San Francisco Planning

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NOTICE OF ELECTRONIC TRANSMITTAL

DATE:	November 17, 2025
TO:	Angela Calvillo, Clerk of the Board of Supervisors
FROM:	Debra Dwyer, Principal Environmental Planner, 628.652.7576 or Debra.Dwyer@sfgov.org
RE:	Environmental Review for the Family Zoning Program Board Files 250700, 250701, and 250966

In compliance with San Francisco's Administrative Code Section 8.12.5 "Electronic Distribution of Multi-Page Documents," the Planning Department is submitting a memorandum addressing analysis of proposed zoning map amendments to the family zoning program sponsored by Supervisor Sherrill, District 2.

The Land Use and Transportation Committee of the Board of Supervisors will hold a hearing on the Family Zoning Program on November 17, 2025. These environmental documents are associated with Board Files 250700, 250701, and 250966. For questions regarding the environmental review for this project, please contact Ryan Shum, 628.652.7542 or ryan.shum@sfgov.org.

Enclosure

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MEMORANDUM 3

Date: November 17, 2025
To: San Francisco Board of Supervisors
From: Lisa Gibson, Environmental Review Officer – lisa.gibson@sfgov.org , (628) 652-7571
Debra Dwyer, Principal Planner – debra.dwyer@sfgov.org, (628) 652-7576
Ryan Shum, Senior Planner – ryan.shum@sfgov.org, (628) 652-7542

RE: CEQA Analysis for Family Zoning Plan – Proposed Amendments
Planning Case Nos. 2019-016230ENV, 2021-005878CWP, and 2021-005878GPA
Board file nos. 250700, 250701, and 250966

Introduction

The purpose of this memorandum is to document why proposed amendments to the Family Zoning Plan proposed Zoning Map amendments do not require further analysis pursuant to the California Environmental Quality Act (CEQA) beyond the previously prepared environmental impact report, addendum, and supplemental memo.

Following the publication of the Housing Element 2022 Update Final Environmental Impact Report (FEIR) and adoption of the Housing Element, the San Francisco Planning Department (department) undertook an iterative process to develop a proposed rezoning program. The Mayor introduced the Family Zoning Plan (rezoning program) on June 24 and July 28, 2025. The department reviewed the legislation in compliance with CEQA, determined that there would be no new environmental impacts from the legislation, and prepared an addendum to the FEIR to confirm the findings of the FEIR analysis. The department published Addendum No. 1 to the Housing Element 2022 Update FEIR (addendum) on September 3, 2025, pursuant to CEQA.[1] The Planning Commission (commission) heard the rezoning program on September 11, 2025 and recommended its approval with modifications to the Board of Supervisors (board).

After the September 11 hearing at the Planning Commission, the Mayor submitted substitute legislation on September 30, 2025 that included minor changes to the zoning map and the planning code.[2] An October 16, 2025 memorandum to the file provided analysis for the modifications in the substitute legislation (Version 3 – September 30, 2025) pursuant to CEQA Statute section 21166 and CEQA Guidelines section 15162-15164, and incorporated by reference analysis in the FEIR and addendum.

1 San Francisco Planning Department. *Addendum No. 1 to the Environmental Impact Report*. September 3, 2025. Available at: https://sfplanning.org/environmental-review-documents?title=housing+element&field_environmental_review_categ_target_id=All&items_per_page=10

2 San Francisco Planning Department. *Family Zoning Plan: September 30, 2025, Substitute Legislation (version 3).* Available at: https://sfgov.legistar.com/View.ashx?M=F&ID=14834613&GUID=01515652-61EE-41BB-B353-CFB0C61A2C95

On October 20, 2025 the Land Use and Transportation Committee (land use committee) of the Board of Supervisors (board) held a hearing on the family zoning program. Proposed amendments to both the proposed zoning ordinance and zoning map were introduced (See attachment A). The land use committee will hold a second hearing on the family zoning program as well as the proposed amendments on November 3, 2025. This memorandum 2 provides analysis for the proposed amendments to the substitute legislation (Version 3 – September 30, 2025) pursuant to CEQA Statute section 21166 and CEQA Guidelines section 15162-15164, and incorporates by reference analysis in the FEIR, addendum, and supplemental memorandum.

On November 3, 2025 the Land Use and Transportation Committee (land use committee) of the Board of Supervisors (board) held a hearing on the family zoning program. Proposed amendments to both the proposed zoning ordinance and zoning map were introduced (See attachment A to 11/3/2025 memorandum 2).

The land use committee will hold a third hearing on the family zoning program and further proposed map amendments on November 17, 2025. This memorandum 3 provides analysis for the proposed map amendments to the substitute legislation (Version 3 – September 30, 2025) pursuant to CEQA Statute section 21166 and CEQA Guidelines section 15162-15164, and incorporates by reference analysis in the FEIR, addendum, and supplemental memoranda.

Description and Analysis of Proposed Amendments

The full text of the proposed ordinances and map changes are available online at on the board's Legislative Research Center (https://sfbos.org/legislative-research-center-lrc) under board file nos. 250700, 250701, and 250966.

The proposed amendments shown in Table 1 (attached) as well as in Board File 250700. The environmental analysis of proposed map changes with the potential to result in physical environmental effects are discussed below according to the Summary, a description of the general location for the change and whether the amendment is decreasing or increasing heights.

Summary Nos. 1, 2, 3 and 6 would result in decreased heights compared to the heights proposed in the Family Zoning Program as analyzed in the FEIR and addendum. Therefore, these amendments would not increase height or number of units allowed compared to the rezoning program analyzed in the addendum. These decreases are anticipated to result in an estimated decrease of 330 units. No further analysis is required.

Summary No. 4 would result in increased heights along the western portion of Van Ness Avenue between Ellis and Turk streets. In particular, the amendment would increase the base height from 130 feet to 140 feet and an increase in the local program height from 300 feet to 350 feet. The amendment would result in an increase of approximately 250 units within this area of western portion of Van Ness Avenue.

Summary No. 5 would result in increased heights along Pine Street between Leavenworth and Larkin streets. In particular, the amendment would change parcels proposed for 65//120-R-4 to 80//140-R-4. For these parcels the base height would change from 65 feet to 80 feet and the local program would increase from 120 feet to 140 feet. Other parcels would change from 80//120-R-4 to 80//140-R-4 where the base height would not change but the local program height would increase from 120 feet to 140 feet. The amendment would result in an increase of approximately 256 units.

The proposed modifications in item Nos. 4 and 5 may result in an incremental increases in height of between 15 to 50 feet and a marginal increase in the number of units allowed within two areas by about 250 units.

Wind and Shadow. The increases in heights in these two limited areas are within the range of heights studied in the programmatic and representative analysis in the FEIR and addendum. Therefore, these modifications would not result in new or more significant shadow or wind impacts and would be subject to project-level environmental review, as applicable. FEIR shadow and wind mitigation measures to reduce the impacts would apply, as applicable; the planning department would determine whether shadow or wind mitigation measures are required during project-level environmental review, as applicable.

Transportation. The net increase of about 250 units in two areas would result in a marginal increase in housing growth along Van Ness Avenue and closer to the 19-Polk Muni route, but the number of vehicle trips would be similar and would result in similar transportation impacts. The proposed modifications on Van Ness Avenue would not contribute to transit delay as transit operations on Van Ness Avenue are within protected transit only lanes for bus rapid transit. In each area, the increases could add approximately 1,730 daily person trips (289 automobile, 69 TNC/taxi, 485 transit, 50 bike, and 653 walking trips) to the area. Of the 358 automobile trips, only 13 vehicle trips would occur during the PM peak hour. These 13 peak hour vehicle trips would not significantly contribute to transit delay on the 19-Polk. The proposed modifications would not result in a new significant transportation impact that was not previously identified in the FEIR and addendum, nor would it result in substantially more severe impacts than those previously identified. Furthermore, the potential additional units in these two limited areas would be offset by the decreases in areas in item Nos. 1, 2, 3, and 6.

Other Topics. The potential additional units in these two limited areas are offset by the decreases in areas Nos. 1, 2, 3, and 6. The proposed modifications do not consist of peculiar features or unusual circumstances that would distinguish these areas from other areas of the rezoning that have been analyzed. Thus, while the proposed modification would result in a minor increase in housing units in these areas, the impacts of the following topics would be similar as to what is described in the FEIR and addendum: aesthetics, agriculture and forestry resources, air quality, biological resources, cultural resources, energy, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, mineral resources, noise, paleontological resources, population and housing, public services, recreation, tribal cultural resources, utilities and service systems, and wildfire. No further analysis is required.

Conclusion

The proposed amendments to the family zoning program zoning map could result in minor increases in height, density, and housing unit growth in certain parts of the city, primarily in well-resourced areas. Limited growth could occur in areas adjacent to well-resourced areas, but the Housing Element FEIR and addendum acknowledged that the height and growth distribution depicted in the FEIR was hypothetical and not intended to be a precise depiction of future zoning changes. In addition, the FEIR indicated that future growth would likely be concentrated in, but is not limited to, the well-resourced areas of the city. The incremental growth would not result in new or substantially more severe significant impacts that were not already disclosed in the EIR. The mitigation measures that were identified in the FEIR would continue to apply to future development projects as determined applicable, and the department will determine which mitigation measures would apply during the project-specific environmental review phase. For these reasons, additional environmental review is not required for the proposed amendments to the legislation as described above.

TABLE 1: Proposed Rezoning Map Amendments

No.	Summary	Location	Block/Lot	Proposed Local Program Zoning Designation	Amendment
1	Decreasing heights along one block of Geary Blvd between Wood and Emerson	2700 Geary Blvd	1070003	70//140-R-4	50//85-R-4
		2750 Geary Blvd	1070001A	70//140-R-4	50//85-R-4 from Geary Boulevard to 100 feet from Geary Boulevard; 40//65-R-4 rest of lot
		75 Wood Street	1070002	40//65-R-4	40//65-R-4

No.	Summary	Location	Block/Lot	Proposed Local Program Zoning Designation	Amendment
2	Decreasing heights at the Marina Safeway parcel	15 Marina Blvd	0446002	40//65-R-4	40//40-R-4
		11 Marina Blvd	0446003	40//65-R-4	40//40-R-4
3	Decreasing heights at Ghirardelli Square Block	Ghirardelli Square Block	0452NA	40//65-R-4	40//40-R-4
4	Increasing heights along the western portion of Van Ness Avenue between Ellis and Turk streets	851 Van Ness Ave C1, San Francisco, CA 94109	0738045	130//300-R-4	140//350-R-4
		939 Ellis St, San Francisco, CA 94109	0738019	130//300-R-4	140//350-R-4
		815 Van Ness Ave, San Francisco, CA 94109	0738022	130//300-R-4	140//350-R-4

No.	Summary	Location	Block/Lot	Proposed Local Program Zoning Designation	Amendment
		801 Van Ness Ave, San Francisco, CA 94109	0738005	130//300-R-4	140//350-R-4
		830 Eddy St, San Francisco, CA 94109	0738018	130//300-R-4	140//350-R-4
		860 Eddy St, San Francisco, CA 94109	0738007	130//300-R-4	140//350-R-4
		815 Eddy Street, San Francisco, CA 94109	0743001	130//300-R-4	140//350-R-4
		799 Van Ness Avenue, San Francisco, CA 94109	0743204	130//300-R-4	140//350-R-4
		821 Eddy Street, San Francisco, CA 94109	0743015	130//300-R-4	140//350-R-4
		725 Van Ness Ave, San Francisco, CA 94102	0743002	130//300-R-4	140//350-R-4
		701 Van Ness Ave, San Francisco, CA 94102	0743203	130//300-R-4	140//350-R-4
5	Increasing heights along Pine Street between Leavenworth and Larkin	1390 Pine Street, San Francisco, CA 94109	0250009	65//120-R-4	80//140-R-4
		1372 Pine Street, San Francisco, CA 94109	0250008	65//120-R-4	80//140-R-4

No.	Summary	Location	Block/Lot	Proposed Local Program Zoning Designation	Amendment
		1370 Pine Street, San Francisco, CA 94109	0250007	65//120-R-4	80//140-R-4
		1350 Pine Street, San Francisco, CA 94109	0250006	65//120-R-4	80//140-R-4
		1346 Pine Street, San Francisco, CA 94109	0250005	65//120-R-4	80//140-R-4
		1330 Pine Street, San Francisco, CA 94109	0250004	65//120-R-4	80//140-R-4
		1324 Pine Street, San Francisco, CA 94109	0250003E	65//120-R-4	80//140-R-4
		1005 Hyde Street, San Francisco, CA 94109	0250003D	65//120-R-4	80//140-R-4
		1000 Hyde St, San Francisco, CA 94109	0251015	65//120-R-4	80//140-R-4
		1280 Pine Street, San Francisco, CA 94109	0251014	65//120-R-4	80//140-R-4
		1270 Pine Street, San Francisco, CA 94109	0251013	65//120-R-4	80//140-R-4
		1262 Pine Street, San	0251012	65//120-R-4	80//140-R-4

No.	Summary	Location	Block/Lot	Proposed Local Program Zoning Designation	Amendment
		Francisco, CA 94109			
		1254 Pine Street, San Francisco, CA 94109	0251011	65//120-R-4	80//140-R-4
		1250 Pine Street, San Francisco, CA 94109	0251010	65//120-R-4	80//140-R-4
		1234 Pine St, San Francisco, CA 94109	0251009	65//120-R-4	80//140-R-4
		1220 Pine Street, San Francisco, CA 94109	0251008	65//120-R-4	80//140-R-4
		1200 Pine Street, San Francisco, CA 94109	0251007	65//120-R-4	80//140-R-4
		1385 Pine St, San Francisco, CA 94109	0278012	80//120-R-4	80//140-R-4
		1359 Pine St, San Francisco, CA 94109	0278019	80//120-R-4	80//140-R-4
		1355 Pine St., San Francisco, CA 94109	0278016	80//120-R-4	80//140-R-4
		1331 Pine St., San Francisco, CA 94109	0278020	80//120-R-4	80//140-R-4
		969 Hyde Street, San Francisco, CA 94109	0278001	80//120-R-4	80//140-R-4

No.	Summary	Location	Block/Lot	Proposed Local Program Zoning Designation	Amendment
		972 Hyde Street, San Francisco, CA 94109	0277025	80//120-R-4	80//140-R-4
		1243 Pine Street, San Francisco, CA 94109	0277021	80//120-R-4	80//140-R-4
		1235 Pine Street, San Francisco, CA 94109	0277022	80//120-R-4	80//140-R-4
		1225 Pine Street, San Francisco, CA 94109	0277023	80//120-R-4	80//140-R-4
		1201 Pine Street, San Francisco, CA 94109	0277001	80//120-R-4	80//140-R-4
6	Decreasing heights on North Point Street between Larkin and Hyde	ENTIRE Block of North Point Street bound by Larkin Street (west) and Hyde Street (east)	0025004A	40//65-R-4	40//40-R-4
		ENTIRE Block of North Point Street bound by Larkin Street (west) and Hyde Street (east)	0025004B	40//65-R-4	40//40-R-4
		ENTIRE Block of North Point Street bound by Larkin Street (west) and Hyde Street (east)	0025004C	40//65-R-4	40//40-R-4

No.	Summary	Location	Block/Lot	Proposed Local Program Zoning Designation	Amendment
		ENTIRE Block of North Point Street bound by Larkin Street (west) and Hyde Street (east)	0025004D	40//65-R-4	40//40-R-4
		ENTIRE Block of North Point Street bound by Larkin Street (west) and Hyde Street (east)	0025004E	40//65-R-4	40//40-R-4
		ENTIRE Block of North Point Street bound by Larkin Street (west) and Hyde Street (east)	0025004F	40//65-R-4	40//40-R-4
		ENTIRE Block of North Point Street bound by Larkin Street (west) and Hyde Street (east)	0025008	40//65-R-4	40//40-R-4
			0025023	40//65-R-4	40//40-R-4
		ENTIRE Block of North Point Street bound by Larkin Street (west) and Hyde Street (east)	0025024	40//65-R-4	40//40-R-4
		ENTIRE Block of North Point Street bound by Larkin Street	0025028	40//65-R-4	40//40-R-4

No.	Summary	Location	Block/Lot	Proposed Local Program Zoning Designation	Amendment
		(west) and Hyde Street (east)			
		ENTIRE Block of North Point Street bound by Larkin Street (west) and Hyde Street (east)	0025029	40//65-R-4	40//40-R-4
		ENTIRE Block of North Point Street bound by Larkin Street (west) and Hyde Street (east)	0025032	40//65-R-4	40//40-R-4
		ENTIRE Block of North Point Street bound by Larkin Street (west) and Hyde Street (east)	0025039	40//65-R-4	40//40-R-4
		ENTIRE Block of North Point Street bound by Larkin Street (west) and Hyde Street (east)	0025042	40//65-R-4	40//40-R-4
		ENTIRE Block of North Point Street bound by Larkin Street (west) and Hyde Street (east)	0025045	40//65-R-4	40//40-R-4