File No. 110397 Committee Item No. 6
Board Item No. 17

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: Land Use and Economic Development **Date** May 16, 2011

Board of Supervisors Meeting **Date** 6/14/11

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OTHER (Use back side if additional space is needed)

☒	☒	Planning Commission Motion No. 18307 & Resolution Nos. 18308, 18309
☒	☒	California Environmental Quality Act Findings
☒	☒	Mitigation Monitoring and Reporting Program
*☒	*☒	Housing Element, dtd March 2011
*☒	*☒	Environmental Impact Report
☐	☐	
☐	☐	

Completed by: Alisa Somera **Date** May 13, 2011
Completed by: Alisa Somera **Date** May 10, 2011

An asterisked item represents the cover sheet to a document that exceeds 25 pages.
The complete document can be found in the file.

[General Plan Amendments - 2009 Housing Element Update]

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

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

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

Section 1. Findings.

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

B. On March 31, 2011, the Board of Supervisors received from the Planning Department the proposed General Plan amendment which adopts the 2009 Housing Element ("the Housing Element Update Amendment") as the Housing Element of the San Francisco General Plan.

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

D. San Francisco Planning Code Section 340 provides that an amendment to the General Plan may be initiated by a resolution of intention by the Planning Commission, which

refers to, and incorporates by reference, the proposed General Plan amendment. Section 340 further provides that Planning Commission shall adopt the proposed General Plan amendment after a public hearing if it finds from the facts presented that the public necessity, convenience and general welfare require the proposed amendment or any part thereof. If adopted by the Commission in whole or in part, the proposed amendment shall be presented to the Board of Supervisors, which may approve or reject the amendment by a majority vote.

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

F. On March 24, 2011, at a duly noticed public meeting, the Planning Commission certified the San Francisco 2004 and 2009 Housing Element Final Environmental Impact Report ("EIR") by Motion No. 18307 finding the Final EIR reflected the independent judgment and analysis of the City and County of San Francisco, is adequate, accurate and objective, contains no significant revisions to the Draft EIR, and the content of the report and the procedures through which the Final EIR was prepared, publicized and reviewed comply with the provisions of the California Environmental Quality Act ("CEQA") (California Public Resources Code Section 21000 et seq.), the CEQA Guidelines (14 Cal. Code Regs. Section 15000 et seq.) and Chapter 31 of the San Francisco Administrative Code. A copy of the Final EIR is on file with the Clerk of the Board in File No. 110397.

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

H. At the same hearing during which the Planning Commission certified the Final EIR, the Planning Commission adopted CEQA Findings with respect to the approval of the

proposed Housing Element Update Amendment in Motion No. 18308 and adopted the Housing Element Update Amendment in Resolution No. 18309, finding that the public necessity, convenience and general welfare required the proposed amendment. The letter from the Planning Department transmitting the proposed Housing Element Update Amendment to the Board of Supervisors, the Final EIR, the CEQA Findings adopted by the Planning Commission with respect to the approval of the Housing Element Update Amendment, including a mitigation monitoring and reporting program and a statement of overriding considerations, the Housing Element Update Amendment and the Resolution approving the Housing Element Update Amendment are on file with the Clerk of the Board in File No. 110397. These and any and all other documents referenced in this Ordinance have been made available to, and have been reviewed by, the Board of Supervisors, and may be found in either the files of the City Planning Department, as the custodian of records, at 1650 Mission Street in San Francisco, or in Board File No. 110397 with the Clerk of the Board of Supervisors at 1 Dr. Carlton B. Goodlett Place, San Francisco and incorporated herein by reference.

I. The Board of Supervisors has reviewed and considered the Final EIR and the environmental documents on file referred to herein. The Board of Supervisors has reviewed and considered the CEQA Findings adopted by the Planning Commission in support of the approval of the Housing Element Update Amendment, including the mitigation monitoring and reporting program and the statement of overriding considerations, and hereby adopts as its own and incorporates the CEQA Findings contained in Planning Commission Motion No. 18308 by reference as though such findings were fully set forth in this Ordinance.

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

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

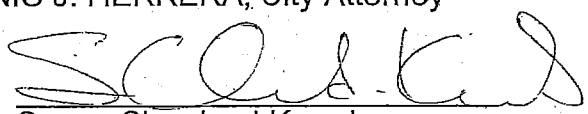
M. The Board of Supervisors finds, pursuant to Planning Code Section 340, that the Housing Element Update Amendment set forth in the documents on file with the Clerk of the Board in File No. 110397 will serve the public necessity, convenience and general welfare for the reasons set forth in Planning Commission Resolution No. 18309 and incorporates those reasons herein by reference.

N. The Board of Supervisors finds that the Housing Element Update Amendment as set forth in the documents on file with the Clerk of the Board in Board File No. 110397, is in conformity with the General Plan and the eight priority policies of Planning Code Section 101.1 for the reasons set forth in Planning Commission Resolution No. 18309. The

Board hereby adopts the findings set forth in Planning Commission Resolution No. 18309 and incorporates those findings herein by reference.

Section 2. The Board of Supervisors hereby amends the San Francisco General Plan by adopting the 2009 Housing Element, as the Housing Element of the San Francisco General Plan, as recommended to the Board of Supervisors by the Planning Commission on March 24, 2011, and referred to above.

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

By: 
Susan Cleveland-Knowles
Deputy City Attorney

FILE NO. 110397

LEGISLATIVE DIGEST

[General Plan Amendments - 2009 Housing Element Update]

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

Existing Law

Currently, the Housing Element of the San Francisco General Plan is the 2004 Housing Element, adopted in October 2004. Pursuant to a court order, the City is enjoined from relying on several objectives and policies in the 2004 Housing Element.

Amendments to Current Law

This legislation would adopt the 2009 Housing Element as the Housing Element for the San Francisco General Plan. In general, the policies contained in the 2009 Housing Element are intended to prioritize the creation of permanently affordable housing; recognize and preserve neighborhood character; integrate planning of housing, jobs, transportation and infrastructure; and maintain the City as a sustainable model of development

Background Information

The Housing Element of the San Francisco General Plan is a policy document that consists of goals and policies to guide the City and private developers in preserving, improving and providing housing to meet the projected housing needs of all economic segments of the community, as required under Government Code section 65580 et seq. ("State housing element law"). Under State housing element law, cities and counties are required to update their housing elements periodically, usually every five years, based on the regional housing needs allocation (RHNA) provided by the California Department of Housing and Community Development (HCD) through the Association of Bay Area Governments (ABAG).

The last update of the San Francisco Housing Element took place in 2004. The 2004 Housing Element was an update to the 1990 Residence Element. The Planning Commission adopted the Housing Element based on a mitigated negative declaration. A group of neighborhood organizations successfully the environmental review of the 2004 Housing Element under the California Environmental Quality Act ("CEQA"), California Public Resources Code section 21000 et seq. In a 2009 Court order, the court required the City to prepare an environmental

impact report on the 2004 Housing Element, but allowed the City to rely on the portions of the 2004 Housing Element which did not change from the 1990 Residence Element.

In accordance with State housing element law, the Planning Department prepared a subsequent update of the Housing Element. This update, the 2009 Housing Element, sets forth the objectives, policies, and implementing strategies intended to address the City's housing needs based on the RHNA for 2007 through 2014.

SAN FRANCISCO
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March 30, 2011

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Ms. Angela Calvillo, Clerk
Board of Supervisors
City and County of San Francisco
City Hall, Room 244
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102

Re: **Transmittal of Planning Case Number 2007.1275EM**
2009 Housing Element Update

Recommendation: **Approval**

Dear Supervisors and Ms. Calvillo,

On March 24, 2011, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearings at a regularly scheduled meeting to certify the 2009 Housing Element EIR, adopt CEQA findings for the proposed 2009 Housing Element Update and adopt the proposed Ordinance amending the General Plan to adopt the 2009 Housing Element Update.

At the March 24th Hearing, the Commission voted 7-0 to recommend approval of the proposed Ordinance which would amend the General Plan to update the Housing Element. The attached resolutions and exhibits provides more detail about the Commission's action, including the proposed 2009 Housing Element Update. If you have any questions or require further information please do not hesitate to contact me.

Sincerely,

John Rahaim
Planning Director

Cc: City Attorneys Audrey Pearson

Attachments (one copy of the following):

1. Planning Commission Resolution No. 18307, 18308, and 18309.
2. FEIR for the 2009 Housing Element Update
3. CEQA Findings for the 2009 Housing Element Update
4. Draft Ordinance and 2009 Housing Element
5. Memo from the Planning Department

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To:	Honorable San Francisco Board of Supervisors, Angela Calvillo, Clerk of the Board
Date:	March 30, 2011
Re:	2009 Housing Element Update --Commission Adopted CEQA Findings and draft Ordinance
Staff Contact:	Kearstin Dischinger, Planner, (415) 558-6284 Kearstin@sfgov.org
Reviewed by:	Sarah Dennis-Phillips, Senior Planner (415) 558-6314

On March 24, 2011, the San Francisco Planning Commission adopted the 2009 Update of the Housing Element of the General Plan, and certified a full Environmental Impact Report on the project. The 2009 update of the 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, which sets forth the policy framework to address the needs identified in Part 1; and a series of Appendices including implementing programs as actionable steps towards addressing housing issues.

This update, required by the State, has been the product of a comprehensive community-based planning effort, led by the Planning Department, in cooperation with the Mayor's Office of Housing and in consultation with a roundtable of other City agencies. Work began in September 2008 when staff convened a 15 member Community Advisory Body (CAB) made up of representatives nominated by each Supervisor to assist staff on draft development. In the two years that followed, the Department also hosted 14 stakeholder sessions focusing on the needs and policy interests of special interest housing groups and organizations; facilitated over 30 public workshops and presentations throughout the City, with several in each supervisorial district; invited community members to provide input at monthly office hours, through an online and written survey, or through written comments; and hosted two "Director's Forums" which enabled the Planning Director to hear directly from the public.

The 2009 update of the Housing Element is required by State Law. Without full approval by our local governing bodies, San Francisco is listed as "out of compliance" by the Department of Housing and Community Development (HCD). This impacts the City's eligibility for state housing, community development and infrastructure funding programs. Full approval, including adoption by the Board of Supervisors, will confirm our continued dedication towards meeting the State of California's objectives towards housing and community development, and will reinstate our eligibility for these funds.

As adopted by the Planning Commission, the 2009 Housing Element begins with four principles:

1. prioritization of permanently affordable housing;
2. recognition and preservation of neighborhood character;
3. integration of planning for housing with jobs, transportation and infrastructure; and
4. development of housing that facilitates our City as a model of sustainability.

The majority of the policies represent these core values and were, in themselves, not the subject of debate. However, the diversity of opinion in San Francisco means that not every policy represents consensus. At the heart of the controversy that remained at the Planning Commission hearing on March 24th were the seemingly opposite goals of enabling growth to address housing needs and preserving established neighborhood character.

This dichotomy of viewpoints is not unique to San Francisco - municipalities throughout the nation are plagued by this conflict: supporting growth in areas well-served by transit to promote a more sustainable future; and the desire to minimize change in established neighborhoods. The 2009 Housing Element attempts to provide a path forward on both issues, by mandating a clear, inclusive, community-driven process for any changes that will enable growth, and by providing policy considerations that are intended to protect what is most valuable about each individual neighborhood.

- Supporting growth through community plans: The Planning Department has in recent years planned for growth through community plans such as the Better Neighborhoods and Eastern Neighborhoods Plans. These plans direct development to areas well-served by transit, to ensure "complete neighborhoods" with supportive infrastructure and other improvements, and to relieve pressure on neighborhoods less able to accommodate growth. This process has provided a way for stakeholders to help direct the future of their area. Participants have been vocal about their support of the practice.

  To provide certainty to citizens who feared that the Housing Element would cause increases in density to their neighborhoods without input, the document mandates that this process must continue to be used in the event of proposed changes to land use controls, such as increased housing density or height. It also dictates that any such chances must be generated through a community based planning processes initiated in partnership with the neighborhood, initiated by the Board of Supervisors. It states that 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.

- Preserving neighborhood character: Protection of neighborhood character became a major issue for neighborhoods in the wake of the 2004 Housing Element, which promoted a number of one-size-fits-all strategies that might not be appropriate for some neighborhoods, such as encouraging higher residential density in neighborhood commercial districts, allowing flexibility in the number and size of units (density controls), and considering legalization of secondary units.

  The 2009 Housing Element removed these policies, directed that all such changes should only be considered as a part of community planning processes as described above, and included numerous new policies intended to further reinforce the City's support of each neighborhood's individual character. It clarifies support for individual community efforts that support good planning principles, provides a process for Department adoption of neighborhood-specific design standards, acknowledges neighborhood Covenants Conditions and Restrictions (while clarifying that the Planning Department cannot legally enforce CC&Rs), and states that densities in established residential areas should promote compatibility with prevailing

neighborhood character, specifying that existing height and bulk patterns should be maintained in RH-1 and RH-2 areas.

CONTINUED ISSUES FOR CLARIFICATION

Despite continued outreach and discussion over the past two and a half years, there remain numerous misconceptions about the document, particularly that the document will enable change in established neighborhoods. Despite policies enabling growth only through a community planning process, and numerous policies preserving neighborhood character, a repeated misunderstanding is that the document contains recommendations for increased growth and density in the neighborhoods. In fact 2009 Housing Element does not contain any recommendations for increased density, height or changes in zoning, nor does it modify land use or the Planning Code. Furthermore, it mandates that consideration of such changes should only happen through a community planning process, as described above.

To further clarify, the Element provides policy background for housing programs and decisions; and to provide broad direction towards meeting the City's housing goals. It helps to guide discretionary decisions made by the City's Planning Commission and other decisionmakers, and helps them prioritize approval of certain kinds of housing projects over others. It does not enable change at the risk of neighborhood character, and instead provides numerous new policies to help preserve that character.

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Planning Commission Motion No. 18307

HEARING DATE: March 24, 2011

Hearing Date:	March 24, 2011
Case No.:	2007.1275E
Project Address:	San Francisco 2004 and 2009 Housing Element
Zoning:	N/A
Block/Lot:	Citywide
Project Sponsor:	San Francisco Planning Department Kearstin Dischinger (415) 558-6284 1650 Mission Street, Suite 400 San Francisco, CA 94103
Staff Contact:	Jessica Range – (415) 575-9018 Jessica.Range@sfgov.org

ADOPTING FINDINGS RELATED TO THE CERTIFICATION OF A FINAL ENVIRONMENTAL IMPACT REPORT FOR THE 2004 AND 2009 HOUSING ELEMENTS.

MOVED, that the San Francisco Planning Commission (hereinafter "Commission") hereby CERTIFIES the Final Environmental Impact Report identified as Case No.2007.1275E, San Francisco 2004 and 2009 Housing Element (hereinafter "Project"), based upon the following findings:

1. The City and County of San Francisco, acting through the Planning Department (hereinafter "Department") fulfilled all procedural requirements of the California Environmental Quality Act (Cal. Pub. Res. Code Section 21000 *et seq.*, hereinafter "CEQA"), the State CEQA Guidelines (Cal. Admin. Code Title 14, Section 15000 *et seq.*, (hereinafter "CEQA Guidelines") and Chapter 31 of the San Francisco Administrative Code (hereinafter "Chapter 31").

   A. The Department determined that an Environmental Impact Report (hereinafter "EIR") was required and provided public notice of that determination by publication in a newspaper of general circulation on October 8, 2008 and again on September 2, 2009.

   B. On June 30, 2010, the Department published the Draft Environmental Impact Report (hereinafter "DEIR") and provided public notice in a newspaper of general circulation of the availability of the DEIR for public review and comment and of the date and time of the Planning Commission public hearing on the DEIR; this notice was mailed to the Department's list of persons requesting such notice.

   C. Notices of availability of the DEIR and of the date and time of the public hearing were sent to interested individuals by Department staff on June 30, 2010.

D. On June 30, 2010, copies of the DEIR were mailed or otherwise delivered to a list of persons requesting it, to those noted on the distribution list in the DEIR, and to government agencies, the latter both directly and through the State Clearinghouse.

E. Notice of Completion was filed with the State Secretary of Resources via the State Clearinghouse on June 30, 2010.

2. The Commission held a duly advertised public hearing on said DEIR on August 5, 2010 at which opportunity for public comment was given, and public comment was received on the DEIR. The period for acceptance of written comments ended on August 31, 2010.

3. The Department prepared responses to comments on environmental issues received at the public hearing and in writing during the 60-day public review period for the DEIR, prepared revisions to the text of the DEIR in response to comments received or based on additional information that became available during the public review period, and corrected errors in the DEIR. This material was presented in a Comments and Responses document, published on March 9, 2010, distributed to the Commission and all parties who commented on the DEIR, and made available to others upon request at the Department.

4. A Final Environmental Impact Report ("FEIR")has been prepared by the Department, consisting of the Draft Environmental Impact Report, any consultations and comments received during the review process, any additional information that became available, and the Summary of Comments and Responses all as required by law.

5. Project environmental files have been made available for review by the Commission and the public. These files are available for public review at the Department at 1650 Mission Street, and are part of the record before the Commission.

6. On March 24, 2011, the Commission reviewed and considered the Final Environmental Impact Report and hereby does find that the contents of said report and the procedures through which the Final Environmental Impact Report was prepared, publicized, and reviewed comply with the provisions of CEQA, the CEQA Guidelines, and Chapter 31 of the San Francisco Administrative Code.

7. The project sponsor has indicated that the presently preferred alternative is the 2009 Housing Element.

8. The Planning Commission hereby does find that the Final Environmental Impact Report concerning File No. 2007.1275E: San Francisco 2004 and 2009 Housing Element reflects the independent judgment and analysis of the City and County of San Francisco, is adequate, accurate and objective, and that the Comments and Responses document contains no significant revisions to the DEIR that would require recirculation of the document pursuant to CEQA Guideline Section 15088.5, and hereby does CERTIFY THE COMPLETION of said Final Environmental Impact Report in compliance with CEQA, the CEQA Guidelines and Chapter 31 of the San Francisco Administrative Code.

9. The Commission, in certifying the completion of said Final Environmental Impact Report, hereby does find that the project described in the Environmental Impact Report and the project preferred by the project sponsor, described as the 2009 Housing Element in the Final Environmental Impact Report will have the following significant unavoidable environmental impacts, which can not be mitigated to a level of insignificance:

   A. A project specific and cumulative potentially significant impact on transit due to encouraging housing near transit lines, thereby increasing transit ridership potentially in excess of MUNI's capacity utilization standard of 85 percent; and.

I hereby certify that the foregoing Motion was ADOPTED by the Planning Commission at its regular meeting of March 24, 2011.

Linda Avery
Commission Secretary

AYES: Commissioners Olague, Miguel, Antonini, Borden, Moore, Sugaya, Fong

NOES: None

ABSENT: None

ADOPTED: March 24, 2011

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Planning Commission Motion

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
	Kearstin.Dischinger@sfgov.org
Reviewed by:	Sarah Dennis Phillips and Teresa.Ojeada
Recommendation:	**Adopt the 2009 Housing Element Update**

ADOPTING ENVIRONMENTAL FINDINGS AND A STATEMENT OF OVERRIDING CONSIDERATIONS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT AND STATE GUIDELINES IN CONNECTION WITH THE AMENDMENT OF THE SAN FRANCISCO GENERAL PLAN ADOPTING THE 2009 HOUSING ELEMENT AS THE HOUSING ELEMENT OF THE GENERAL PLAN.

Whereas, the San Francisco Planning Department, the Lead Agency responsible for the implementation of the California Environmental Quality Act ("CEQA"), California Public Resources Code section 21000 et seq, has prepared an environmental impact report for the proposed 2009 Housing Element, which is an amendment to the San Francisco General Plan ("Project"); and

Whereas, 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; and

Whereas, The 2009 Housing Element consists of three parts. Part I of the 2009 Housing Element consists of the Data and Needs Analysis section, which provides a statistical baseline for determining appropriate housing objectives, policies and implementation strategies. This section includes San Francisco population and employment trends, housing data, and inventories of land available for housing development. Part I also presents an updated calculation of San Francisco's

fair share of the regional housing need, for January 2007 through June 2014. The City's RHNA goal is 31,193 housing units, or 4,159 units per year. Part I identifies where development capacity exists under existing zoning for future potential housing throughout the City, and,

Whereas, Part II of the 2009 Housing Element, summarized in the Project Description of the EIR, and attached as an appendix thereto, sets forth the objectives, policies, and implementing strategies intended to address the City's housing needs based on the RHNA. Generally, the objectives and policies contained in Part II prioritize the creation of permanently affordable housing; conserve and improve the existing housing stock; recognize and preserve neighborhood character; integrate planning of housing, jobs, transportation and infrastructure; and maintain the City as a sustainable model of development; and,

Whereas, the 2009 Housing Element also includes implementation measures, which are proposed for adoption and which have been reviewed in the EIR, and a series of "Strategies for Further Review." The Strategies for Further Review are ideas which were raised over the course of development and outreach for the 2009 Housing Element. Most of the strategies require further examination, and potentially long-term study, before they can be directly implemented; and,

Whereas, the 2009 Housing Element includes input from the community, stakeholders and City officials, and responds to comments made at numerous public hearings. The 2009 Housing Element proposed for adoption is Draft 3 of the 2009 Housing Element, published in February 2011, together with the amendments described in the staff memorandum to the Planning Commission 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; and

Whereas, the San Francisco Planning Commission will consider adoption of the 2009 Housing Element, as described in the paragraph above, and described in detail in the staff report on the Resolution Adopting the 2009 Housing Element, dated March 17, 2011 transmitted to the San Francisco Planning Commission and made available to the general public on March 17, 2011; and

Whereas, the Planning Department determined that an Environmental Impact Report ("EIR") was required for the proposed 2009 Housing Element, and provided public notice of that determination by publication in a newspaper of general circulation on October 8, 2008 and September 2, 2009; and

Whereas, the Planning Department on June 30, 2010, published the Draft Environmental Impact Report ("DEIR"). The DEIR was circulated for public review in accordance with the California Environmental Quality Act, California Public Resources Code section 21000 et seq. ("CEQA"), the State CEQA Guidelines, 14 California Code of Regulations, Section 15000 et seq., ("CEQA Guidelines"), and Chapter 31 of the San Francisco Administrative Code ("Chapter 31"). The Planning Commission held a public hearing on the DEIR on August 5, 2010; and,

Whereas, the Planning Department prepared responses to comments on the DEIR and published the Comments and Responses document on March 9, 2011, which together with the DEIR and additional information that became available, constitute the Final Environmental Impact Report ("FEIR"). The FEIR files and other Project-related Department files have been

available for review by the Planning Commission and the public, and those files are part of the record before this Commission; and,

Whereas, the Planning Commission, on March 24, 2011, by Motion No. 18307, reviewed and considered the FEIR and found that the contents of said report and the procedures through which the FEIR was prepared, publicized, and reviewed complied with the provisions of CEQA, the CEQA Guidelines, and Chapter 31; and

Whereas, the Planning Commission by Motion No. 18307, also certified the FEIR and found that the FEIR was adequate, accurate, and objective, reflected the independent judgment of the Planning Commission and that the Comments and Responses document contains no significant revisions to the DEIR that would have required recirculation under CEQA Guidelines Section 15088.5; and adopted findings of significant impacts associated with the Project and certified the completion of the FEIR for the Project in compliance with CEQA and the CEQA Guidelines.

Whereas, the Planning Department prepared proposed Findings, as required by CEQA, regarding the alternatives, mitigation measures and significant environmental impacts analyzed in the FEIR and overriding considerations for approving the 2009 Housing Element, and a proposed mitigation monitoring and reporting program, attached as Exhibit 1 to Attachment A, which material was made available to the public and this Planning Commission for the Planning Commission's review, consideration and actions; and now

THEREFORE BE IT RESOLVED, that the Planning Commission has reviewed and considered the FEIR and the actions associated with adoption of the 2009 Housing Element as the Housing Element of the San Francisco General Plan, and hereby adopts the Project Findings attached hereto as Attachment A including a statement of overriding considerations, and including as Exhibit 1 the Mitigation Monitoring and Reporting Program.

I hereby certify that the foregoing Motion was ADOPTED by the Planning Commission at its regular meeting of March 24, 2011.

Linda D. Avery
Commission Secretary

AYES: Olauge, Miguel, Antonini, Borden, Fong, Moore, Suygaya,

NOES:

ABSENT:

ADOPTED: March 24, 2011

ATTACHMENT A

2009 SAN FRANCISCO HOUSING ELEMENT

CALIFORNIA ENVIRONMENTAL QUALITY ACT FINDINGS: FINDINGS OF FACT, EVALUATION OF MITIGATION MEASURES AND ALTERNATIVES AND STATEMENT OF OVERRIDING CONSIDERATIONS

SAN FRANCISCO PLANNING COMMISSION

In determining to approve the proposed 2009 San Francisco Housing Element and related approval actions (the "Project"), the San Francisco Planning Commission ("Planning Commission" or "Commission") makes and adopts the following findings of fact and statement of overriding considerations and adopts the following recommendations regarding mitigation measures and alternatives based on substantial evidence in the whole record of this proceeding and under the California Environmental Quality Act, California Public Resources Code Sections 21000 et seq. ("CEQA"), particularly Sections 21081 and 21081.5, the Guidelines for Implementation of CEQA, 14 California Code of Regulations Sections 15000 *et seq.* ("*CEQA Guidelines*"), particularly Sections 15091 through 15093, and Chapter 31 of the San Francisco Administration Code.

I. Introduction

This document is organized as follows:

Section I provides a description of the proposed Project, the environmental review process for the project, the Planning Commission actions to be taken, and the location of records;

Section II identifies the impacts found not to be significant that do not require mitigation;

Section III identifies potentially-significant impacts that can be avoided or reduced to less-than-significant levels through mitigation;

Section IV identifies significant impacts that cannot be avoided or reduced to less-than significant levels;

Section V discusses why a subsequent or supplemental EIR is not required;

Section VI evaluates the different project alternatives and the economic, legal, social, technological, and other considerations that support the rejection of the alternatives and access options analyzed; and

Section VII presents a statement of overriding considerations setting forth specific reasons in support of the Planning Commission's actions and its rejection of the Alternatives not incorporated into the Project.

Attached to these findings as Exhibit 1 is the Mitigation Monitoring and Reporting Program ("MMRP") for the mitigation measures that have been proposed for adoption. The Mitigation Monitoring and Reporting Program is required by CEQA Section 21081.6 and *CEQA Guidelines* Section 15091. It provides a table setting forth each mitigation measure listed in the Final EIR ("FEIR") that is required to reduce or avoid a significant adverse impact. Exhibit 1 also specifies the agency responsible for implementation of each measure and establishes monitoring actions and a monitoring schedule.

These findings are based upon substantial evidence in the entire record before the Planning Commission. The references set forth in these findings to certain pages or sections of the EIR or responses to comments in the Final EIR are for ease of reference and are not intended to provide an exhaustive list of the evidence relied upon for these findings.

a. Project Description

State Housing Element Law

Since 1969, California's Housing Element law, Government Code Sections 65580 *et seq.*, has required local jurisdictions to adequately plan for and address the housing needs of all segments of its population, such that all communities contribute to the attainment of California's housing goal. Thus, each local jurisdiction is required to include a housing element as an element of its general plan.

State housing element law requires that each city and county develop local housing programs designed to meet its "fair share" of housing needs for all income groups during a stated planning period. The "fair share" allocation of regional housing needs (called the RHNA) is determined by regional planning agencies. San Francisco's RHNA is determined by the Association of Bay Area Governments (ABAG). By allocating each jurisdiction's regional housing need, and by requiring that each jurisdictions' housing element addresses the RHNA for the relevant planning period, state Housing Element law ensures that each jurisdiction accepts responsibility for the housing that represents the number of additional dwelling units that would be required to accommodate the anticipated growth in households, replace expected demolitions and conversions of housing units to non-housing uses, and achieve a future vacancy rate that allows for the healthy functioning of the housing market.

Each housing element must include an assessment of housing needs and an inventory of resources and constraints relevant to meeting those needs, a statement of housing goals, policies and objectives, as well as a program setting forth actions that the locality is undertaking or will undertake to implement the policies and achieve the goals and objectives.

State law requires the housing element to be updated periodically, usually every five years. The most recent update of the housing element occurred in 2004, when the City adopted the 2004 Housing Element, an update to the 1990 Residence Element. The 2004 Housing Element addressed the City's housing needs for the planning period 1999 to 2006. Subsequent to adoption of the 2004 Housing Element, the California Court of Appeal determined the environmental document prepared for the 2004 Housing Element was inadequate, and directed the City to prepare an EIR (see *San Franciscans for Livable Neighborhoods* v. *City and County of San Francisco* [June 22, 2007, A112987] [unpublished opinion]). The Court allowed the City to continue to rely on the 2004 Housing Element pending the completion of the EIR, except for several express policies and objectives.

2009 Housing Element

During the pendency of litigation over the 2004 Housing Element's environmental review, and in accordance with state Housing Element law, the City underwent a comprehensive planning process and prepared the next update of the Housing Element to address the planning period 2007 through 2014. The result was the proposed 2009 Housing Element.

The 2009 Housing Element consists of three parts. Part I of the 2009 Housing Element consists of the Data and Needs Analysis section, which provides a statistical baseline for determining

appropriate housing objectives, policies and implementation strategies. This section includes San Francisco population and employment trends, housing data, and inventories of land available for housing development. Part I provides a foundation for the proposed changes to the objectives and policies contained in Part II of the 2009 Housing Element.

Part I also presents an updated calculation of San Francisco's fair share of the regional housing need, for January 2007 through June 2014. The City's RHNA goal is 31,193 housing units, or 4,159 units per year. Part I identifies where development capacity exists under existing zoning for future potential housing throughout the City.

Part II of the 2009 Housing Element, summarized in the Project Description of the EIR, and attached as an appendix thereto, sets forth the objectives, policies, and implementing strategies intended to address the City's housing needs based on the RHNA. Generally, the objectives and policies contained in Part II prioritize the creation of permanently affordable housing; conserve and improve the existing housing stock; recognize and preserve neighborhood character; integrate planning of housing, jobs, transportation and infrastructure; and maintain the City as a sustainable model of development.

The 2009 Housing Element also includes implementation measures, which are proposed for adoption and which have been reviewed in the EIR, and a series of "Strategies for Further Review." The Strategies for Further Review are ideas which were raised over the course of development and outreach for the 2009 Housing Element. Most of the strategies require further examination, and potentially long-term study, before they can be directly implemented.

b. Environmental Review

The Planning Department printed and circulated a Notice of Preparation (NOP) on October 8, 2008 that solicited comments regarding the content of the proposed EIR for the 2004 Housing Element that was required by the court. The NOP for the Draft EIR was circulated for 30 days in accordance with CEQA Guidelines Section 15082(b). During the NOP circulation period, a public scoping meeting was held on November 6, 2008.

Subsequent to the circulation of the NOP, a draft of the proposed 2009 Housing Element was completed. The scope of the EIR was revised to include both the 2004 Housing Element and the 2009 Housing Element. Therefore, the Planning Department printed and recirculated an NOP on September 2, 2009 that solicited comments regarding the content of the EIR for the proposed Housing Elements. During the NOP circulation period, the Planning Department held a public scoping meeting on September 30, 2009.

The Planning Department published the Draft EIR and provided public notice of the availability of the Draft EIR for public review and comment on June 30, 2010. Notices of Completion and copies of the Draft EIR were distributed to the State Clearing house.

The Planning Commission held a duly notice public hearing on the Draft EIR on August 5, 2010. At this hearing, opportunity for public comment was given, and public comment was received on the Draft EIR. The Planning Department accepted public comments on the Draft EIR from June 30, 2010 to August 31, 2010.

The Planning Department published the Comments and Responses on the Draft EIR on March 9, 2011. This document includes responses to environmental comments on the Draft EIR made at the public hearing on August 5, 2010, as well as written comments submitted on the Draft EIR from June 30, 2010 to August 31, 2010. The Comments and Responses document also contains text changes to the Draft EIR made by the EIR preparers to correct or clarify information

presented in the Draft EIR, including changes to the Draft EIR text made in response to comments.

c. Planning Commission Actions

The Planning Commission is being requested to take the following actions to approve and implement the Preferred Project.

- Certify the Final EIR.
- Adopt CEQA Findings and a Mitigation Monitoring and Reporting Program.
- Approve and recommend adoption of the 2009 Housing Element of the San Francisco General Plan by the Board of Supervisors.

d. Location of Records

The record upon which all findings and determinations related to the Project are based includes, but is not limited to, the following:

- The San Francisco 2009 Housing Element (drafts 1, 2 and 3 and proposed amendments);
- The San Francisco 2004 Housing Element;
- The San Francisco 1990 Residence Element;
- The EIR and all documents referenced in or relied upon by the EIR;
- All information (including written evidence and testimony) provided by City staff to the Planning Commission relating to the EIR, the proposed approvals, the Project, and the alternatives set forth in the EIR;
- All information (including written evidence and testimony) presented to the Planning Commission by the environmental consultant and sub-consultants who prepared the EIR, or incorporated into reports presented to the Planning Commission;
- All information (including written evidence and testimony) presented to the City from other public agencies relating to the Project or the EIR;
- All information (including written evidence and testimony) presented at any public hearing or workshop related to the Project and the EIR;
- For documentary and information purposes, all locally-adopted land use plans and ordinances, including, without limitation, general plans, specific plans and ordinances, together with environmental review documents, findings, mitigation monitoring programs and other documentation relevant to planned growth in the area;
- The MMRP; and
- All other documents comprising the record pursuant to Public Resources Code Section 2116.76(e)

The public hearing transcript, a copy of all letters regarding the EIR received during the public review period, the administrative record, and background documentation for the Final EIR are

located at the Planning Department, 1650 Mission Street, Suite 400, San Francisco. Linda Avery, Commission Secretary, is the custodian of these documents and materials.

II. Impacts Found Not to Be Significant, Thus Requiring No Mitigation

Finding: Based on substantial evidence in the whole record of this proceeding, the City finds that the implementation of the Project would not result in any significant environmental impacts in the following areas: Land Use and Land Use Planning; Aesthetics; Population and Housing; Cultural and Paleontological Resources; Air Quality; Greenhouse Gas Emissions; Wind and Shadow; Recreation; Utilities and Service Systems; Public Services; Biological Resources; Geology and Soils, Hydrology/Water Quality; Hazards/Hazardous Materials; Mineral/Energy Resources; Agricultural Resources. Each of these topics is analyzed and discussed in detail, including, but not limited to, in the EIR at Chapters V.B, V.C, V.D, V.E, V.H, V.I, V.J, V.K, V.L, V.M, V.N, V.O, V.P, V.Q, V.R, and V.S.

III. Findings of Potentially-Significant Impacts that Can be Avoided or Reduced to a Less-Than-Significant Level

Finding: The California Environmental Quality Act (CEQA) requires agencies to adopt mitigation measures that would avoid or substantially lessen a project's identified significant impacts or potential significant impacts if such measures are feasible.

The findings in this Section III and in Section IV concern mitigation measures set forth in the FEIR. These findings discuss mitigation measures as proposed in the FEIR and recommended for adoption by the Planning Commission and the Board of Supervisors.

As explained previously, **Exhibit 1**, attached, contains the Mitigation Monitoring and Reporting Program required by CEQA Section 21081.6 and *CEQA Guidelines* Section 15091. It provides a table setting forth each mitigation measure listed in Chapter V of the EIR that is required to reduce or avoid a significant adverse impact. **Exhibit 1** also specifies the agency responsible for implementation of each measure, establishes monitoring actions and a monitoring schedule.
The Planning Commission finds that, based on the record before it, the mitigation measure proposed for adoption in the FEIR is feasible, and that it can and should be carried out by the Planning Commission and Board of Supervisors, and staff has recommended that it be incorporated into the 2009 Housing Element as an implementation measure found in Appendix C. The Planning Commission acknowledges that if such measures were not adopted and implemented, the Project may result in additional significant unavoidable impacts. For this reason, and as discussed in Section VI, the Planning Commission is adopting a Statement of Overriding Considerations as set forth in Section VII.

The mitigation measures identified in the FEIR which would reduce or avoid significant adverse environmental impacts are proposed for adoption as implementation measures of the 2009 Housing Element, and are set forth in **Exhibit 1**, in the Mitigation Monitoring and Reporting Program.

Noise:

a) Potentially Significant Impact

Implementation of the 2009 Housing Element would promote housing near transit and other infrastructure, housing near neighborhood services, and housing within mixed-use areas which could result in housing located in area that already experience ambient noise levels above 75 Ldn. Residential development in areas that experience noise levels above 75 Ldn could expose noise sensitive receptors to noise levels in excess of established standards. Compliance with

Title 24, which typically addresses interior noise levels for housing developments, may not mitigate exterior noise on private open space. Other site specific conditions may warrant acoustical monitoring and analysis beyond the requirements for Title 24. This could result in a significant impact with respect to noise.

b) Mitigation Measure and Conclusion

The City finds the potentially-significant impact listed above would be reduced to a less-than-significant level with implementation of mitigation measure M-NO-1, which would require the preparation of an analysis that includes, at a minimum, a site survey to identify potential noise-generating uses within two blocks of the project site, and includes at least one 24-hour noise measurement (with maximum noise level readings taken at least every 15 minutes), prior to completion of environmental review. The analysis shall demonstrate with reasonable certainty that Title 24 standards, where applicable, can be met, and that there are no particular circumstances about the proposed project site that appear to warrant heightened concern about noise levels in the vicinity of the proposed project. Should such concerns be present, the Department may require the completion of a detailed noise assessment by person(s) qualified in acoustical analysis and/or engineering prior to the first project approval action, in order to demonstrate that acceptable interior noise levels consistent with those in Title 24 standards can be attained.

In addition, to minimize effects on development in noisy areas, for new residential uses, the Planning Department, shall, through its building permit review process, in conjunction with noise analysis required above, require that open space required by 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. Implementation would also be undertaken consistent with other principles of urban design.

Compliance with this mitigation measure M-NO-1, together with compliance with Title 24 of the California Code of Regulations and the California Building Code and the San Francisco Police Code, would reduce the impact to a less-than-significant level.

IV. Significant Impacts That Cannot Be Avoided or Reduced to a Less-Than-Significant Level.

Finding: Based on substantial evidence in the whole record of these proceedings, the City finds that, where feasible, changes or alterations have been required, or incorporated into the 2009 Housing Element to reduce the significant enviromental impact as identified in the FEIR. The City determines that the following significant impacts on the environment, as reflected in the FEIR, are unavoidable, but under Public Resources Code Section 21081(a)(3) and (b), and *CEQA Guidelines* 15091(a)(3), 15092(b)(2)(B), and 15093, the City determines that the impacts are acceptable due to the overriding considerations described in Section VII below. This finding is supported by substantial evidence in the record of this proceeding.

Transportation/Circulation:

a. Impact – Transit

Adoption of the 2009 Housing Element would result in implementation of objectives and policies that encourage residential development that takes advantage of alternative modes of transportation, including transit. Under 2025 Cumulative Conditions, the California Street and

Market Street Subway transit corridors are anticipated to operate near Muni's transit capacity utilization standard of 85 percent. A substantial mode shift to transit could result in an increase in transit ridership above Muni's capacity utilization standard, thereby resulting in overcrowding on the public transit system. To reduce potential overcrowding on transit, SFMTA could increase capacity on Muni by implementing the transportation plans and programs, as described in the Draft EIR at Section V.F-15 to V.F-18, which include SFPark, SFGo, the San Francisco Bicycle Plan, the Central Subway, Bus Rapid Transit and the Better Streets Plan. Implementation of these plans and programs could reduce congestion and decrease transit travel times, allowing a given bus to complete more runs in a day, which allows MUNI's capacity to increase without acquiring additional buses. However, although many of the transportation plans are in the process of being implemented, implementation has not been secured for all of the measures, and it is not known whether the implementation of all of the measures would provide a sufficient decrease in travel time, and subsequent increase in bus runs, to carry all projected riders. SFMTA could also increase capacity on MUNI by providing more buses. However, this approach would involve increased costs to SFMTA for which funding has not been identified, and could require additional sources of revenue. Because the certainty and feasibility of these two mitigation options cannot be established, the impact on transit would remain significant and unavoidable.

b) Mitigation Measure:

No feasible mitigation measures have been identified for the potentially significant impact on transit. Hence a significant and unavoidable transit impact would occur with implementation of the 2009 Housing Element.

V. Why Subsequent Environmental Analysis or Recirculation is Not Required.

Finding: For the reasons set forth below and elsewhere in the Administrative Record, none of the factors are present which would necessitate recirculation of the Final EIR under CEQA Guideline Section 15088.5 or the preparation of a subsequent or supplemental EIR under CEQA Guideline Section 15162.

The Comments and Responses document thoroughly addressed all public comments that the Planning Department received on the Draft EIR. In response to these comments, the Department added new and clarifying text to the EIR. In addition, since publication of the Draft EIR, the staff, in response to public comments and additional staff evaluation of the 2009 Housing Element, modified a number of policies and Objective in the 2009 Housing Element in order avoid or alleviate specific concerns raised by the public and City officials.

The Comments and Responses document, which is incorporated herein by reference, analyzed all of these changes and determined that these changes did not constitute new information of significance that would add new significant environmental effects, or substantially increase the severity of effects identified in the Final EIR. Further, additional changes to the 2009 Housing Element have been incorporated into the Element after publication of the Comments and Responses document. These changes have been addressed orally by staff or in staff reports, which statements and reports are incorporated herein by reference, and based on this information, the Planning Department has determined that these additional changes do not constitute new information of significance that would alter any of the conclusions of the EIR.
Based on the information set forth above and other substantial evidence in light of the whole record on the Final EIR, the Commission determines that the 2009 Housing Element is within the scope of the project analyzed in the Final EIR; (2) approval of 2009 Housing Element will not require important revisions to the Final EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (3) taking into account the 2009 Housing Element and other changes analyzed in the

Final EIR, no substantial changes have occurred with respect to the circumstances under which the Project are undertaken which would require major revisions to the Final EIR due to the involvement of new significant environmental effects, or a substantial increase in the severity of effects identified in the Final EIR; and (4) no new information of substantial importance to the Project has become available which would indicate (a) the 2009 Housing Element or the approval action will have significant effects not discussed in the Final EIR; (b) significant environmental effects will be substantially more severe; (c) mitigation measures or alternatives found not feasible which would reduce one or more significant effects have become feasible; or (d) mitigation measures or alternatives which are considerably different from those in the Final EIR would substantially reduce one or more significant effects on the environment. Consequently, there is no need to recirculate the Final EIR under CEQA Guideline 15088.5 or to prepare a subsequent or supplemental EIR under CEQA Guideline Section 15162.

VI. Evaluation of Project Alternatives.

This Section describes the EIR alternatives, including the 2004 Housing Element, and the reasons for rejecting the alternatives and the 2004 Housing Element. This Section also outlines the 2009 Housing Element's purpose and provides the rationale for selecting or rejecting alternatives.

CEQA mandates that an EIR evaluate a reasonable range of alternatives to the project, which would "feasibly attain most of the basic objectives of the project, but would avoid or substantially lessen effects of the project, and evaluate the comparative merits of the project." (*CEQA Guidelines*, Section 15126.6(a)).

CEQA requires that every EIR evaluate a "No Project" alternative as part of the range of alternatives analyzed in the EIR. The Housing Element EIR's No Project analysis was prepared in accordance with *CEQA Guidelines* Sections 15126.6(e)(3)(A) and (C).

Alternatives provide a basis of comparison to the Project in terms of beneficial, significant, and unavoidable impacts. This comparative analysis is used to consider reasonable feasible options for minimizing environmental consequences of the Project.

A. Reasons for Selection of the Project

As described above and in this section, the project proposed for adoption is the 2009 Housing Element, as defined in the Project Description, with the changes identified in Draft 3 of the 2009 Housing Element published in February 2011, together with changes outlined in the staff report dated March 17, 2011. The 2009 Housing Element is identified in the Draft EIR in Chapter IV, Project Description, particularly at pages IV-28 through IV-31. The 2009 Housing Element is selected for adoption because it will promote the greatest achievement of all of the following objectives, which would not be achieved by any of the alternatives or the 2004 Housing Element.

- Provide a vision for the City's housing and growth management through 2014

The 2009 Housing Element is a product of significant community input. In drafting the policies and objectives of the 2009 Housing Element, the Department worked closely with community leaders, stakeholders, City agencies, and community members starting in September of 2008. The Department convened a Community Advisory Body, held over a dozen stakeholder sessions, over 30 public workshops and presentations, hosted staff office hours, surveyed the community in writing and online, and the Planning Director hosted two workshops. The 2009 Housing Element provides a community based vision for the City's housing future, specifically incorporating and responding to an updated RHNA goal set for 2007 to 2014, and responding to recent global economic indicators and global climate issues.

- Maintain the existing housing stock to serve housing needs

The 2009 Housing Element recognizes that the majority of San Francisco's housing stock is over 60 years old and this existing stock is an important part of meeting San Francisco's housing demands. Retaining existing housing reduces the needs for resources to build new housing, and maintains the total supply of lower cost housing. Demolition of existing housing and construction of new housing often results in new units which are more costly than the units that were demolished. The 2009 Housing Element contains objectives which specifically discourage the demolition of existing housing and discourages the merger of existing units, unless the resulting units increases the City's supply of affordable or family housing. The 2009 Housing Element also discourages the removal or reduction of housing for parking.

- Ensure capacity for the development of new housing to meet the RHNA at all income levels

The Association of Bay Area Governments has determined that San Francisco's fair share of the regional housing need for January 2007 through June 2014 is 31,190 units, or about 4,160 units per year. This regional housing needs assessment (RHNA) includes production targets addressing housing at a range of household income categories. San Francisco's RHNA target includes 18,880 units, or 61%, that are affordable to moderate income households (120% of the area median income) and below.

The 2009 Housing Element contains objectives and policies which ensure that the City has capacity for the development of housing at all income levels. The 2009 Housing Element contains objectives and policies to foster a housing stock that meets the needs of all residents across all lifecycles, such as families with children, people with disabilities and seniors, many of which have income levels that can only be met by affordable units. The 2009 Housing Element seeks to ensure that units affordable to all income levels are located throughout San Francisco according to infrastructure and site capacity, and encourages integrated neighborhoods with a diversity of unit types and affordability levels. The 2009 Housing Element encourages the completion of key opportunity areas such as Treasure Island, Candlestick Park and Hunters Point Shipyard, which will provide significant new capacity for new neighborhoods with units at all income levels.

- Encourage housing development where supported by existing or planned infrastructure, while maintaining neighborhood character;

The 2009 Housing Element supports the completion of planning for Treasure Island, Candlestick Park and Hunters Point Shipyard, as well as Park Merced and the Transbay Transit Center. These areas have existing infrastructure to support new housing, or new infrastructure is planned for them. The 2009 Housing Element supports new, mixed-use infill development in areas where there is adequate open space, child care, neighborhood services and public transit. At the same time, the 2009 Housing Element seeks to maintain and support the diverse and distinct character of San Francisco's neighborhoods, ensures densities in established residential areas are compatible with existing neighborhood character.

- Encourage, develop and maintain programs and policies to meet projected affordable housing needs

The 2009 Housing Element seeks to facilitate permanently affordable housing, and contains many objectives and policies designed to expand the number of resources for affordable housing, facilitate affordable housing development through land subsidy programs, and support programs

that do not require direct public subsidies and that can facilitate the development of middle income units.

- Develop a vision for San Francisco that supports sustainable local, regional and state housing and environmental goals

The City, greater Bay Area and the State of California have adopted environmental and housing goals for more sustainable development. SB 375, adopted by the State, seeks to link housing with transportation to address global climate change. ABAG has allocated regional housing needs based on the availability of transit infrastructure. San Francisco has adopted numerous plans that support green development and help to reduce the City's greenhouse gas emissions.

The 2009 Housing Element supports these environmental and housing goals with objectives and policies which support smart regional growth that locates new housing close to jobs and transit, require that the City work with localities region-wide to coordinate affordable housing productions, which promote "green" development at the highest level by encouraging walking, bicycling and transit, and which encourage LEED developments. These objectives and policies will help ensure that San Francisco, and the region, works toward "meeting the needs of the present without sacrificing the ability of future generations to meet their own needs."

- Adopt a housing element that substantially complies with California Housing Element Law as determined by the California Department of Housing and Community Development.

A determination by the California Department of Housing and Community Development that the Housing Element substantially complies with state Housing Element law provides the City with a rebuttable assumption that the Housing Element complies with state Housing Element law and allows the City to adopt and amend redevelopment plans – an important source of affordable housing money. Without a housing element that substantially complies with state Housing Element law, the San Francisco Redevelopment Agency may be prohibited from incurring additional indebtedness to finance low- and moderate-income housing. A substantially compliant housing element also required for other state affordable housing funds.

HCD has indicated, based on their preliminary review, that it finds that the 2009 Housing Element is substantially compliant with state housing element law. The City expects that HCD will issue a letter indicating its finding by April 12. In previous correspondence, HCD commended the City for its many innovative strategies and programs.

B. Alternatives Rejected and Reasons for Rejection

Rejection of 2004 Housing Element: The 2004 Housing Element was analyzed in the EIR at an equal level of detail as the 2009 Housing Element and was offered both as a Housing Element that the decision-makers could adopt, and in response to the Court's requirement that the City analyze the 2004 Housing Element in an EIR. Generally, the 2004 Housing Element encourages housing in certain areas of the City, and encourages the construction of higher density developments and reduced parking requirements.

However, adoption of the entire 2004 Housing Element is hereby rejected. The 2004 Housing Element would not meet the Project's Objectives to encourage housing development where supported by existing or planned infrastructure while maintaining neighborhood character, because the 2004 Housing Element encourages developers to take full advantage of building densities which could negatively impact neighborhood character and aesthetics, particularly in areas of the City that are dominated by lower density development. The 2004 Housing Element does not appropriately balance the need for new housing with the need to protect the character of

established neighborhoods because it removed or modified previous policies which offered greater protection of prevailing neighborhood character.

In addition, the 2004 Housing Element was proposed in response to San Francisco's RHNA goal for 2001-2006. As noted, an updated Housing Element must respond to ABAG's RHNA goal from 2007 to 2014. Unlike the 2009 Housing Element, even if an updated Part I of the Housing Element were adopted together with 2004 Housing Element's Part II, the objectives and policies in the 2004 Housing Element do not respond to current housing needs or recent economic conditions which have an impact on the creation and preservation of affordable housing.

Finally, the 2004 Housing Element was not created with the depth and breadth of community input and involvement that the 2009 Housing Element was. The 2009 Housing Element includes input from a Citizens Advisory Committee, over 30 public workshops, staff office hours, online and written surveys as well as workshops hosted by the Planning Director over a two and a half year period.

For the foregoing reasons as well as economic, legal, social, technological, and other considerations set forth herein and elsewhere in the record, the 2004 Housing Element is hereby rejected.

Rejection of Alternative A: The No Project/Continuation of 1990 Residence Element Alternative. Alternative A is the CEQA-required "No Project" alternative. CEQA Guidelines Section 15126.6(e)(3)(A) provides that "when the project is the revision of an existing land use or regulatory plan, policy or ongoing operation, the 'no project' alternative will be the continuation of the existing plan, policy or operation into the future." Under Alternative A: the No Project/Continuation of 1990 Residence Element Alternative, the 1990 Residence Element policies would remain in effect and neither the proposed 2004 Housing Element nor the 2009 Housing Element policies would be implemented. Housing development in the City would continue as encouraged under the 1990 Residence Element.

Alternative A would not be desirable nor meet the Project's Objectives. Alternative A encourages housing in less limited areas than the Project, and could increase density to a greater extent Citywide than the Project. Thus, Alternative A would conflict with the Project's objective to encourage housing development where supported by existing or planned infrastructure. Alternative A does not include policies that discourage the destruction or reduction of housing for parking, reduce housing displacement pressures that could be exerted by a lack of suitable housing units, or support the production, management, and preservation of affordable units. In addition, Alternative A would not as aggressively ensure the relocation of displaced tenants, thus, Alternative A would not meet the Project's Objective to encourage, develop and maintain programs and policies to meet projected affordable housing needs.

Because the policies in Alternative A were based on data and housing needs prior to 1990, Alternative A does not include policies and objectives which take into account the updated demographic and background information that the policies and objectives in the 2009 Housing Element do. For example, Alternative A does not contain policies that protect historic resources to the same extent as the Project, because the Project's policies and objective's approach to historic resources reflects the changes in the City and state's approach to evaluating historic impacts. Alternative A does not contain policies which allow for the reduction in parking requirements, and thus housing projects could require an increased amount of excavation, with potentially greater impacts on archeological and paleontological impacts.

Alternative A contains less focus on housing near jobs and other services or along transit lines, which could result in the development of more housing farther away from these services resulting in more vehicle trips than under the Project. Increased vehicle trips results in more

congestion impacts, air quality impacts and greenhouse gas impacts. As a result, Alternative A does not meet the Objective to develop a vision for San Francisco that supports sustainable local, regional and state housing and environmental goals, such as the City's Climate Action Plan and the Department of the Environment's Strategic Action Plan, both of which call for a reduction in the amount of vehicle trips which are the biggest source of greenhouse gases.

Finally, Alternative A does not promote increased density along transit lines and does not promote the creation or retention of affordable housing as aggressively as the 2009 Housing Element, and do not respond to current housing needs or recent economic conditions which have an impact on the creation and preservation of affordable housing. Thus, Alternative A would be less likely to enable the City to meet its goals to provide housing in the amounts allocated by ABAG in the RHNA, particularly housing that meets the affordability targets outlined in the RHNA.

For the foregoing reasons as well as economic, legal, social, technological, and other considerations set forth herein and elsewhere in the record, Alternative A is hereby rejected.

Rejection of Alternative B: 2004 Housing Element–Adjudicated. This alternative includes the objectives, policies and implementation measures of the 2004 Housing Element excepting policies that were stricken by the San Francisco Superior Court. Similar to Alternative A, this alternative would use the most recently identified RHNA allocation and an updated Data and Needs Analysis.

As identified in the EIR, Alternative B was determined to be the environmentally superior alternative, because Alternative B would come closer to meeting a key project objective in meeting the RHNA than would Alternative A, and Alternative A would have a potentially greater impact on historic resources.

Similar to the reasons set forth in rejecting Alternative A, Alternative B would be less likely to meet the Project's Objectives to meet the RHNA than the 2009 Housing Element. Even if enough development and new housing units were built under Alternative B to meet the overall RHNA, Alternative B may not ensure that the affordability of that new housing would reflect the income levels required by the RHNA. Similar to Alternative A and to the 2004 Housing Element, the objectives and policies in Alternative B do not respond to current housing needs or recent economic conditions which have an impact on the creation and preservation of affordable housing

Similar to Alternative A, policies and objectives in Alternative B contain less focus on housing near jobs and other services or along transit lines, which could result in the development of more housing farther away from these services resulting in more vehicle trips than under the 2009 Housing Element. Increased vehicle trips results in more congestion impacts, air quality impacts and greenhouse gas impacts. As a result, Alternative B does not meet the Objective to develop a vision for San Francisco that supports sustainable local, regional and state housing and environmental goals, such as the City's Climate Action Plan and the Department of the Environment's Strategic Action Plan, both of which call for a reduction in the amount of vehicle trips which are the biggest source of greenhouse gases.

In addition, Alternative B, the 2004 Housing Element - Adjudicated is a compilation of policies and objectives that received no community input or involvement. This Alternative B does not contain the policies and objectives related to housing issues that respond to all stakeholders in the community including neighborhood organizations, housing developers and affordable housing advocates.

For the foregoing reasons as well as economic, legal, social, technological, and other considerations set forth herein and elsewhere in the record, Alternative B: the 2004 Housing Element – Adjudicated is hereby rejected.

Rejection of Alternative C: 2009 Housing Element–Intensified. This alternative includes concepts that more actively encourage housing development through zoning accommodations. These concepts were generated based on ideas and alternative concepts raised over the course of outreach for the 2009 Housing Element preparation process, but which were ultimately not included. These concepts are intended to encourage housing by: 1) allowing for limited expansion of allowable building envelope for developments meeting the City's affordable housing requirement on-site with units of two or more bedrooms; 2) requiring development to the full allowable building envelope in locations that are directly on Transportation Effectiveness Project (TEP) rapid transit network lines; 3) giving height and/or density bonuses for development that exceeds affordable housing requirements in locations that are directly on TEP rapid transit network lines; 4) allowing height and/or density bonus for 100 percent affordable housing in all areas of the City except in RH-1 and RH-2 zones; and 5) granting of administrative variances (i.e. over the counter) for reduced parking spaces if the development is: a) in an RH-2 zoning district (allowing for greater residential density); b) in an area where additional curb cuts would restrict parking in areas with parking shortages; or c) on a Transit Preferential Street.

Alternative C encourages greater amounts of housing than the 2090 Housing Element. By providing more housing, with fewer controls over neighborhood character, Alternative C would not meet the project sponsors objectives to appropriately balance new housing development while maintaining existing neighborhood character. Alternative C would encourage more residential projects and larger buildings, and therefore could have greater impacts on historic buildings and on public services. An increase in population greater than that anticipated in growth projections could result in greater impacts to transportation and circulation, recreation, geology and soils and water quality, as well as hazards and hazardous materials, and mineral and energy resources. Alternative C would therefore be less likely to support sustainable local, regional, and state housing and environmental goals because by more aggressively encouraging housing, the amount of new housing could exceed that accounted for in regional growth projections.

For the foregoing reasons as well as economic, legal, social, technological, and other considerations set forth herein and elsewhere in the record, Alternative C: Housing Element – Intensified is hereby rejected.

Additional Alternatives Proposed by the Public

During the term of analysis of the 2009 Housing Element and its associated EIR and the related comment period, various commentators proposed alternatives to the 2009 Housing Element. To the extent that these comments addressed the adequacy of the EIR analysis, they were described and analyzed in the Responses to Comments document. As presented in the record, the Final EIR reviewed a reasonable range of alternatives, and CEQA does not require the project sponsor to consider every proposed alternative so long as the CEQA requirements for alternatives analysis have been satisfied.

Specifically as noted in the Comments and Responses, a "RHNA-Focused Alternative" is rejected because it fails to reduce environmental impacts; a No Post-2004 Rezoning is rejected as infeasible because current, post-2004 planning controls reflect the existing environment, and any change in the controls would require significant community outreach and involvement, draft plans, Planning Commission and Board of Supervisors hearings and environmental review and would undo significant planning proposals which received widespread community and City

support. A "No-Additional Rezoning" is rejected as infeasible and undesirable as it would preclude future development required to accommodate pipeline development, would not reduce any potentially significant impacts to transit, and could impact the City's ability to meet the RHNA for all income groups because rezoning on a localized level is, at times, necessary to accommodate affordable housing developments. Thus, the No-Additional Rezoning Alternative would not meet the Project's Objectives.

For the foregoing reasons as well as economic, legal, social, technological, and other considerations set forth herein and elsewhere in the record and this document, these alternatives are hereby rejected in favor of the 2009 Housing Element.

VII. Statement of Overriding Considerations.

Notwithstanding the significant and unavoidable impact to transit of the 2009 Housing Element, the Board finds, after considering the Final EIR and based on substantial evidence in the record and as set forth elsewhere in these findings and herein, that specific overriding economic, legal, social, technological, or other considerations outweigh the identified significant effects on the environment.

1. Approval of the 2009 Housing Element will help allow the City to fulfill its fair share housing obligations as provided by the Association of Bay Area Governments. The City's fair share of regional housing, or RHNA, has been determined to be 3,294 units affordable to households with extremely low incomes; 3,295 for very low income households; 5,535 for low income households; 6,754 for moderate income households; and 12,315 for above moderate income households. The 2009 Housing Element encourages the production of housing in areas that are better served by transit and encourages the retention of existing housing, all strategies that encourage the production of housing at all income levels.

2. Approval of the 2009 Housing Element will allow the City to continue to utilize the Community Redevelopment Law to facilitate the development of affordable housing. Adoption and amendment of redevelopment plans is crucial to the City's affordable housing development: from 1990 to 2008, the San Francisco Redevelopment Agency provided financing - over $225 million – for the development of approximately 9865 units that were affordable to households making a maximum of 50% of the area median income for rental units ($47,150 for a family of four in 2008) or 100% of the area median income for ownership units ($94,300 for a family of four in 2008). Moreover, since 1990, the Agency has committed nearly 50% of tax increment generated in its project areas to affordable housing, despite state law requirements for use of tax increment of only 20%. HCD has found, based on its preliminary review, that the 2009 Housing Element has been determined to substantially comply with state Housing Element law which allows the City to take advantage of various state and federal affordable housing funds.

3. The Project is consistent with and will help support the policies and objectives of the General Plan, including but not limited to:

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 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 and fulfills this policy by encouraging 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 AN IMPROVING THE ENVIRONMENT

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

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.

The 2009 Housing Element is consistent with and fulfills these policies by supporting 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.

In addition, the 2009 Housing Element fulfills the following policies found in various elements and Area Plans of the General Plan

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 54.5 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 LOCATION 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 in that it promotes the development of new housing, particularly affordable housing while supporting and respecting the diverse and distinct character of San Francisco's neighborhoods, while ensuring that growth is accommodated without substantially and adversely impacting existing neighborhood character.

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 NEIGHBORHOODS 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 in that it supports new housing, particularly affordable housing and mixed use developments, while encouraging housing close to transit and other amenities and neighborhood services, while 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 in that 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 AN ADJACENT TO DOWNTOWN FROM ENCROACHMENT BY COMMERCIAL USES.

The 2009 Housing Element is consistent with the Downtown Plan in that 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 NEIGHBORHOODS' POTENTIAL AS A MIXED-USE URBAN NEIGHBORHOOD

OBJECTIVE 1.2 ENCOURAGE URBAN FORM THAT REINFORCES THE PLAN AREAS 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 mix 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 in that it encourages that 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 2.2 MAXIMIZE HOUSING GIN RINCON HILL TO CAPITALIZE ON RINCON HILLS 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 in that 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.

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 2.1 LOWER THE COST OF THE PRODUCTION OF HOUSING

The 2009 Housing Element is consistent with the Showplace/Potrero Hill Area Plan in that 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.

4. The 2009 Housing Element is consistent with state, region and Citywide plans and policies to reduce greenhouse gas emissions by encouraging the provision of housing near transit. By encouraging housing along major transit lines and in close proximity to jobs and other daily activities, the 2009 Housing Element facilitates a decrease in the number of vehicle trips by City residents and visitors, and an increase in the number of persons using other modes for transportation, such as transit, bicycle and walking. The decreased use of private automobiles and increased use of transit, bicycles and walking will help reduce use of vehicles, a major source of greenhouse gas emissions. These plans and policies include, but are not limited to:

a. San Francisco's "Climate Action Plan: Local Actions to Reduce Greenhouse Gas Emissions," adopted in September 2004, which affirms San Francisco's commitment to reducing greenhouse gas emissions by 20% below 1990 levels by 2012. Among other policies, the Climate Action Plan outlines policies to discourage trips by private automobile and increase trips by other modes.

b. San Francisco Department of the Environment's Strategic Plan 2009-2011, a annually updated mission statement by the Department of the Environment, which among other topics, outlines goals and actions to promote non-vehicle use, such as bicycles, in San Francisco in order to reduce greenhouse gas emissions from transportation by 963,000 tons per year by 2012.

c. the Global Warming Solutions Act of 2006, otherwise known as AB 32, a California state law that requires the state's greenhouse gas emissions be reduced to 1990 levels by 2020.

d. United Nations Urban Environmental Accords, a series of implementable goals that can be adopted at a city level to achieve urban sustainability, promote healthy economies, advance social equity and protect the world's ecosystem. Adopted in 2005, and signed by San Francisco, the Accords, among other goals, advocates for policies to reduce the percentage of commute trips by single occupancy vehicles by ten percent in seven years.

5. The 2009 Housing Element is a compilation of housing objectives and policies that were formed with the input of a broad range of community stakeholders. The Department worked closely with community leaders, housing advocates, neighborhood groups, City agencies, and community members starting in 2008. The resulting 2009 Housing Element balances the diverse, and sometimes competing, needs of all San Francisco residents, while providing a comprehensive vision for the City's future projected housing needs.

2004 AND 2009 HOUSING ELEMENT
MITIGATION MONITORING AND REPORTING PROGRAM

MITIGATION MEASURES					
Mitigation Measures	**Responsibility for Implementation**	**Mitigation Schedule**	**Mitigation Action**	**Monitoring/ Reporting Responsibility**	**Monitoring Schedule**
NOISE					
Mitigation Measure M-NO-1: Interior and Exterior Noise					
For new residential development located along streets with noise levels above 75 dBA L_{dn}, the planning department shall require the following: 1. The Planning Department shall require the preparation of an analysis that includes, at a minimum, a site survey to identify potential noise-generating uses within two blocks of the project site, and including at least one 24-hour noise measurement (with maximum noise level readings taken at least every 15 minutes), prior to completion of the environmental review. The analysis shall demonstrate with reasonable certainty that Title 24 standards, where applicable, can be met, and that there are no particular circumstances about the proposed project site that appear to warrant heightened concern about noise levels in the vicinity. Should such concerns be present, the Department may require the completion of a detailed noise assessment by person(s) qualified in acoustical analysis and/or engineering 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; and 2. To minimize effects on development in noisy areas, for new residential uses, the Planning Department shall, through its building permit review process, in conjunction with noise analysis required above, 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	San Francisco Planning Department	Prior to completion of project-level environmental review and/or the first project approval action.	Ensure that appropriate level of noise analysis is conducted by the Project Sponsor, and where necessary, that residential site design minimizes noise impacts to public and private open space.	San Francisco Planning Department	Prior to completion of project-level environmental review and the first project approval action.

MITIGATION MEASURES					
Mitigation Measures	**Responsibility for Implementation**	**Mitigation Schedule**	**Mitigation Action**	**Monitoring/ Reporting Responsibility**	**Monitoring Schedule**
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.					

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Planning Commission Resolution

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
	Kearstin.Dischinger@sfgov.org
Reviewed by:	Sarah Dennis Phillips and Teresa Ojeada
Recommendation:	**Adopt the 2009 Housing Element Update**

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. 18307. 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 18308, 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. 18308; 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

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; amendments requested by HCD to meet their preliminary approval including the following clarifications to part 1: Clarify methodology of evaluating vacant land, Clarify methodology for calculating ratio of residential to non-residential uses in mixed use districts, Add projection of acquisition and rehabilitation of units during the planning period, Add information about brownfields, sea level rising, and green house gases, Add more details on current processing and impact fees, Clarify implementation measure 37, Clarify implementation measure 38, and Clarify implementation measure 55; and amend Policy 1.4 to acknowledge that significant community outreach is appropriate for zoning changes that involve several parcels or blocks, and a community based planning process is appropriate for zoning changes that involve several blocks; 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 March 24, 2011.

Linda D. Avery

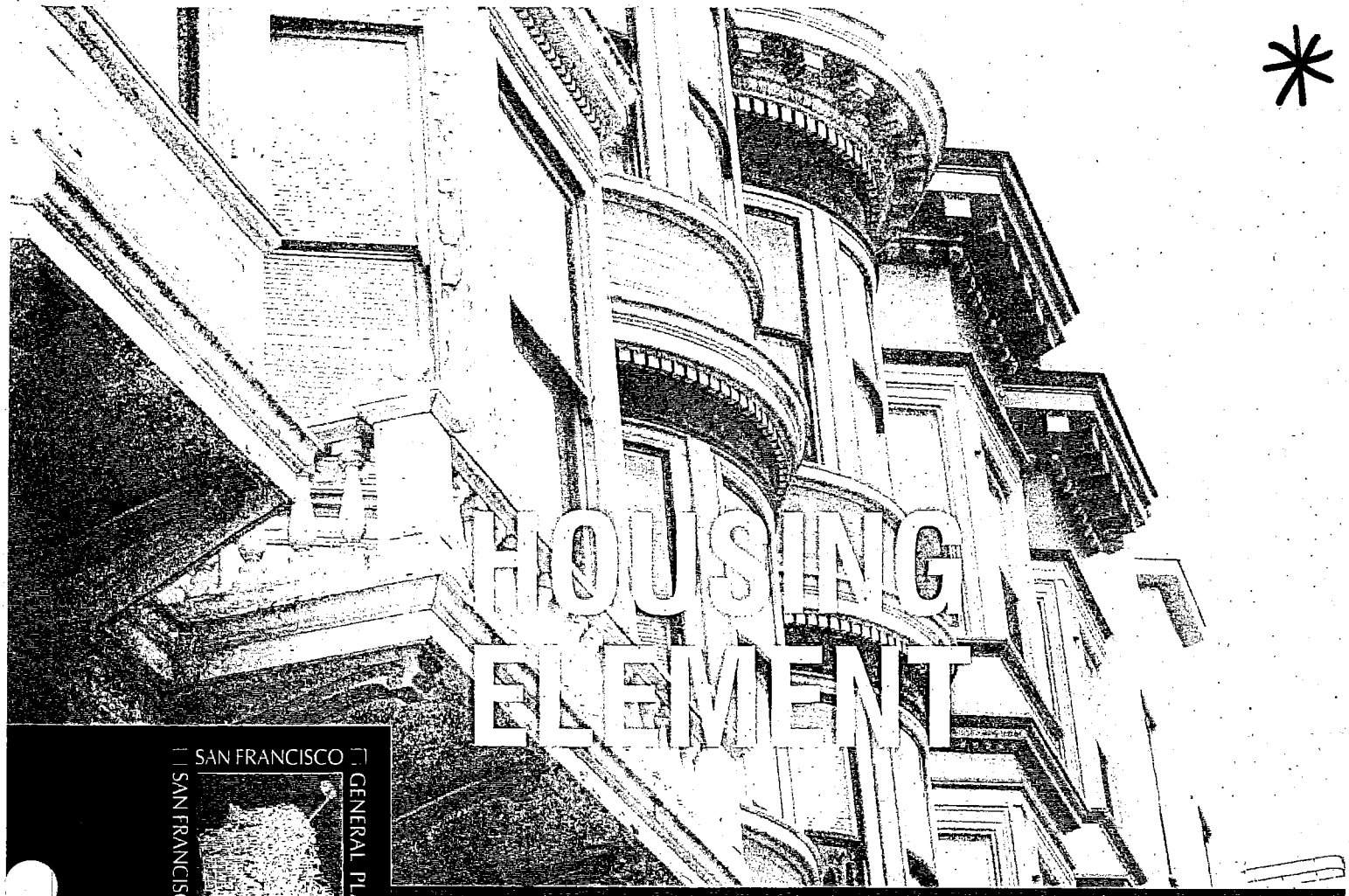
Commission Secretary

AYES: Olauge, Miguel, Antonini, Borden, Fong, Moore, Suygaya,

NOES: na

ABSENT: na

ADOPTED: March 24, 2011



HOUSING ELEMENT

SAN FRANCISCO GENERAL PLAN

SAN FRANCISCO GENERAL PLAN

PART I: DATA AND NEEDS ANALYSIS

MARCH 2011 | PLANNING COMMISSION ADOPTED

HOUSING ELEMENT

SAN FRANCISCO GENERAL PLAN

PART II: OBJECTIVES & POLICIES

AN ELEMENT OF THE GENERAL PLAN OF THE CITY AND COUNTY OF SAN FRANCISCO

MARCH 2011 | **DRAFT APPROVED BY PLANNING COMMISSION**

DRAFT ENVIRONMENTAL IMPACT REPORT

San Francisco 2004 and 2009 Housing Element

Volume I: Draft EIR (Section I to Section V.G)

PLANNING DEPARTMENT
CASE NO. **2007.1275E**

STATE CLEARINGHOUSE NO. 2008102033

	Draft EIR Publication Date:	June 30, 2010
	Draft EIR Public Hearing Date:	August 5, 2010
	Draft EIR Public Comment Period:	June 30, 2010 – August 16, 2010

SAN FRANCISCO
PLANNING
DEPARTMENT

Written comments should be sent to:
Environmental Review Officer | 1650 Mission Street, Suite 400 | San Francisco, CA 94103

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COMMENTS AND RESPONSES ON DRAFT EIR

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	Final EIR Certification Date:	March 24, 2011