



PLANNING COMMISSION RESOLUTION NO. 21207

HEARING DATE: NOVEMBER 17, 2022

Project Name: Housing Element 2022 Update
Case Number: 2019-016230GPA
Initiated by: Planning Commission
Staff Contact: **Shelley Caltagirone**, Senior Planner
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INITIATING AMENDMENTS TO THE SAN FRANCISCO GENERAL PLAN TO ADOPT THE HOUSING ELEMENT 2022 UPDATE AND MAKE CONFORMING AMENDMENTS TO THE AIR QUALITY, COMMERCE & INDUSTRY, ENVIRONMENTAL PROTECTION, AND URBAN DESIGN ELEMENTS;

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

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

WHEREAS, the Housing Element must be updated and submitted to the State of California every eight years by state law; and

WHEREAS, The Housing Element 2022 Update preparation is led by the Planning Department in coordination with multiple city agencies through a comprehensive community-based planning effort. The Department worked closely with community members and leaders, subject-matter experts, City agencies, regional agencies, and state agencies to develop goals, objectives, and policies for the Housing Element 2022 Update; and

WHEREAS, the Planning Department commenced the California Environmental Quality Act (CEQA) process for the Housing Element 2022 Update in June 2021, released a Draft Environmental Impact Report in April 2022, and will certify the Final Environmental Impact Report before the Commission takes action to adopt and recommend approval of the proposed Ordinance to the Board of Supervisors; 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

MOVED, that pursuant to Planning Code Section 340(c), the Commission adopts a Resolution of Intention to initiate amendments to the General Plan, as contained in the proposed General Plan amendment Ordinance, approved as to form by the City Attorney and attached hereto as Exhibit C.

NOW, BE IT FURTHER RESOLVED, that pursuant to Planning Code Section 306.3, the Commission authorizes the Department to provide appropriate notice for a public hearing to consider the above referenced General Plan amendment, to be considered at a publicly noticed hearing on or after **December 15, 2022**.

I hereby certify that the foregoing Resolution was adopted by the Commission at its meeting on November 17, 2022.



Jonas P. Ionin
Commission Secretary

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

NOES: None

ABSENT: None

RECUSED: Ruiz

ADOPTED: November 17, 2022

1 [General Plan Amendments - Housing Element 2022 Update]

2

3 **Ordinance amending the San Francisco General Plan by adopting the Housing Element**
4 **2022 Update as the Housing Element of the General Plan, and making conforming**
5 **amendments to the Air Quality, Commerce & Industry, Environmental Protection, and**
6 **Urban Design Elements of the General Plan; and making environmental findings,**
7 **findings of consistency with the General Plan and the eight priority policies of Planning**
8 **Code, Section 101.1, and findings of public convenience, necessity, and general**
9 **welfare under Planning Code, Section 340.**

10 NOTE: **Unchanged Code text and uncodified text** are in plain Arial font.
11 **Additions to Codes** are in *single-underline italics Times New Roman font*.
12 **Deletions to Codes** are in *strikethrough italics Times New Roman font*.
13 **Board amendment additions** are in double-underlined Arial font.
14 **Board amendment deletions** are in ~~strikethrough Arial font~~.
15 **Asterisks (* * * *)** indicate the omission of unchanged Code
16 subsections or parts of tables.

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

18

19 Section 1. Findings.

20 (a) Section 4.105 of the Charter provides that the Planning Commission shall
21 periodically recommend to the Board of Supervisors, for approval or rejection, proposed
22 amendments to the San Francisco General Plan (“General Plan”).

23 (b) On _____, 2022, the Board of Supervisors received from the Planning
24 Department the proposed Housing Element 2022 Update which updates the Housing Element
25 of the General Plan as well as conforming amendments to the Air Quality, Commerce &
Industry, Environmental Protection, and Urban Design Elements of the General Plan.

1 (c) Section 4.105 of the Charter further provides that if the Board of Supervisors fails to
2 act within 90 days of receipt of the proposed General Plan amendments, then the proposed
3 amendments shall be deemed approved.

4 (d) Planning Code Section 340 provides that the Planning Commission may initiate
5 amendments to the General Plan by a resolution of intention, which refers to, and
6 incorporates by reference, the proposed General Plan amendments. Section 340 further
7 provides that the Planning Commission shall adopt the proposed General Plan amendments
8 after a public hearing if it finds from the facts presented that the public necessity,
9 convenience, and general welfare require the proposed amendments or any part thereof. If
10 adopted by the Commission in whole or in part, the proposed amendments shall be presented
11 to the Board of Supervisors, which may approve or reject the amendments by a majority vote.

12 (e) On _____, 2022, at a duly noticed public hearing, the Planning
13 Commission initiated the adoption of the proposed Housing Element 2022 Update and
14 conforming amendments to the Air Quality, Commerce & Industry, Environmental Protection,
15 and Urban Design Elements.

16 (f) On _____, 2022, at a duly noticed public hearing, the Planning Commission
17 certified the Final Environmental Impact Report (EIR) for the proposed Housing Element 2022
18 Update, which analyzed the impacts of the proposed Housing Element 2022 Update and
19 conforming amendments (the "Project"), by Motion No. _____, finding the Final EIR reflects
20 the independent judgment and analysis of the City and County of San Francisco, is adequate,
21 accurate, and objective, contains no significant revisions to the Draft EIR, published on April
22 20, 2022, and the content of the report and the procedures through which the Final EIR was
23 prepared, publicized, and reviewed comply with the provisions of the California Environmental
24 Quality Act (California Public Resources Code Sections 21000 et seq.), the CEQA Guidelines
25 (14 Cal. Code Regs. Section 15000 et seq.), and Chapter 31 of the San Francisco

1 Administrative Code. Copies of the Planning Commission Motion and Final EIR are on file
2 with the Clerk of the Board of Supervisors in File No. ____.

3 (g) On _____, 2022, at a duly noticed public hearing, the Planning Commission
4 adopted findings under CEQA regarding the Project’s environmental impacts, the disposition
5 of mitigation measures, and project alternatives, as well as a statement of overriding
6 considerations (CEQA Findings) and adopted a mitigation monitoring reporting program
7 (MMRP), by Resolution _____.

8 (h) The Planning Commission then adopted the proposed Housing Element 2022
9 Update and conforming amendments by Resolution _____, finding in accordance
10 with Planning Code Section 340 that the public necessity, convenience, and general welfare
11 required the proposed amendments.

12 (i) The letter from the Planning Department transmitting the proposed Housing
13 Element 2022 Update and conforming amendments to the Board of Supervisors, the Final
14 EIR, the CEQA Findings, the MMRP, and the Planning Commission’s Resolution approving
15 the proposed 2022 Housing Element and conforming amendments are on file with the Clerk of
16 the Board of Supervisors in File No. _____. These and any and all other documents
17 referenced in this ordinance have been made available to the Board of Supervisors and may
18 be found in both the files of the Planning Department, as the custodian of records, at 49 South
19 Van Ness Avenue, San Francisco, or in File No. _____ with the Clerk of the Board
20 of Supervisors at 1 Dr. Carlton B. Goodlett Place, San Francisco, and are incorporated herein
21 by reference.

22 (j) The Board of Supervisors has reviewed and considered the Final EIR and the
23 environmental documents on file referred to herein. The Board of Supervisors has reviewed
24 and considered the CEQA Findings adopted by the Planning Commission in support of the
25 approval of the proposed Housing Element 2022 Update and conforming amendments,

1 including the MMRP and the statement of overriding considerations, and hereby adopts them
2 as its own.

3 (k) The Board of Supervisors adopts the MMRP identified in the Planning
4 Commission’s CEQA Findings.

5 (l) The Board of Supervisors finds that no substantial changes have occurred in the
6 Housing Element 2022 Update or conforming amendments proposed for approval under this
7 ordinance that would require revisions in the Final EIR due to the involvement of new
8 significant environmental effects or a substantial increase in the severity of previously
9 identified significant effects; that no substantial changes have occurred with respect to the
10 circumstances under which the Housing Element 2022 Update or conforming amendments
11 proposed for approval under this Ordinance is to be undertaken that would require major
12 revisions to the Final EIR due to the involvement of new environmental effects or a substantial
13 increase in the severity of effects identified in the Final EIR; and that no new information of
14 substantial importance to the Housing Element 2022 Update or conforming amendments
15 proposed for approval under this ordinance has become available which indicates that (1) the
16 Project will have significant effects not discussed in the Final EIR, (2) significant
17 environmental effects will be substantially more severe, (3) mitigation measure or alternatives
18 found not feasible that would reduce one or more significant effects have become feasible, or
19 (4) mitigation measures or alternatives that are considerably different from those in the Final
20 EIR would substantially reduce one or more significant effects on the environment.

21 (m) The Board of Supervisors finds, pursuant to Planning Code Section 340, that the
22 proposed Housing Element 2022 Update and the conforming amendments will serve the
23 public necessity, convenience and general welfare for the reasons set forth in Planning
24 Commission Resolution No. _____ and incorporates those reasons herein by reference.
25

1 (n) The Board of Supervisors finds that the proposed Housing Element 2022 Update
2 and conforming amendments as set forth in the documents on file with the Clerk of the Board
3 in Board File No. _____, are, on balance, consistent with the General Plan, as
4 amended, and the eight priority policies of Planning Code Section 101.1 for the reasons set
5 forth in Planning Commission Resolution No. _____. The Board hereby adopts the
6 findings set forth in Planning Commission Resolution No. _____ and incorporates
7 those findings herein by reference.

8
9 Section 2. Amendments of the General Plan.

10 The Board of Supervisors hereby amends the San Francisco General Plan by:

11 (a) Repealing the 2014 Housing Element in its entirety and adopting the Housing
12 Element 2022 Update, as recommended to the Board of Supervisors by the Planning
13 Commission on _____ and referred to above. The Housing Element 2022 Update
14 is designated as Appendix A, on file with the Clerk of the Board of Supervisors in File No.
15 _____, and is incorporated by reference as if fully set forth herein.

16 (b) Revising the Air Quality, Commerce & Industry, Environmental Protection, and
17 Urban Design Elements to conform to the adoption of the Housing Element 2022 Update.
18 The conforming amendments to the Air Quality, Commerce & Industry, Environmental
19 Protection, and Urban Design Elements are designated as Appendix B, on file with the Clerk
20 of the Board of Supervisors in File No. _____, and are incorporated by reference as if fully
21 set forth herein.

22
23 Section 3. Effective Date. This ordinance shall become effective 30 days after
24 enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the
25

1 ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board
2 of Supervisors overrides the Mayor’s veto of the ordinance.

3
4 Section 4. Scope of Ordinance. In enacting this ordinance, the Board of Supervisors
5 intends to repeal the 2014 Housing Element in its entirety and adopt the Housing Element
6 2022 Update, as shown in Appendix A. As to the conforming amendments to the Air Quality,
7 Commerce & Industry, Environmental Protection, and Urban Design Elements, shown in
8 Appendix B, the Board of Supervisors intends to amend only those words, phrases,
9 paragraphs, subsections, sections, articles, numbers, punctuation marks, charts, diagrams, or
10 any other constituent parts of the General Plan that are explicitly shown in Appendix B as
11 additions or deletions in accordance with the “Note” that appears under the title of
12 Appendix B.

13
14 APPROVED AS TO FORM:
15 DAVID CHIU, City Attorney

16 By: /s/ Audrey W. Pearson
17 AUDREY W. PEARSON
18 Deputy City Attorney

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Appendix B to Ordinance _____:

Amendments to the Air Quality, Commerce & Industry, Environmental Protection, and Urban Design Elements of the San Francisco General Plan, to conform to the Housing Element 2022 Update.

NOTE: **Unchanged General Plan text** is in plain Arial font.
Additions to the General Plan are in *single-underline italics Times New Roman font*.
Deletions to the General Plan are in *strikethrough italics Times New Roman font*.
Asterisks (* * * *) indicate the omission of unchanged General Plan subsections or parts of tables.

Amendments to the Air Quality Element:

(* * * *)

Policy 3.3: Continue existing city policies that require housing development in conjunction with office development and expand this requirement to other types of commercial and large institutional developments.

Providing housing in conjunction with new employment centers encourages living near work sites and therefore reduces auto commute trips to the city. In the past decade as the result of the housing requirement for new office development, many residential units have been built in the city. This requirement should be expanded to be applicable to other types of commercial

and large institutional developments to respond to the housing needs of new developments within the city's boundaries.

(* * * *)

Amendments to the Commerce & Industry Element:

(* * * *)

Policy 4.5: Control encroachment of incompatible land uses on viable industrial activity.

Production, Distribution, and Repair (PDR) areas offer economic opportunity for adjacent neighborhoods, especially for low-income communities and communities of color. PDR businesses can provide stable job opportunities, good wages, and diversity in types of activities and jobs. Restrict incompatible land uses, such as housing and office, and the conversion of industrial buildings to other building types in PDR districts and in areas of concentrated PDR, construction, or utility activities.

In mixed-use districts or areas adjacent to PDR districts, avoid the displacement of existing businesses, protect the affordability of PDR space, and, if displacement is unavoidable, replace some or all the PDR use with viable, affordable industrial space on-site or off-site in a PDR district.

~~There are a small number of locations in the city which are a mixture of residential, commercial and industrial uses which were developed prior to modern zoning controls with separate uses. The South of Market area is a prime example. Such areas are resources of needed low cost housing and should be preserved and improved where feasible. Care should be taken, however, to permit residential expansion in a way that will not cause eventual large scale displacement of the existing viable businesses whenever feasible.~~

~~Another potential problem results from the proximity of the growing office core to smaller scale business and industries in the South of Market area. Growth of the downtown office core should be carefully guided to avoid unnecessary dislocation.~~

(* * * *)

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.~~ Occasionally, the provision of essential neighborhood amenities, goods, or services may require the demolition of existing housing as part of new multifamily development. Such proposals should be reviewed in accordance with the Housing Element and preserve the City's existing permanently affordable and multifamily rental housing stock so that there is no net loss of these housing types nor permanent displacement of rent-controlled tenants.

Most neighborhood commercial districts contain dwelling units in addition to commercial uses. Flats, apartments, and residential hotels are frequently located above ground-story commercial uses; fully residential buildings are common in some districts. Existing residential units in neighborhood commercial districts comprise a valuable affordable housing resource which provides for the needs of San Francisco's diverse population. Some of these units still offer affordable rental rates because they are part of the rent control housing stock and home to long-standing tenants. The retention of this mix is desirable. ~~Among other things, it ensures the presence of people on the streets at different times which increases safety and business vitality on evenings and weekends.~~ Residents in commercial areas help to create an active street life, which promotes interaction between people in the neighborhood. In addition to providing needed housing, dwelling units in commercial

districts provides other benefits, including ensuring the presence of people on the streets at different times of day which increases safety and business vitality on evenings and weekends, and creating an active street life.

The mixed residential-commercial character of most neighborhood commercial districts should be promoted by encouraging new construction of upper-story residential units above commercial development in mixed-use buildings. In order to make feasible such mixed-use projects, higher residential density ~~and/or reductions in required parking may be warranted. in districts with a reduced need for auto ownership or where anticipated parking demand can be accommodated off-site.~~

~~Existing residential units in neighborhood commercial districts comprise a valuable affordable housing resource which provides for the needs of San Francisco's diverse population. Most of these units are in sound or rehabilitable wood frame structures and they are among the least expensive rental units in the city.~~

~~On the other hand, conversion of this housing is an important means of providing competitive and affordable commercial space to small businesses, many of which provide personal, medical, professional and business services to neighborhood residents and the general public. Conversions of ground-story residential units should be permitted in all neighborhood commercial district without special review. In many neighborhood commercial districts, the physical location and structural aspects of the upper-story housing units make it attractive and feasible to convert them to commercial use. Due to the limited supply of vacant land, some commercial expansion into the residential space may be the only feasible way to adequately meet the commercial needs of the trade area served by the district. Therefore, conversions of upper-story units should be accommodated as long as the conversions are not so numerous as to upset~~

~~the general equilibrium between commercial and residential uses or to constitute a substantial loss of housing.~~

~~Because the appropriateness of residential conversions depends on many factors which vary from district to district, land use controls should be adjusted to reflect the different needs of each district. In most districts certain conversions, such as those at the ground story or third story, can be regulated by permitting or prohibiting them without special review, while those at the second story may need case-by-case review by the City Planning Commission. In other districts, however, proposed conversions at all stories may need case-by-case review. A balance must be struck between the need to retain the housing and the need to provide for commercial expansion. Some upper-story conversions may be appropriate, if based on a review of an individual case, it is found that the need for commercial expansion clearly outweighs the need to preserve affordable housing. In that case-by-case review the following guidelines should be employed:~~

~~GUIDELINES FOR RESIDENTIAL CONVERSIONS~~

~~The need for additional commercial space in the district should be clearly established.~~

~~The need to preserve affordable housing may be presumed in light of the citywide shortage of such housing and established policy in the Residence Element.~~

~~The amount of commercial space necessary and desirable to serve the retail and service function of a district varies depending on the size of the trade area, proximity to other commercial districts, and competition from other land uses.~~

~~In neighborhood commercial districts consisting of a small cluster of lots or a short linear commercial strip with low-scale development, commercial uses at the ground story should be focused on the convenience needs (such as groceries and laundry) of nearby residents. In these districts no new commercial use should be permitted above~~

the ground story, nor should conversions of existing residential units above the ground story be permitted.

In small-scale neighborhood commercial districts most of the anticipated demand for commercial growth can be accommodated through new construction at the first two stories on vacant or underused parcels without the necessity to convert upper story residential units. However, in some of these districts where demand for commercial space is particularly strong, allowing commercial uses above the second story in new construction and allowing some conversion of existing residential units at the first and second stories may be appropriate as long as the general equilibrium between retail, office, and residential uses is maintained.

In larger, moderate-scale neighborhood commercial districts which are intended to provide a wider range of goods and services to a larger trade area, growth opportunities through new construction at the first two stories on vacant or underused parcels may be insufficient to meet the demand for commercial space.

While the retention of mixed use buildings and the construction of new mixed use buildings is desirable in these districts, construction of new, fully commercial structures, and some conversion of existing upper story residential units may be appropriate to meet demand if the increased commercial activity would not adversely affect existing traffic or parking congestion.

Conversions should be disallowed if commercial space suitable for occupancy by the proposed commercial use is available elsewhere in the district.

Commercial and institutional uses which do not primarily serve the general public usually are not appropriate in neighborhood commercial areas unless they are minor uses ancillary to those which do serve the general public, such as a small dental laboratory or small business accountant.

Along predominantly residential secondary side streets and alleys of linear or areawide districts, conversions are inappropriate. The more residential character of the secondary streets should be protected in order to provide a transition between the commercial and surrounding residential districts.

Conversions should not adversely impact the livability of any remaining units in the building. Entrance to the remaining units should be separate from the access to the commercial uses in the building. In buildings where re-conversion back to dwelling units may be desirable, the kitchens should be retained.

Buildings with five or more housing units contain a large proportion of the housing stock in the neighborhood commercial districts and should be protected from complete conversion to commercial use.

Conversion may be appropriate if the unit(s) is unsuitable for residential occupancy because of offensive noise, especially from traffic or late night activity, which is generated on the same site or near the unit, or because of the obstruction of residents' access to light and air by a building adjacent to or near the unit(s).

Conversion may be appropriate if the housing unit is declared by the Superintendent of the Bureau of Building Inspection or the Chief of the Bureau of Fire Prevention to be unsafe and/or incapable of being made habitable for residential occupancy. However, if the property owner has shown possible willful neglect or a pattern of negligence in performing ordinary maintenance, thereby resulting in uninhabitable or unsafe units, the conversion should not be permitted, or the property owner should add other replacement rental units to the city's housing supply.

In evaluating the proposed conversion of a unit which is suitable and safe for residential occupancy, consideration should be given to offsetting the loss of such housing by requiring the applicant to provide comparable replacement housing on the

~~site, or within the neighborhood, or to provide financial assistance toward the creation of new rental housing or the rehabilitation of uninhabitable rental housing.~~

~~Tenant should be given ample written notice by the property owner prior to filing the application to convert the unit(s) and, for any conversion that is permitted, property owners should make relocation assistance available to displaced tenants, i.e. efforts to identify housing comparable in size, price, and location; and the payment of moving expenses and a relocation allowance, particularly in the case of units occupied by low or moderate income residents.~~

~~In evaluating proposed conversions, consideration should be given to economic hardships to both property owners and tenants which might result from the denial or approval of the conversion application.~~

~~GUIDELINES FOR RESIDENTIAL DEMOLITION~~

~~The same considerations that apply to conversions apply to demolition of housing units. Therefore, demolitions should be reviewed on a case-by-case basis using the same guidelines that are to be used in reviewing conversions. Demolition permits should be reviewed in conjunction with the permits for the replacement structures whenever possible. When this is not possible, conditions applying to future building permits may be attached to the demolition permit or the new building permit may require further review. The replacement structure should include housing units for which there is an exhibited demand, or replacement rental units should be added to the city's housing supply. In order to encourage prompt replacement of demolished structures, permits should not be approved for temporary uses, such as general advertising signs or parking, unless such uses are appropriate permanent uses.~~

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.

Neighborhood shopping districts should be distributed throughout the city so that all residential areas are within a service radius of one-quarter to one-half mile, depending upon the population density and topography of the area served. Most residential areas meet this service area standard, as can be seen on Map 4. Some remaining residential areas which are not served by commercial districts within these distances are served by individual commercial uses located within a quarter of a mile. These individual uses are typically corner grocery stores which are open long hours, providing a range of food and household convenience goods. The few remaining residential areas, which are neither served by neighborhood commercial districts nor by individual commercial uses, are typically of such low density that they cannot economically support nearby commercial activity. It would be appropriate to revise the zoning to allow a smaller convenience commercial use in those areas if local communities seek changes to meet their daily social, service, commercial, and health needs within close proximity a market demand develops, as long as the location meets the criteria of Objective 6, Policy 2 of the Residence Element.

(* * * *)

Amendments to the Environmental Protection Element:

(* * * *)

Relation To Other General Plan Elements

Conservation, in the broadest sense of the word, refers to the entire process of determining to what extent any of the city's resources - natural as well as man-made — should be protected or used. To limit the scope of the Conservation section of the Environmental Protection Element (as required by State planning law) seems arbitrary. It implies that conservation is not an issue in housing, transportation, urban design, recreation, or any other General Plan element and, furthermore, that conservation of the many worthwhile aspects of the urban environment is somehow of less importance.

Maintaining a proper balance between the preservation and the development of San Francisco's resources is an issue recognized in all the elements of the General Plan. The Urban Design Element, for example, indicates areas of the city where increased height and bulk of buildings would be permissible and areas where open space ought to be protected from any development. The City Planning Commission has adopted General Plan elements for *Residence Housing*, Urban Design, Transportation, and Recreation and Open Space. To a varying extent, each of these plans deals with conservation. *Objectives and policies from these plans that relate directly to conservation are listed in Appendix A. These are reaffirmed as an integral part of the Conservation section of the Environmental Protection Element.*

(* * * *)

Policy 15.3: Encourage an urban design pattern that will minimize travel requirements among working, shopping, recreation, school and childcare areas.

An energy efficient transportation system is highly dependent on local land use policies. San Francisco's high density, compact form lends itself to the use of

various transportation alternatives in order to satisfy the daily needs of local residents. Recent developments, however, could seriously alter this balance. New housing has not kept pace with the growth in local employment, imposing pressure on existing housing and encouraging housing growth outside the city. Commercial neighborhood districts are under intense development pressure, forcing certain neighborhood services to move outside the area. These trends increase distances, and thus energy requirements, for personal travel.

The city should implement programs that facilitate neighborhoods where proximity to daily needs and high-quality community services and amenities promotes social connections, supports caregivers, reduces the need for private auto travel, and advances healthy activities. ~~reinforce San Francisco's present urban design pattern planned land use pattern. Housing conditions placed on new commercial office development projects should emphasize the provision of housing at or near employment centers.~~

Neighborhood commercial policies should promote the continued presence of diverse local service establishments. ~~These policies would enhance the city's existing urban character, while keeping personal transportation energy requirements to a minimum.~~

Aligning housing production with job growth, encouraging local businesses, reducing employee need to travel, and centering growth around transit corridors would enhance the city's existing urban character, while minimizing the need for personal transportation beyond these mixed-use neighborhoods.

(* * * *)

Appendix A Objectives & Policies From Other Adopted General Plan Elements

Urban Design Element

City Pattern

OBJECTIVE 1 EMPHASIS OF THE CHARACTERISTIC PATTERN WHICH GIVES TO THE CITY AND ITS NEIGHBORHOODS AN IMAGE, A SENSE OF PURPOSE, AND A MEANS OF ORIENTATION.

POLICY 1 Recognize and protect major views in the city, with particular attention to those of open space and water.

POLICY 2 Recognize, protect and reinforce the existing street pattern, especially as it is related to topography.

POLICY 4 Protect and promote large-scale landscaping and open space that defines districts and topography.

POLICY 7 Recognize the natural boundaries of districts and promote connections between districts.

Conservation

OBJECTIVE 2 CONSERVATION OF RESOURCES WHICH PROVIDE A SENSE OF NATURE, CONTINUITY WITH THE PAST, AND FREEDOM FROM OVERCROWDING.

POLICY 1 Preserve in their natural state the few remaining areas that have not been developed by man.

POLICY 2 Limit improvements in other open spaces having an established sense of nature to those that are necessary, and unlikely to detract from the primary values of open space.

POLICY 3 Avoid encroachments on San Francisco Bay that would be inconsistent with the Bay Plan or the needs of the city's residents.

POLICY 4 Preserve notable landmarks and areas of historic, architectural or aesthetic value, and promote the preservation of other buildings and features that provide continuity with past development.

POLICY 7 Recognize and protect outstanding and unique areas that contribute in an extraordinary degree to San Francisco's visual form and character.

POLICY 8 Maintain a strong presumption against the giving up of street areas for private ownership or use, or for construction of public buildings.

Neighborhood Environment

OBJECTIVE 4 IMPROVEMENT OF NEIGHBORHOOD ENVIRONMENT TO INCREASE PERSONAL SAFETY, COMFORT, PRIDE AND OPPORTUNITY.

POLICY 1 Protect residential areas from the noise, pollution and physical danger of excessive traffic.

POLICY 2 Provide buffering for residential properties when heavy traffic cannot be avoided.

Transportation Element

General

OBJECTIVE 2 USE THE TRANSPORTATION SYSTEM AS A MEANS FOR GUIDING DEVELOPMENT AND IMPROVING THE ENVIRONMENT.

POLICY 3 Reduce pollution and noise.

POLICY 4 Design and locate facilities to preserve the natural landscape and to protect views.

Mass Transit

OBJECTIVE 1 GIVE FIRST PRIORITY TO IMPROVING TRANSIT SERVICE THROUGHOUT THE CITY, PROVIDING A CONVENIENT AND EFFICIENT SYSTEM AS A FEASIBLE ALTERNATIVE TO AUTOMOBILE USE.

Vehicle Circulation Plan

OBJECTIVE 1 ESTABLISH A THOROUGHFARES SYSTEM IN WHICH THE FUNCTION AND DESIGN OF EACH STREET ARE CONSISTENT WITH THE CHARACTER AND USE OF ADJACENT LAND.

POLICY 1 Divert automobile and truck traffic from residential neighborhoods onto major and secondary thoroughfares and limit major thoroughfares to nonresidential streets wherever possible.

POLICY 2 Design streets for a level of traffic that will not cause a detrimental impact on adjacent land uses

POLICY 4 Discourage nonrecreational and nonlocal travel in and around parks and along the shoreline recreation areas.

Recreation and Open Space Element

Citywide System

OBJECTIVE 2 DEVELOP AND MAINTAIN A DIVERSIFIED AND BALANCED CITYWIDE SYSTEM OF HIGH QUALITY PUBLIC OPEN SPACE

POLICY 1 Provide an adequate total quantity and equitable distribution of public open spaces throughout the City.

POLICY 2 Preserve existing public open space.

POLICY 4 Gradually eliminate nonrecreational uses in parks and playgrounds and reduce automobile traffic in and around public open spaces.

Shoreline

OBJECTIVE 3 PROVIDE CONTINUOUS PUBLIC OPEN SPACE ALONG THE SHORELINE UNLESS PUBLIC ACCESS CLEARLY CONFLICTS WITH MARITIME USES OR OTHER USES REQUIRING A WATERFRONT LOCATION.

POLICY 1 Assure that new development adjacent to the shoreline capitalizes on its unique waterfront location, considers shoreline land use provisions, improves visual and physical access to the water, and conforms with urban design policies.

Neighborhoods

OBJECTIVE 4 PROVIDE OPPORTUNITIES FOR RECREATION AND THE ENJOYMENT OF OPEN SPACE IN EVERY SAN FRANCISCO NEIGHBORHOOD.

POLICY 4 Acquire and develop new public open space in existing residential neighborhoods, giving priority to areas which are most deficient in open space.

POLICY 6 Assure the provision of adequate public open space to serve new residential development.

Residence Element

Retention of Existing Housing

OBJECTIVE 3 TO RETAIN THE EXISTING SUPPLY OF HOUSING COMMUNITIES.

Housing Condition

OBJECTIVE 4 TO MAINTAIN AND IMPROVE THE PHYSICAL CONDITION OF HOUSING.

Neighborhood Environment

OBJECTIVE 6 TO PROVIDE A QUALITY LIVING ENVIRONMENT.

Energy Section of the Environmental Protection Element

Municipal

OBJECTIVE 12 ESTABLISH THE CITY AND COUNTY OF SAN FRANCISCO AS A MODEL FOR ENERGY MANAGEMENT.

POLICY 3 Investigate and implement techniques to reduce municipal energy requirements.

Residential

OBJECTIVE 13 ENHANCE THE ENERGY EFFICIENCY OF HOUSING IN SAN FRANCISCO.

Commercial

OBJECTIVE 14 PROMOTE EFFECTIVE ENERGY MANAGEMENT PRACTICES TO MAINTAIN THE ECONOMIC VITALITY OF COMMERCE AND INDUSTRY.

POLICY 5 Encourage the use of integrated energy systems.

Transportation

OBJECTIVE 15 INCREASE THE ENERGY EFFICIENCY OF TRANSPORTATION AND ENCOURAGE LAND USE PATTERNS AND METHODS OF TRANSPORTATION WHICH USE LESS ENERGY.

Alternate Energy

OBJECTIVE 16 PROMOTE THE USE OF RENEWABLE ENERGY SOURCES.

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Amendments to the Urban Design Element:

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Policy 2.8: Maintain a strong presumption against the giving up of street areas for private ownership or use, or for construction of public buildings.

Street areas have a variety of public values in addition to the carrying of traffic. They are important, among other things, in the perception of the city pattern, in regulating the scale and organization of building development, in creating views, in affording neighborhood open space and landscaping, and in providing light and air and access to properties.

Like other public resources, streets are irreplaceable, and they should not be easily given up. Short-term gains in stimulating development, increased sales, and additional tax revenues will generally compare unfavorably with the long-term loss of public values. The same is true of most possible conversions of street space to other public uses, especially where construction of buildings might be proposed. A strong presumption should be maintained, therefore, against the giving up of street areas, a presumption that can be overcome only by extremely positive and far-reaching justification.

The best example of an extremely positive justification may be where below grade public rights-of-way could be used for housing-related utilities. In cases where the typical provision of housing-related utilities within a building would reduce space for housing and deaden streetlife, consider allowing the use of the below ground public rights-of-way in a manner consistent with the public interest.

(* * * *)

Policy 3.5: Relate the height of buildings to important attributes of the city pattern and to the height and *character expression* of existing development.

The height of new buildings should take into account the guidelines expressed in this Plan. These guidelines are intended to promote the objectives, principles and policies of the Plan, and especially to complement the established city pattern. They weigh and apply many factors affecting building height, recognizing the special nature of each topographic and development situation.

Tall, slender buildings should occur on many of the city's hilltops to emphasize the hill form and safeguard views, while buildings of smaller scale should occur at the base of hills and in the valleys between hills. In other cases, especially where the hills are capped by open spaces and where existing hilltop development is low and small-scaled, new buildings should remain low in order to conserve the natural shape of the hill and maintain views to and from the open space. Views along streets and from major roadways should be protected. The heights of buildings should taper down to the shoreline of the Bay and Ocean, following the characteristic pattern and preserving topography and views.

Tall buildings should be clustered downtown and at other centers of activity to promote the efficiency of commerce, to mark important transit facilities *and access points* and to avoid unnecessary encroachment upon other areas of the city. Such buildings should also occur at points of high accessibility, such as rapid transit stations in larger commercial areas and in areas that are within walking distance of the downtown's major centers of employment. In these

areas, building height should taper down toward the edges to provide gradual transitions to other areas.

In areas of growth where tall buildings are considered through comprehensive planning efforts, such tall buildings should be grouped and sculpted to form discrete skyline forms that do not muddle the clarity and identity of the city's characteristic hills and skyline. Where multiple tall buildings are contemplated in areas of flat topography near other strong skyline forms, such as on the southern edge of the downtown "mound," they should be adequately spaced and slender to ensure that they are set apart from the overall physical form of the downtown and allow some views of the city, hills, the Bay Bridge, and other elements to permeate through the district.

In residential and smaller commercial areas, tall buildings should occur *along transit corridors and* closest to major centers of employment and community services which themselves produce significant building height, and at locations where *more* height *will encourage social and commercial activity and* achieve visual interest consistent with other neighborhood considerations. At outlying and other prominent locations, the point tower form (slender in shape with a high ratio of height to width) should be used in order to avoid interruption of views, casting of extensive shadows or other negative effects. In all cases, the height and *character expression* of existing development should be considered.

The guidelines in this Plan express ranges of height that are to be used as an urban design evaluation for the future establishment of specific height limits affecting both public and private buildings. For any given location, urban design considerations indicate the appropriateness of a height coming within the range

indicated. The guidelines are not height limits, and do not have the direct effect of regulating construction in the city.

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