**
4 **including environmental findings and findings of consistency with the General Plan**
5 **and the eight priority policies of the Planning Code Section 101.1.**

6 Note: Additions are *single-underline italics Times New Roman*;
7 deletions are ~~*strikethrough italics Times New Roman*~~.
8 Board amendment additions are double underlined.
9 Board amendment deletions are ~~strikethrough normal~~.

10 Be it ordained by the People of the City and County of San Francisco:

11 Section 1. Findings.

12 A. Section 4.105 of the Charter of the City and County of San Francisco provides
13 that the Planning Commission shall periodically recommend to the Board of Supervisors, for
14 approval or rejection, proposed amendments to the General Plan.

15 B. On _____, the Board of Supervisors received from the Planning
16 Department the proposed General Plan amendment which adopts the 2009 Housing Element
17 (“the Housing Element Update Amendment”) as the Housing Element of the San Francisco
18 General Plan.

19 C. Section 4.105 of the City Charter further provides that if the Board of
20 Supervisors fails to Act within 90 days of receipt of the proposed Housing Element Update
21 Amendment, then the proposed amendment shall be deemed approved.

22 D. San Francisco Planning Code Section 340 provides than an amendment to the
23 General Plan may be initiated by a resolution of intention by the Planning Commission, which
24 refers to, and incorporates by reference, the proposed General Plan amendment. Section
25 340 further provides that Planning Commission shall adopt the proposed General Plan

1 amendment after a public hearing if it finds from the facts presented that the public necessity,
2 convenience and general welfare require the proposed amendment or any part thereof. If
3 adopted by the Commission in whole or in part, the proposed amendment shall be presented
4 to the Board of Supervisors, which may approve or reject the amendment by a majority vote.

5 E. On February 24, 2011, the Planning Commission initiated the adoption of the
6 Housing Element Update, as an amendment to the General Plan, at a duly noticed public
7 hearing.

8 F. On _____, at a duly noticed public meeting, the Planning Commission
9 certified the San Francisco 2004 and 2009 Housing Element Final Environmental Impact
10 Report ("EIR") by Motion No. _____ finding the Final EIR reflected the independent
11 judgment and analysis of the City and County of San Francisco, is adequate, accurate and
12 objective, contains no significant revisions to the Draft EIR, and the content of the report and
13 the procedures through which the Final EIR was prepared, publicized and reviewed comply
14 with the provisions of the California Environmental Quality Act ("CEQA") (California Public
15 Resources Code Section 21000 et seq.), the CEQA Guidelines (14 Cal. Code Regs. Section
16 15000 et seq.) and Chapter 31 of the San Francisco Administrative Code. A copy of the Final
17 EIR is on file with the Clerk of the Board in File No. _____.

18 G. The project evaluated in the Final EIR includes the adoption of the 2009
19 Housing Element Update as the Housing Element of the San Francisco General Plan. The
20 Housing Element Update Amendment is an action proposed by the Planning Department that
21 is within the scope of the Project evaluated in the Final EIR.

22 H. At the same hearing during which the Planning Commission certified the Final
23 EIR, the Planning Commission adopted CEQA Findings with respect to the approval of the
24 proposed Housing Element Update Amendment in Motion _____ and adopted the
25

1 Housing Element Update Amendment in Resolution _____, finding that the public
2 necessity, convenience and general welfare required the proposed amendment. The letter
3 from the Planning Department transmitting the proposed Housing Element Update
4 Amendment to the Board of Supervisors, the Final EIR, the CEQA Findings adopted by the
5 Planning Commission with respect to the approval of the Housing Element Update
6 Amendment, including a mitigation monitoring and reporting program and a statement of
7 overriding considerations, the Housing Element Update Amendment and the Resolution
8 approving the Housing Element Update Amendment are on file with the Clerk of the Board in
9 File No _____. These and any and all other documents referenced in this Ordinance have
10 been made available to, and have been reviewed by, the Board of Supervisors, and may be
11 found in either the files of the City Planning Department, as the custodian of records, at 1650
12 Mission Street in San Francisco, or in Board File No. _____ with the Clerk of the Board
13 of Supervisors at 1 Dr. Carlton B. Goodlett Place, San Francisco and incorporated herein by
14 reference.

15 I. The Board of Supervisors has reviewed and considered the Final EIR and the
16 environmental documents on file referred to herein. The Board of Supervisors has reviewed
17 and considered the CEQA Findings adopted by the Planning Commission in support of the
18 approval of the Housing Element Update Amendment, including the mitigation monitoring and
19 reporting program and the statement of overriding considerations, and hereby adopts as its
20 own and incorporates the CEQA Findings contained in Planning Commission Motion
21 _____ by reference as though such findings were fully set forth in this Ordinance.

22 J. The Board of Supervisors endorses the implementation of the mitigation
23 measures identified in the Planning Commission's CEQA Findings.

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1 K. The Board of Supervisors finds that no substantial changes have occurred in the
2 Housing Element Update Amendment proposed for approval under this Ordinance that will
3 require revisions in the Final EIR due to the involvement of new significant environmental
4 effects or a substantial increase in the severity of previously identified significant effects, no
5 substantial changes have occurred with respect to the circumstances under which the
6 Housing Element Update Amendment proposed for approval under the Ordinance are
7 undertaken which will require major revisions to the Final EIR due to the involvement of new
8 environmental effects or a substantial increase in the severity of effects identified in the Final
9 EIR and no new information of substantial importance to the Housing Element Update
10 Amendment as proposed for approval in the Ordinance has become available which indicates
11 that (1) the Housing Element Update Amendment will have significant effects not discussed in
12 the Final EIR, (2) significant environmental effects will be substantially more severe, (3)
13 mitigation measure or alternatives found not feasible which would reduce one or more
14 significant effects have become feasible or (4) mitigation measures or alternatives which are
15 considerably different from those in the Final EIR would substantially reduce one or more
16 significant effects on the environment.

17 M. The Board of Supervisors finds, pursuant to Planning Code Section 340, that the
18 Housing Element Update Amendment set forth in the documents on file with the Clerk of the
19 Board in File No. _____ will serve the public necessity, convenience and general welfare
20 for the reasons set forth in Planning Commission Resolution No. _____ and
21 incorporates those reasons herein by reference.

22 N. The Board of Supervisors finds that the Housing Element Update Amendment
23 as set forth in the documents on file with the Clerk of the Board in Board File No. _____, is
24 in conformity with the General Plan and the eight priority policies of Planning Code Section
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1 101.1 for the reasons set forth in Planning Commission Resolution No. _____. The
2 Board hereby adopts the findings set forth in Planning Commission Resolution No.
3 _____ and incorporates those findings herein by reference.

4 Section 2. The Board of Supervisors hereby amends the San Francisco General Plan
5 by adopting the 2009 Housing Element, as the Housing Element of the San Francisco
6 General Plan, as recommended to the Board of Supervisors by the Planning Commission on
7 _____, and referred to above.

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9 APPROVED AS TO FORM:
10 DENNIS J. HERRERA, City Attorney

11 By: _____
12 Deputy City Attorney

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