LEGISLATIVE DIGEST

[General Plan Amendments - Updating the Noise Maps of the Environmental Protection Element]

Ordinance amending the San Francisco General Plan by amending the Noise Maps of the Environmental Protection Element to reflect current conditions, making conforming text amendments, and making findings, including findings of consistency with the General Plan and the eight priority policies of Planning Code Section 101.1,and environmental findings.

Existing Law

State law requires cities and counties to prepare and adopt a "comprehensive, long-term" General Plan for the development of the city or county. This comprehensive General Plan, once adopted, has been recognized by the courts as the "constitution" for land development in the areas covered. There are seven mandatory General Plan elements, which must be included in every plan: land use, circulation, housing, conservation, open space, noise and safety. There is also authority in the law to add additional optional elements if a local jurisdiction so wishes, along with express authority that the General Plan may "address any other subjects which, in the judgment of the legislative body, relate to the physical development of the county or city." General plans may be adopted in any format deemed appropriate or convenient by the local legislative body, including combining the elements.

San Francisco's General Plan contains the following elements: Land Use Index, Housing, Commerce And Industry, Recreation And Open Space, Transportation, Urban Design, Environmental Protection, Community Facilities, Community Safety, Arts and Air Quality. In addition, it contains several area plans. These elements and plans are amended from time to time to reflect changed circumstances.

Amendments to Current Law

This Ordinance seeks to amend the General Plan's Environmental Protection element to replace a Background Noise Map from 1974 with a more up-to-date Background Noise Map from 2009.

Background Information

The intent of this legislation is to update the Background Noise map to reflect current conditions.