



PLANNING COMMISSION RESOLUTION NO. 21221

HEARING DATE: DECEMBER 15, 2022

Project Name: Housing Element 2022 Update
Case Number: 2019-016230GPA
Initiated by: Planning Commission
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RESOLUTION RECOMMENDING ADOPTION OF A PROPOSED ORDINANCE TO AMEND THE SAN FRANCISCO GENERAL PLAN TO ADOPT THE HOUSING ELEMENT 2022 UPDATE AND CONFORMING AMENDMENTS TO THE AIR QUALITY, COMMERCE & INDUSTRY, ENVIRONMENTAL PROTECTION, AND URBAN DESIGN ELEMENTS.

WHEREAS, Section 4.105 of the Charter of the City and County of San Francisco mandates that the Planning Commission (hereinafter “Commission”) shall periodically recommend to the Board of Supervisors for approval or rejection proposed amendments to the General Plan in response to changing physical, social, economic, environmental or legislative conditions; and

WHEREAS, Government Code 65583 requires the Housing Element of the General Plan to address existing and projected housing needs for all income levels and dictates some of the content of the element. The Housing Element must be updated and submitted to the State of California every eight years; and

WHEREAS, in compliance with State law, the San Francisco Planning Department (“Department”) is seeking to update the Housing Element of the San Francisco General Plan, and to make amendments to the Air Quality, Commerce & Industry, Environmental Protection, and Urban Design Elements of the San Francisco General Plan to conform with the Housing Element amendments; and

WHEREAS, The Department led the Housing Element 2022 Update preparation in coordination with multiple city agencies through a comprehensive community-based planning effort. The Department worked closely

with community members and leaders, subject-matter experts, City agencies, regional agencies, and state agencies, and considered the findings made by the Department of Housing and Community Development, to develop goals, objectives, and policies for the Housing Element 2022 Update; and

Whereas, the Housing Element 2022 Update complies with state law, including but not limited with the requirements of California Government Code Section 65583 regarding the contents of a Housing Element, because it contains:

(a) an assessment of housing needs and an inventory of resources and constraints relevant to the meeting of these needs, including:

- (1) an analysis of population and employment trends and documentation of projections and a quantification of the locality's existing and projected housing needs for all income levels;
- (2) an analysis and documentation of household characteristics;
- (3) an inventory of land suitable and available for residential development;
- (4) the identification of one or more zoning designations that allow residential uses, including mixed uses, where emergency shelters are allowed as a permitted use without a conditional use or other discretionary permit and that are suitable for residential uses;
- (5) an analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including multifamily rental housing, factory-built housing, mobilehomes, housing for agricultural employees, supportive housing, single-room occupancy units, emergency shelters, and transitional housing, and for persons with disabilities;
- (6) an analysis of potential and actual nongovernmental constraints upon the maintenance, improvement, or development of housing for all income levels;
- (7) an analysis of any special housing needs, such as those of the elderly; persons with disabilities, including a developmental disability; large families; farmworkers; families with female heads of households; and families and persons in need of emergency shelter;
- (8) an analysis of opportunities for energy conservation with respect to residential development; and
- (9) an analysis of existing assisted housing developments that are eligible to change from low-income housing uses during the next 10 years due to termination of subsidy contracts, mortgage prepayment, or expiration of restrictions on use.

(b) a statement of the community's goals, quantified objectives, and policies relative to affirmatively furthering fair housing and to the maintenance, preservation, improvement, and development of housing;

(c) a program setting forth a schedule of actions during the planning period that the city is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the housing element, including:

- (1) actions to accommodate the city's share of the regional housing need for each income level, to affirmatively further fair housing and to facilitate and encourage the development of a variety of types of housing for all income levels, including multifamily rental housing, factory-built housing, mobilehomes, housing for agricultural employees, supportive housing, single-room occupancy units, emergency shelters, and transitional housing; and that specifically seek to accommodate at least 82,069 new housing units, including minimum unit targets by income of 20,867 very low income, 12,014 low income, 13,717 moderate income, and 35,471 above moderate income, and a minimum sites availability target of 115% of these figures, or capacity for at least 94,379 units overall;
- (2) actions to assist in the development of adequate housing to meet the needs of extremely low, very low, low-, and moderate-income households;
- (3) actions to address and, where appropriate and legally possible, remove governmental and nongovernmental constraints to the maintenance, improvement, and development of housing, including housing for all income levels and housing for persons with disabilities;
- (4) actions to conserve and improve the condition of the existing affordable housing stock, which may include addressing ways to mitigate the loss of dwelling units demolished by public or private action;
- (5) actions to promote and affirmatively further fair housing opportunities and promote housing throughout the community or communities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability, and other characteristics protected by law;
- (6) actions to preserve for lower income households the assisted housing developments identified in the housing needs and inventory;
- (7) actions to develop a plan to incentivize and promote the creation of accessory dwelling units that can be offered at affordable rent for very low, low-, or moderate-income households.
- (8) identification of the agencies and officials responsible for the implementation of the various actions and the means by which consistency will be achieved with other general

plan elements and community goals;

(9) a diligent effort by the local government to achieve public participation of all economic segments of the community in the development of the housing element; and

(10) a program to affirmatively further fair housing.

WHEREAS, The Planning Commission finds that, based on an analysis of the likelihood of housing development on residentially zoned parcels, including non-vacant parcels, using an analytic model of parcel-level characteristics, including the scale and density of housing allowed by zoning and the size and type of existing structures, along with economic factors, as described in Appendix B.2 of the Housing Element 2022 Update, the existing uses on the sites identified in the site inventory to accommodate the lower income RHNA are likely to be discontinued during the planning period, and therefore do not constitute an impediment to additional residential development during the period covered by the housing element; and

WHEREAS, On November 17, 2022, at a duly noticed public hearing, the Commission reviewed and considered the Final Environmental Impact Report for the Housing Element 2022 Update (“FEIR”) and found the FEIR to be adequate, accurate, and objective, thus reflecting the independent analysis and judgment of the Department and the Commission, and that the summary of comments and responses contained no significant revisions to the Draft EIR, and by Motion No. 21206 certified the FEIR the Housing Element 2022 Update as accurate, complete, and in compliance with the California Environmental Quality Act (“CEQA”), the regulations implementing CEQA (“the CEQA Guidelines”), and the local law implementing CEQA, Chapter 31 of the San Francisco Administrative Code; and

WHEREAS, On November 17, 2022, at a duly noticed public hearing and in accordance with Planning Code Section 340(c), the Commission initiated an ordinance approved as to form by the City Attorney to initiate the General Plan Amendments to adopt the Housing Element 2022 Update as the Housing Element of the San Francisco General Plan and make conforming amendments to the Air Quality, Commerce & Industry, Environmental Protection, and Urban Design Elements by Planning Commission Resolution No. 21207; and

WHEREAS, On December 15, 2022, at a duly noticed public hearing the Commission adopted findings pursuant to CEQA including findings of fact, findings regarding significant and unavoidable impacts, evaluation of mitigation measures and alternatives, and a statement of overriding considerations; a Mitigation Monitoring and Reporting Program (“MMRP”); and findings of consistency with the General Plan and Priority Policies of the Planning Code, in connection with the adoption of the Housing Element 2022 Update and conforming amendments to the Air Quality, Commerce & Industry, Environmental Protection, and Urban Design Elements by Planning Commission Resolution No. 21220; and

WHEREAS, the Planning Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of Department staff and other interested parties; and

WHEREAS, all pertinent documents may be found in the files of the Department, as the Custodian of Records, at 49 South Van Ness Avenue, Suite 1400, San Francisco; and

WHEREAS, the Planning Commission has reviewed the proposed Ordinance; and

NOW, THEREFORE BE IT RESOLVED, That pursuant to Planning Code Section 340, the Planning Commission hereby does find that the public necessity, convenience and general welfare support the approval of the attached ordinance, approved as to form by the City Attorney, and the adoption of the Housing Element 2022 Update and conforming amendments to the Air Quality, Commerce & Industry, Environmental Protection, and Urban Design Elements; and

BE IT FURTHER RESOLVED, that pursuant to Planning Code section 340, the Planning Commission does hereby adopt the Housing 2022 Update as the Housing Element of the San Francisco General Plan, and recommends that the Board of Supervisors adopt the attached Ordinance; and

BE IT FURTHER RESOLVED, that the Planning Commission directs the Department to update the General Plan's Land Use Index to reflect these amendments once the ordinance has been adopted and these amendments are final.



Jonas P. Ionin
Commission Secretary

AYES: Braun, Diamond, Imperial, Koppel, Moore, Tanner

NOES: None

ABSENT: None

RECUSED: Ruiz

ADOPTED: December 15, 2022