



PLANNING COMMISSION RESOLUTION NO. 21784

HEARING DATE: July 17, 2025

Project Name: Family Zoning Plan (Housing Element Rezoning Program)
Case Number: 2021-005878GPA
Initiated by: Planning Department Staff
Staff Contacts: Lisa Chen, Principal Planner
lisa.chen@sfgov.org, 628-652-7422
Reviewed by: Rachael Tanner, Director of Citywide Planning
Rachael.tanner@sfgov.org, 628-652-7471

ADOPTING A RESOLUTION OF INTENT TO INITIATE AMENDMENTS TO THE SAN FRANCISCO GENERAL PLAN, PURSUANT TO SECTION 340, IN RELATION TO IMPLEMENTATION OF THE HOUSING ELEMENT 2022 UPDATE AND ADOPTION OF THE SAN FRANCISCO FAMILY ZONING PLAN, INCLUDING AMENDMENTS TO THE URBAN DESIGN ELEMENT, COMMERCE AND INDUSTRY ELEMENT, TRANSPORTATION ELEMENT, THE BALBOA PARK STATION AREA PLAN, THE GLEN PARK COMMUNITY PLAN, THE MARKET AND OCTAVIA AREA PLAN, THE NORTHEASTERN WATERFRONT PLAN, THE VAN NESS AVENUE AREA PLAN, THE WESTERN SOMA (SOUTH OF MARKET) AREA PLAN, THE WESTERN SHORELINE AREA PLAN, THE DOWNTOWN AREA PLAN, AND THE LAND USE INDEX.

WHEREAS, Section 4.105 of the Charter of the City and County of San Francisco provides that the Planning Commission (“Commission”) periodically recommend General Plan Amendments to the Board of Supervisors; and

WHEREAS, the General Plan consists of goals, policies and programs for the future physical development of the City and County of San Francisco that take into consideration social, economic and environmental factors; and

WHEREAS, the General Plan shall be periodically amended in response to changing physical, social, economic, environmental or legislative conditions; and

WHEREAS, Planning Code Section 340 provides that an amendment to the General Plan may be initiated by the Commission; and

WHEREAS, On January 31, 2023 the Board of Supervisors adopted Ordinance No. 010-23, which amended the San Francisco General Plan by establishing a completely revised Housing Element (“Housing Element 2022 Update”). The Housing Element 2022 Update was prepared pursuant to Government Code 65583, which, in part, requires that the Housing Element provide: (a) an assessment of housing needs and an inventory of resources and constraints relevant to the meeting these needs; (b) a statement of community’s goals, quantified objectives, and policies relative to affirmatively furthering fair housing and to the maintenance, preservation, improvement, and development of housing; and (c) a schedule of actions during the planning period to achieve the goals and objectives of the Housing Element, including the need to revise certain General Plan objectives and policies and rezone portions of the City to increase development capacity to meet the City’s housing needs; and

WHEREAS, As required by the Housing Element 2022 Update, the Planning Department has embarked on a multi-year community-based planning effort to revise land use policies and the Planning Code and Zoning Maps to assure sufficient and equitable development capacity to create a variety of housing types in areas of the City that are particularly well suited to accommodate additional housing. This rezoning effort is commonly referred to as the “San Francisco Family Zoning Plan” (“Family Zoning Plan”). As called for in the Housing Element 2022 Update, the Family Zoning Plan focuses on the well-resourced neighborhoods of the western and northern portions of San Francisco (also referred to as Housing Opportunity Areas); and

WHEREAS, The General Plan Amendments, together with proposed Zoning Map Amendments and Planning Code Amendments, provide a comprehensive set of policies to implement key actions of the Housing Element 2022 Update; and

WHEREAS, The Proposed General Plan Amendments would amend certain objectives, policies and maps of the Urban Design Element, Commerce and Industry Element, Transportation Element, the Balboa Park Station Area Plan, the Glen Park Community Plan, the Market and Octavia Area Plan, the Northeastern Waterfront Plan, the Van Ness Avenue Area Plan, the Western SoMa (South of Market) Area Plan, the Western Shoreline Area Plan, the Downtown Area Plan, and the Land Use Index, to align these Area Plans and Elements with the Housing Element 2022 Update and the Family Zoning Plan; and

WHEREAS, The Commission conducted a duly noticed public hearing at a regularly scheduled meeting to consider initiation of the proposed Ordinance on July 17, 2025; and

WHEREAS, a proposed Ordinance has been drafted in order to make the necessary amendments to the General Plan to implement the Family Zoning Plan. The Office of the City Attorney has approved the Proposed Ordinance as to form; and

WHEREAS, the Commission certified the Housing Element 2022 Update EIR on November 17, 2022 and adopted CEQA findings for the Housing Element Update in December 2022. This General Plan Amendment initiation would not, in and of itself, result in a physical change to the environment, and is not an approval of the proposed General Plan Amendments or of the Family Zoning Plan. Therefore, this action is not considered a project under the California Environmental Quality Act. The

Planning Department is currently preparing an addendum to the EIR, which will be completed prior to the Commission taking action on the subject General Plan Amendments; and

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

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

WHEREAS, the Commission has reviewed the proposed Ordinance; and

NOW, THEREFORE BE IT RESOLVED, that pursuant to Planning Code Section 340(c), the Commission adopts this Resolution of Intent to initiate amendments to the General Plan;

AND BE IT FURTHER RESOLVED, that pursuant to Planning Code Section 333, the Commission authorizes the Department to provide appropriate notice for a public hearing to consider the above referenced General Plan amendments substantially in the same form as in the draft ordinance, approved as to form by the City Attorney in Exhibit A, to be considered at a publicly noticed hearing on or after September 11, 2025.

I hereby certify that the foregoing Resolution was ADOPTED by the Commission at its meeting on July 17, 2025.



Jonas P Ionin

Digitally signed by Jonas P Ionin
Date: 2025.07.31 08:55:18 -07'00'

Jonas P. Ionin
Commission Secretary

AYES: Campbell, McGarry, Braun, Imperial, So

NOES: Moore, Williams

ABSENT: None

ADOPTED: July 17, 2025