



# California Senate Bill 37: Effects on Small Projects & Housing in San Francisco

INFORMATIONAL PRESENTATION



San Francisco  
**Planning**

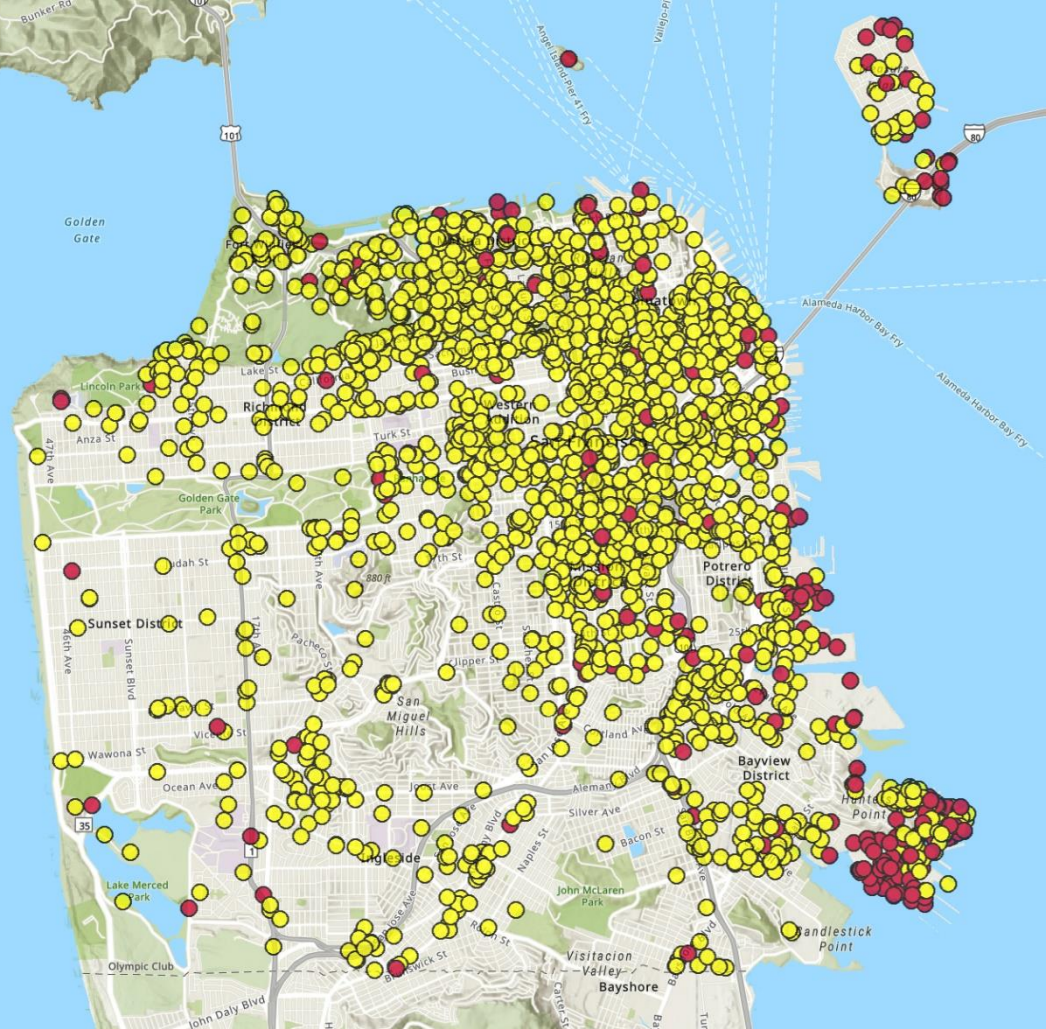
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# Cortese Sites

AS OF APRIL 2021

- **>2,300 Cortese sites**
- **>90% are closed cases (yellow)**
- **2,000+ are former heating oil tanks**
- **All overseen by SFDPH or state agencies**





# What SB 37 would mean in San Francisco

**Prohibition of using  
"common sense"  
for small projects  
with clearly no  
potential harm to  
environment**

**More bureaucracy  
= time + \$\$\$**

Even for small home  
renovations and  
tenant improvements

**NO  
Environmental  
Benefits**



# More Bureaucracy, No Environmental Benefits

**Ignores cities like SF  
that already require  
full remediation**



**No common sense  
even for already  
cleaned sites and  
proposals with no  
soil disturbance**

**No significant impact  
projects would take  
longer and cost more**

**CURRENTLY:**

1-90 days and \$380+ fee for  
common sense exemption

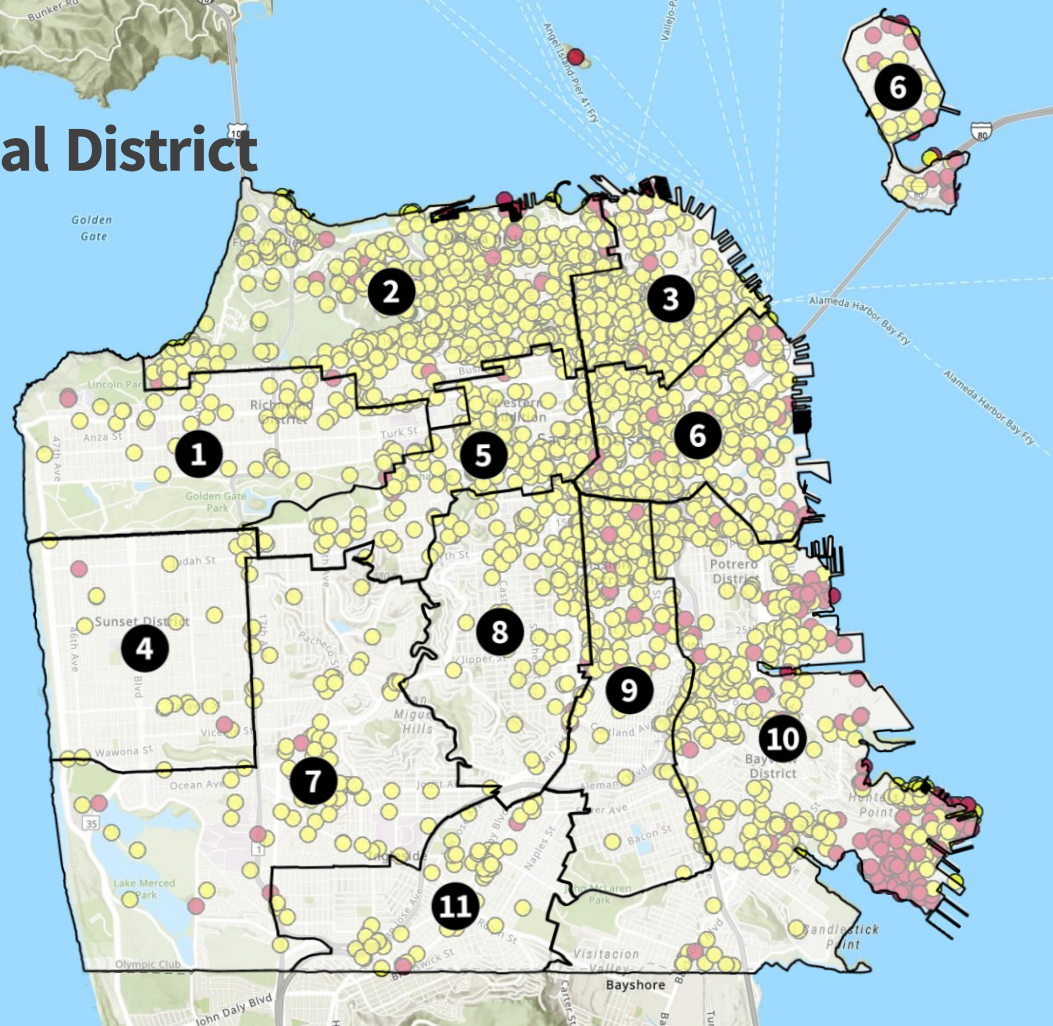
**PROPOSED:**

6-12 months and \$29,800 –  
\$100,00+ fee for negative  
declaration

# Cortese Cases by Supervisorial District

AS OF APRIL 2021

- District 1 (Chan): **82**
- District 2 (Stefani): **703**
- District 3 (Peskin): **313**
- District 4 (Mar): **27**
- District 5 (Preston): **182**
- District 6 (Haney): **459**
- District 7 (Melgar): **99**
- District 8 (Mandelman): **123**
- District 9 (Ronen): **182**
- District 10 (Walton): **530**
- District 11 (Safai): **58**





# Implications for Small Housing and Tenant Improvement Projects



## Extensive CEQA review for:

- ADUs
- Window/roof replacements
- Mechanical repairs
- Tenant improvements
- All projects on cleaned Cortese sites

# Proposed Amendments to SB 37

SEC. 12. Section 21084 (d) of the Public Resources Code is proposed to read:

(d) A project located on a site that is included on any list compiled pursuant to Section ~~65962.5~~ 25001 of the ~~Government~~ *Health and Safety* Code shall not be exempted from this division pursuant to subdivision ~~(a)~~. *(a) or paragraph (3) of subdivision (b) of Section 15061 of Title 14 of the California Code of Regulations*-, *except in any of the following circumstances:*

*(1) The project involves **no soil excavation**;*

*(2) The project's status in the list compiled pursuant to Section 25001 of the Health and Safety Code is **closed**, has **no further action required**, or the **equivalent**, and the project **does not include a change of use**;*

*(3) The project is subject to **local remediation requirements** pursuant to standards that are as protective of, or exceed, the public health and safety standards applicable for the proposed use by the Department of Toxic Substances Control or the Regional Water Quality Control Board; or*

*(4) The State Department of Public Health, State Water Resources Control Board, or Department of Toxic Substances Control has **cleared the site for the proposed use**.*





Thank you



San Francisco  
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