



# SAN FRANCISCO PLANNING DEPARTMENT

**MEMO**

**DATE:** April 23, 2014  
**TO:** San Francisco Planning Commission  
**FROM:** Menaka Mohan (415-575-9141)  
Citywide Planner  
**RE:** Planning Commission Action – Case No. 2007.1275EM

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To San Francisco Planning Commission:

Attached is the Mitigation Monitoring and Reporting Program referenced in the CEQA Findings as Exhibit 1. This MMRP was inadvertently left out of your packet for April 24, 2014 for Item 12a "2009 Housing Element; Adopting CEQA Findings".

Due to the unusual route that the 2009 Housing Element has taken prior to its presentation to you on April 24, 2014, the mitigation measure in the MMRP, which mitigates a significant impact on noise, has been incorporated into the 2009 Housing Element proposed for adoption, as Implementation Measure 17.  
(see [http://www.sf-planning.org/ftp/general\\_plan/I1\\_Housing\\_Implementing\\_Programs.html](http://www.sf-planning.org/ftp/general_plan/I1_Housing_Implementing_Programs.html)).

The updated packet is included here for your reference.

**Attachments:**

1. 2009 Housing Element; Adopting CEQA Findings
2. Exhibit 1 to Attachment A: 2004 and 2009 Housing Element Mitigation Monitoring and Reporting Program

# 2004 AND 2009 HOUSING ELEMENT

## MITIGATION MONITORING AND REPORTING PROGRAM

MITIGATION MEASURES					
Mitigation Measures	Responsibility for Implementation	Mitigation Schedule	Mitigation Action	Monitoring/ Reporting Responsibility	Monitoring Schedule
<b>NOISE</b>					
<b><i>Mitigation Measure M-NO-1: Interior and Exterior Noise</i></b>					
For new residential development located along streets with noise levels above 75 dBA L <sub>dn</sub> , the planning department shall require the following:	San Francisco Planning Department	Prior to completion of project-level environmental review and/or the first project approval action.	Ensure that appropriate level of noise analysis is conducted by the Project Sponsor, and where necessary, that residential site design minimizes noise impacts to public and private open space.	San Francisco Planning Department	Prior to completion of project-level environmental review and the first project approval action.
1. The Planning Department shall require the preparation of an analysis that includes, at a minimum, a site survey to identify potential noise-generating uses within two blocks of the project site, and including at least one 24-hour noise measurement (with maximum noise level readings taken at least every 15 minutes), prior to completion of the environmental review. The analysis shall demonstrate with reasonable certainty that Title 24 standards, where applicable, can be met, and that there are no particular circumstances about the proposed project site that appear to warrant heightened concern about noise levels in the vicinity. Should such concerns be present, the Department may require the completion of a detailed noise assessment by person(s) qualified in acoustical analysis and/or engineering prior to the first project approval action, in order to demonstrate that acceptable interior noise levels consistent with those in the Title 24 standards can be attained; and					
2. To minimize effects on development in noisy areas, for new residential uses, the Planning Department shall, through its building permit review process, in conjunction with noise analysis required above, require that open space required under the Planning Code for such uses be protected, to the maximum feasible extent, from existing ambient noise levels that could prove annoying or disruptive to users of the open space. Implementation of this measure could involve, among other things, site design that uses the building itself to shield on-site open space from the greatest noise sources, construction of noise barriers between noise sources and open space, and					

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appropriate use of both common and private open space in multi-family dwellings, and implementation would also be undertaken consistent with other principles of urban design.					