



San Francisco
Planning



2395 SACRAMENTO STREET

Gpe appeal

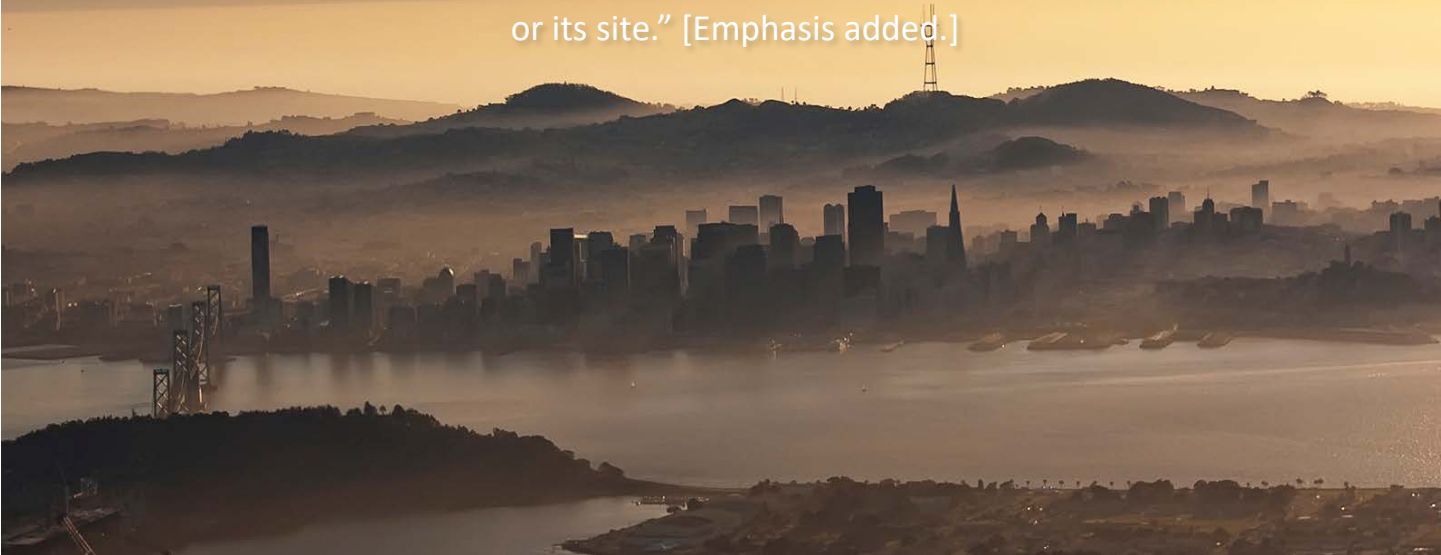
Lisa Gibson | *Environmental Review Officer*

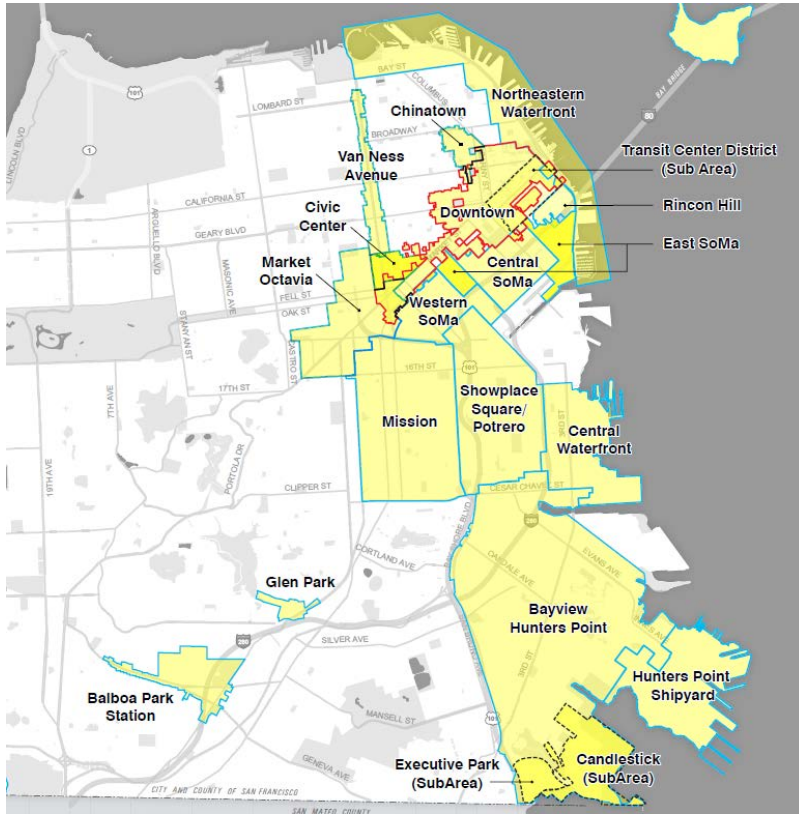
Rich Sucre | *Deputy Director, Current Planning Division*
Historic Preservation Team Lead

February 6, 2024

CEQA GUIDELINES SECTION 15183 – PROJECTS CONSISTENT WITH A COMMUNITY PLAN, GENERAL PLAN, OR ZONING

“(a) CEQA mandates that projects ...consistent with the development density established by existing zoning, community plan, or general plan policies for which an EIR was certified shall not require additional environmental review, except ...to examine... project-specific significant effects ...peculiar to the project or its site.” [Emphasis added.]





We prepare **Community Plan Evaluations** for projects in plan areas with program EIRs

(not all plan areas shown apply)



Housing Element

NOTE: This 2022 Housing Element was adopted by the San Francisco Board of Supervisors on January 31, 2023. This update replaces the previous 2014 Housing Element. The following text includes the Goals, Objectives, Policies and Implementing Programs of the Housing Element. All the required and adopted analysis documents related to the 2022 Housing Element Update are [available separately here](#).

INTRODUCTION

Purpose

The Housing Element serves as San Francisco's roadmap for meeting the housing needs of all its residents. It is one component of the city's broader general plan, which also includes other elements on transportation, community safety, and open space. California expects all cities and counties to maintain a current general plan and specifically requires an update their housing element every eight years.

The Housing Element Law mandates that local governments must adopt plans and regulatory systems that provide opportunities for, and do not unduly constrain, private market housing development. As a result, housing policy in California rests largely on the effective implementation of local general plans and, in particular, housing elements. Additionally, the California legislature passed Assembly Bill 686 Affirmatively Furthering Fair Housing (AFFH) in April 2020, a new law which builds upon existing fair housing protections to require housing elements include policies to combat patterns of segregation to foster more inclusive communities. All housing elements must ultimately be adopted by each municipality's local government and approved by the California Department of Housing and Community Development (HCD).

We prepare **General Plan Evaluations** for housing projects using the Housing Element
EIR

GENERAL PLAN EVALUATIONS – CEQA SEC. 21083.3 AND CEQA GUIDELINES SEC. 15183

Evaluation limited to effects that:

1. are peculiar to project or site
2. were not previously analyzed as significant
3. are new potentially significant off-site and cumulative impacts
4. are more severe based on new info



DRAFT ENVIRONMENTAL IMPACT REPORT VOLUME I

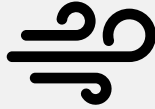
Eligible projects:

- Within housing element area with certified EIR
- Consistent with development density established by general plan policies

HOUSING ELEMENT EIR SIGNIFICANT AND UNAVOIDABLE IMPACTS



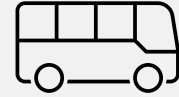
Utilities and
Service Systems



Wind



Noise



Transportation



Cultural
Resources – Built
Environment



Air Quality



Shadow

About 19 significant & unavoidable impacts, even with mitigation; 16 significant impacts mitigated to less than significant; 31 mitigation measures

ADDITIONAL KEY TAKE-AWAYS

- GPE is supported by substantial evidence including over 150 pages of project-level documentation including technical studies, evaluation responses and determinations
- A MND or EIR would not have changed impacts, mitigation measures,* or studies prepared
- Streamlining CEQA review for housing projects is directed by Housing Element Action 8.5.9
- Objections to CEQA streamlining is not grounds for appeal
- The Housing Element EIR was not appealed
- Board has upheld 7 of 9 CPEs on appeal, including one for a state density bonus project
- Policy concerns regarding historic preservation deserve attention in more appropriate forums

*Housing Element EIR Mit Measure M-CR-1A: Avoid or Minimize Effects on Identified Built Environment Resources provides additional protection beyond an MND

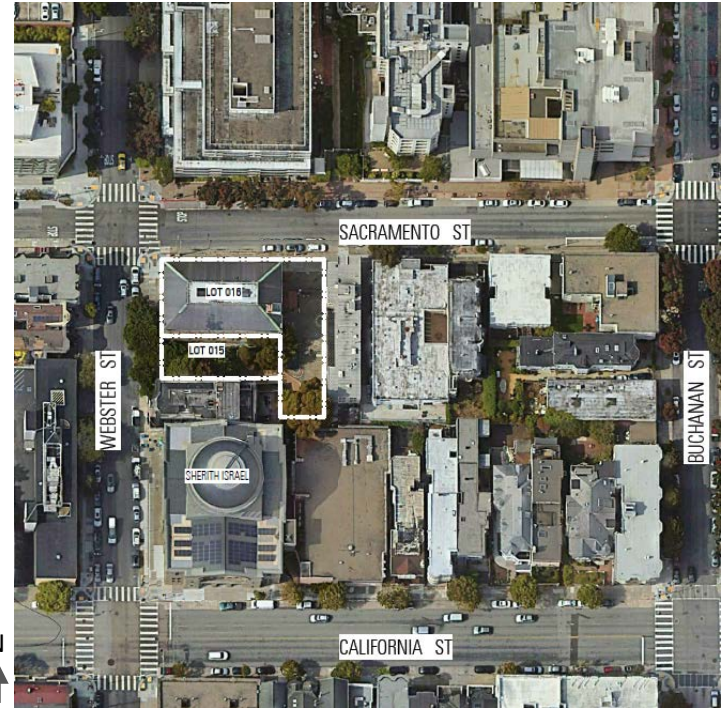
PROJECT SUMMARY

2395 Sacramento Street Project

- 2395 Sacramento Street is San Francisco Landmark No. 115, Cooper Medical College Health and Science Library
- Merge two existing lots into one.
- Using the State Density Bonus Program, adaptively reuse three-story, 68-foot-tall, 24,850-gsf city landmark building and construct:
 - Two horizontal additions to the existing building
 - A six-story, 68-foot-tall addition along Webster St. on the vacant, paved area of the lot.
 - An eight-story, 77-foot-tall addition along Sacramento St. on the lot east of the existing structure.
 - 24 residential units (3 affordable units)

Source: Google Maps

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VICINITY MAP



EXISTING VIEW FROM WEBSTER STREET, LOOKING NORTH-EAST



PROPOSED VIEW FROM WEBSTER STREET, LOOKING NORTH-EAST



PROPOSED PROJECT VIEW AT CORNER

2395 Sacramento Street



VIEW AT SACRAMENTO ST

2395 Sacramento Street

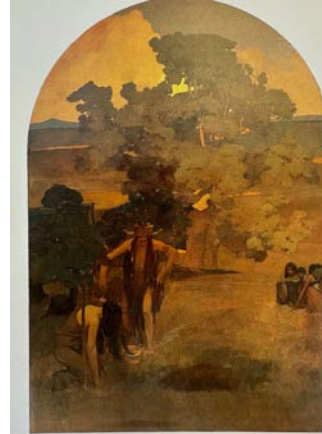


VIEW AT WEBSTER ST

2395 Sacramento Street

HISTORIC RESOURCES

- The GPE did analyze:
 - Exterior
 - Interior, including the Murals
 - Setting
- The Certificate of Appropriateness analysis is different than the CEQA Analysis.
- The GPE did consider the treatment of the three reading room murals and did identify mitigation.





THANK YOU

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